GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall
1700 West 162nd Street, Gardena, California
Website: www.cityofgardena.org

Tuesday, June 28, 2022
Closed Session 7:00 p.m.
Open Session 7:30 p.m.

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
PAULETTE C. FRANCIS, *Council Member*
ART KASKANIAN, *Council Member*
MARK E. HENDERSON, *Council Member*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed AB 361. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.
If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at youtube.com/CityofGardena

2. PARTICIPATE BEFORE THE MEETING by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

3. PARTICIPATE DURING THE MEETING VIA ZOOM WEBINAR
   - https://us02web.zoom.us/j/89217092095
     Phone number: US: +1 669 900 9128, Meeting ID: 892 1709 2095
     Press *9 to Raise your Hand and *6 to unmute when prompted.

   - If you wish to speak live on a specific agenda item during the meeting you, may use the “Raise your Hand” feature during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email bromero@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation

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1. **ROLL CALL**

PUBLIC COMMENT ON CLOSED SESSION

The City Council will hear from the public only on the items that have been described on this agenda (GC §54954.3)

2. **CLOSED SESSION**

2.A CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
Agency Designated Representative: Clint Osorio, City Manager
Employee Organizations:
1. Gardena Police Officers Association (GPOA), Matt Hassoldt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential / Unrepresented Employees

2.B CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Gov. Code Section 54956.9(d)(1)
Kenneth Miller vs. City of Gardena
WCAB No.: ADJ11017715 and Judicate West Case No. A288686.

3. **PLEDGE OF ALLEGIANCE**

Kyle Vault - City of Gardena Teen Summer Camp

4. **INVOCATION**

Presented by Mayor Pro Tem Rodney G. Tanaka

5. **PRESENTATIONS**

5.A Boards & Commissions Update - Human Services Commission

5.B National Mosquito Control Awareness Week - *Presentation to be given by Mary-Joy Coburn, Director of Communications of GLA County Vector Control District*

5.C SB 1383 Mandatory Organics Recycling - *Presented by Waste Resources*

5.D Certificate of Recognition to Carlos Lifosjoe in appreciation of his service to the community as a Member of the Gardena Economic Business Advisory Commission
Cert of Recognition - GEBAC - Carlos Lifosjoe.pdf

5.E Presentation of the Business Welcome Packet

6. **PROCLAMATIONS**

7. **APPOINTMENTS**

7.A Council Appointments to Commissions, Committees, Councils and Boards (Appointees to be Ratified and Sworn In)

Gardena Economic Business Advisory Commission - Joshua Bettencourt (Appointed by City Manager Clint Osorio)

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC - Roll Call Vote Required On The Consent Calendar
All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

8.A Approve Minutes:
Regular Meeting of the City Council, June 14, 2022
CONTACT: CITY CLERK
06142022 REGULAR Minutes Gardena CC Meeting - FINAL.pdf

8.B Receive and File of Minutes:
Planning & Environmental Quality Commission, May 17, 2022
CONTACT: COMMUNITY DEVLEOPMENT
22_05_17 PCMIN (Signed)

8.C Approval of Warrants/Payroll Register, June 28, 2022
CONTACT: CITY TREASURER
Warrant-Payroll Register 06-28-22.pdf

8.D Monthly Investment Portfolio, May 2022
CONTACT: CITY TREASURER
May 2022 Investment Report.pdf

8.E Personnel Report P-2022-12 6-28-22
CONTACT: HUMAN RESOURCES
PERS RPT P-2022-12 6-28-22.doc

8.F RESOLUTION NO. 6590, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
CONTACT: CITY MANAGER
Resolution No. 6590.pdf

8.G RESOLUTION NO. 6591, Making the legally required findings to Re-Authorize the use of Teleconferencing in accordance with Assembly Bill 361 for meetings of the Gardena City Council and other Commissions, Committees and Boards subject to State open meeting laws.
CONTACT: CITY MANAGER
RESO NO 6591.pdf

8.H Authorizing the City Manager to Approve the Award Agreement with the Los Angeles County Metropolitan Transportation Authority for the Transit Oriented Communities Technical Assistance Program
CONTACT: COMMUNITY DEVELOPMENT
Gardena TOC TAP Funding Agreement Final.pdf

8.I Appointments of Representatives to the South Bay Workforce Investment Board (SBWIB)
CONTACT: COMMUNITY DEVELOPMENT
Letter from GEBAC
Jenifer Harris - Resume.pdf
Patrick Caster - Resume.pdf

8.J RESOLUTION NO. 6569, Authorizing the Director of Public Works or City Engineer to execute Right-of-Way Certifications and to sign Federal-Aid funding documents associated with grant funding allocations pursuant to Master Agreement No. 07-5276F15 between the City of Gardena and the State of California.
CONTACT: PUBLIC WORKS
Resolution 6569 Caltrans MA New Version.pdf

8.K Acceptance and Notice of Completion for the Rowley Park Baseball Diamond Restroom Rehabilitation Project, JN 968.
CONTACT: PUBLIC WORKS
NOC_Rowley RR_JN 968-Deark.doc
NOC_Rowley RR_JN 968-StructureCast.doc

9. **EXCLUDED CONSENT CALENDAR**

10. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

June 21, 2022 MEETING

10.A JUNE 21, 2022 MEETING

Conditional Use Permit #4-22

The Planning Commission considered a request for a conditional use permit to allow the use of an adult day care facility within an existing medical and professional office building located in the General Commercial (C-3) zone, which qualified for an exemption from CEQA as an existing facility.
APPLICANT: David Kim
LOCATION: 1045 Redondo Beach Boulevard

Commission Action: The Planning Commission approved Resolution No. PC 9-22, approving Conditional Use Permit #4-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

City Council Action: Receive and file or Call for Review (By way of two votes from the City Council)

10.B JUNE 21, 2022 MEETING

ENVIRONMENTAL ASSESSMENT #5-21, ZONE TEXT AMENDMENT #2-21, ZONE CHANGE #1-21, CONDITIONAL USE PERMIT #1-21, SITE PLAN #3-21

The Planning Commission considered the following for the redevelopment of an existing U-Haul facility on a 4.2 acre site: ZTA #2-21 to amend the Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage for self-storage facilities in the Heavy Commercial (C-4) zone; ZC #1-21 to change the current zone of General Commercial (C-3) with a Mixed-Use Overlay (MUO) to C-4 with an MUO; CUP #1-21 to allow the use of a self-storage facility within the C-4 zone; SPR #3-21 to approve the proposed site plan to develop a new 177,573 gross square foot, five-story self-storage facility to the northern portion of the site and a separate 8,000 square-foot single-story building for retail sales and office use within the southern portion; and adopt Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-21).
APPLICANT: AMERCO Real Estate Company/U-Haul
LOCATION: 14206 Van Ness Avenue

Commission Action: The Planning Commission continued the item to a future meeting, which will be re-noticed in the Gardena Valley News and new mailers will be sent to all properties within a 300-foot radius of the project site.

City Council Action: No action required.
For the Complete Planning Commission Packet CLICK HERE.
PC Action Sheet, June 21, 2022

ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete, and a red light will appear when three minutes are over. Your cooperation is appreciated.

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

11.A PUBLIC HEARING: RESOLUTION NO. 6589, Adopting The City of Gardena's Two-Year Budget For Fiscal Years 2022-2023 And 2023-2024

Staff Recommendation: Conduct Public Hearing; allow each speaker three (3) minutes; and Adopt Budget Resolution No. 6589
Reso 6589.pdf
Budget Book - Proposed.pdf

11.B RESOLUTION NO. 6588, Acknowledging the Receipt and Filing of the Annual Statement of Investment Policy for the Fiscal Year 2022-2023

Staff Recommendation: Adopt Resolution No. 6588
Reso. 6588 Investment Policy 2022-2023 with Policy.pdf

11.C RESOLUTION NO. 6587, Establishing the Appropriations Limit for Fiscal Year 2022-2023 (GANN Limit)

Staff Recommendation: Conduct Public Hearing and Adopt Resolution No. 6587 which establishes the City's Appropriations Limit for Fiscal Year 2022-2023 at $132,903,741, as required by Article XIII (B) of the California Constitution.
Resolution 6587 - Gann Limit FY22-23 with Exhibit.pdf

11.D Authorization to Bind Excess Insurance Coverage Policies for Fiscal Year 2022-2023

Staff Recommendation: Authorize City Manager to Purchase and Bind Excess Insurance Coverage

Agenda Staff Report - Insurance.pdf
TYPE OF INSURANCE.pdf

12. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

13. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES**

13.A COVID-19 Update

13.B First Amendment to City Manager Employment Agreement and RESOLUTION NO. 6592, Adopting the City of Gardena Classification and Compensation Plan, effective June 28, 2022.

Staff Recommendation:
1. Approve the First Amendment to the City Manager Employment Agreement and
2. Adopt Resolution No. 6592
Agenda Summary - First Amendment to C. Osorio Employment Agreement.pdf
Attachment No. 1- First Amendment to C. Osorio Employment Agreement.pdf
Attachment No. 2 - C. Osorio Employment Agreement (Dec. 10, 2019).pdf
Resolution No. 6592.pdf

14. **DEPARTMENTAL ITEMS - POLICE**

15. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

16. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES**

17. **DEPARTMENTAL ITEMS - TRANSPORTATION**

18. **COUNCIL ITEMS**

19. **COUNCIL DIRECTIVES**

20. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

21. **COUNCIL REMARKS**

    1. MAYOR PRO TEM TANAKA
    2. COUNCIL MEMBER KASKANIAN
    3. COUNCIL MEMBER HENDERSON
    4. MAYOR CERDA
    5. COUNCIL MEMBER FRANCIS

22. **ANNOUNCEMENT(S)**

23. **REMEMBRANCES**

    Vondy Eugene Sims; who was born on April 13, 1981 and passed away on May 30, 2022.

24. **ADJOURNMENT**

    The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, July 12, 2022.

    I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

    Dated this 24th day of June 2022

    /s/ MINA SEMENZA
    MINA SEMENZA, City Clerk

Certificate of Recognition

presented to

Carlos Lifosjoe

In official acknowledgment and genuine appreciation of over 12 years of exemplary, dedicated community leadership and service as a

Member

Gardena Economic Business Advisory Commission

We, the Mayor and Members of the City Council of the City of Gardena, California, do hereby deem it a distinct honor and pleasure to commend you for your efforts and to extend sincere best wishes for good health, happiness, and well-deserved success in all future endeavors.

Presented this 28th day of June, 2022

Mayor Tasha Cerda

Councilmember Rodney G. Tanaka

Councilmember Mark E. Henderson

Councilmember Art Kaskanian

Councilmember Paulette C. Francis

MINUTES
Regular Meeting Notice of the
Gardena City Council
Tuesday, June 14, 2022

In order to minimize the spread of the COVID 19 virus, Governor Newsom has signed Assembly Bill 361. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:02 PM on Tuesday, June 14, 2022, Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; and Council Member Paulette C. Francis; Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza.

At 7:03 p.m., the City Council recessed into Closed Session via Microsoft Teams, with the following in attendance: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; Council Member Paulette C. Francis. Other City Officials and Employees present: City Attorney Carmen Vasquez.

PUBLIC COMMENT ON CLOSED SESSION - ***None***

2. CLOSED SESSION

2.A Public Employee Performance Evaluation
Government Code Section 54957
Title: City Manager

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:53 p.m., and the City Clerk noted the return of all Council Members, who were present at the meeting. When City Attorney Vasquez was asked if there was any reportable action from Closed Session, she stated that staff was provided with direction, but no reportable action had been taken.

3. PLEDGE OF ALLEGIANCE

Damilola "Dami" Ogundimu and Abisola "Abi" Ogundimu led the Pledge of Allegiance. Both Dami and Abi attend Chadwick School. Today we have a duo, two sisters who have been residents of Gardena for ten years. They are committed to the City and passionate about giving back and providing service. They have just begun their quest on community service by assisting with Kid's to Park Day we had in May and will be volunteering for Flag Day and Juneteenth. So be on the lookout for these two. They are our future leaders for the City.

4. INVOCATION

Presented by Mayor Pro Tem Rodney G. Tanaka

5. PRESENTATIONS

5.A Drought Update by Golden State Water ***– Presentation was made by Customer Service Manager, Regina Cullado.***

Council Members Kaskanian, Francis, Henderson and Mayor Pro Tem Tanaka had questions and voiced their concerns.

Public Speakers: Abel Ruan and Hopeton Hutchinson had questions and voiced their concerns.

Customer Service Manager Cullado answered all the Council Members and public speakers' questions and explained in detail the drought requirements/restrictions/conditions, watering schedule and the State Board's emergency regulations.

Director of Public Works, Allan Rigg came into the meeting and informed everyone of what the city and residents will be required to do during the drought.

*Mayor Cerda announced that if anyone is having issues with the Zoom hyperlink; meeting can be viewed on Spectrum Channel 22 and on YouTube: youtube.com/CityofGardena; or by going directly to Zoom and entering the Meeting ID: 813 7129 8336 and or calling in with Phone number 1 669 900 9128: Press *9 to Raise your Hand and *6 to unmute when prompted.*

City Attorney Vasquez provided clarification regarding the Zoom hyperlink issue and options on how to log into the Council Meeting.

6. PROCLAMATIONS

6.A "JUNETEENTH Commemoration Day" - June 19, 2022
– was proclaimed by Mayor Cerda

6.B "Pause for the Pledge of Allegiance" - June 14, 2022 through July 4, 2022
– was proclaimed by Mayor Cerda

7. APPOINTMENTS – *No Appointments were made*

8. CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on This Agenda and that they Be read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, May 24, 2022
CONTACT: CITY CLERK

8.C Approval of Warrants/Payroll Register, June 14, 2022
CONTACT: CITY TREASURER

June 14, 2022: Wire Transfer: 12168-12182; Prepay: 167562-167566; Check Nos: 167567 -167774 – for a total Warrants issued in the amount of $3,523,065.89 Total Payroll Issued for June 3, 2022: $1,543,385.34

8.D Monthly Investment Portfolio, April 2022
CONTACT: CITY TREASURER

8.E Personnel Report P-2022-11 6-14-22
CONTACT: HUMAN RESOURCES

8.F RESOLUTION NO. 6583, Making the legally required findings to Re-Authorize the use of Teleconferencing in accordance with Assembly Bill 361 for meetings of the Gardena City Council and other Commissions, Committees and Boards subject to State open meeting laws.
CONTACT: CITY MANAGER

RESOLUTION NO. 6583

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, MAKING THE LEGALLY REQUIRED FINDINGS TO RE-AUTHORIZE THE USE OF TELECONFERENCING IN ACCORDANCE WITH ASSEMBLY BILL 361 FOR MEETINGS OF THE GARDENA CITY COUNCIL AND OTHER COMMISSIONS, COMMITTEES AND BOARDS SUBJECT TO STATE OPEN MEETING LAWS

8.G RESOLUTION NO. 6581, Amending the list of authorized games and authorizing the play of certain games in licensed card clubs
CONTACT: CITY MANAGER

RESOLUTION NO. 6581

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING THE LIST OF AUTHORIZED GAMES AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN LICENSED CARD CLUBS

8.H Approve the Revised Master Agreement Administering Agency -State Agreement for Federal Aid Projects with Caltrans and Authorize the Mayor to Execute the Agreement
CONTACT: PUBLIC WORKS

8.I Approval of Final Tract Map No. 77159
CONTACT: PUBLIC WORKS

8.J RESOLUTION NO. 6585 Authorizing the City Manager to Execute an Agreement for the Elderly Nutrition Program on Behalf of the City for Fiscal Year 2022-2023.
CONTACT: RECREATION AND HUMANSERVICES

RESOLUTION NO. 6585

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE ELDERLY NUTRITION PROGRAM ON BEHALF OF THE CITY FOR FISCAL YEAR 2022/2023

8.K RESOLUTION NO. 6586 Authorizing the City Manager to Execute an Agreement for the Supportive Services Program on Behalf of the City for Fiscal Year 2022-2023.
CONTACT: RECREATION AND HUMAN SERVICES

RESOLUTION NO. 6586

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE SUPPORTIVE SERVICES PROGRAM ON BEHALF OF THE CITY FOR FISCAL YEAR 2022/2023

8.L Approve Contract with Remix Technologies, LLC. for Transit Planning Software for a Total of $103,900
CONTACT: TRANSPORTATION

Public Speaker: Zahid Ahmed spoke on Item 8.I. and voiced his concerns.

It was moved by Council Member Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Items 8.C, 8.H, 8.J and 8.K:

Ayes: Council Members Francis and Henderson, Mayor Pro Tem Tanaka, Council Member Kaskanian, and Mayor Cerda
Noes: None
Absent: None

9. EXCLUDED CONSENT CALENDAR

8.C CITY TREASURER - Approval of Warrants/Payroll Register, June 14, 2022.
– This Item was pulled by Council Member Francis

Council Member Francis asked about the overpayment of citations.

Mayor Cerda, City Manager Osorio and Chief Saffell answered Council Member Francis' question and explained why refunds happen.

8.H PUBLIC WORKS - Approve the Revised Master Agreement Administering Agency - State Agreement for Federal Aid Projects with Caltrans and Authorize the Mayor to Execute the Agreement. ***– This Item was pulled by Council Member Francis***

Council Member Francis wanted confirmation that the item was only an agreement and does not have a dollar amount attached to it; she also asked if we are going to get money from Caltrans and if so, how much?

City Manager Osorio and City Attorney Vasquez answered all questions and provided detailed information on how the agreement came before Council tonight.

8.J RECREATION AND HUMAN SERVICES – Authorizing the City Manager to Execute an Agreement for the Elderly Nutrition Program on Behalf of the City for Fiscal Year 2022-2023. ***– This Item was pulled by Council Member Francis***

Council Member Francis asked for an explanation of the agreement in detail; is there an evaluation that indicates if the program "works or does not work"; are we taking request for proposals?

City Attorney Vasquez and City Manager Osorio answered all of Council Member Francis' questions and gave clarification that this is just an agreement for us to be able to provide the program.

8.K RECREATION AND HUMAN SERVICES - Authorizing the City Manager to Execute an Agreement for the Supportive Services Program on Behalf of the City for Fiscal Year 2022-2023. ***– This Item was pulled by Council Member Francis***

Council Member Francis had questions regarding who the program was for; and then asked if supportive services and meals will be provided to kids.

Public Speaker: Wanda Love commented on the meals for kids program and voiced her concerns.

City Manager Osorio answered all of Council Member Francis' questions.

Mayor Cerda asked City Manager Osorio to address the comment made by the public.

Mayor Cerda gave her suggestions to City Manager Osorio about reaching out to Supervisor Holly Mitchell representative. City Manager Osorio agreed and had some suggestions of his own.

It was moved by Council Member Francis, seconded by Mayor Cerda, and carried by the following roll call vote to Approve Items 8.C, 8.H, 8.J and 8.K:

Ayes: Council Member Francis, Mayor Cerda, Mayor Pro Tem Tanaka and Council Members Henderson, and Kaskanian
Noes: None
Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A June 7, 2022 MEETING - ***Meeting Cancelled***

ORAL COMMUNICATIONS

1. Wesley Saunders asked for assistance from the city regarding his property.

   Mayor Cerda thanked Mr. Saunders for bringing the issue to their attention and asked that he send his contact information to Deputy City Clerk at bromero@cityofgardena.org, to personally meet with him.

2. Judy Kim thanked Mayor Cerda and all Council Members for coming to her mother's funeral and presenting the family with a certificate.

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

11.A Second Reading and Adoption of ORDINANCE NO. 1842, Authorizing an amendment to the contract between the Board of Administration of the California Public Employees' Retirement System ("CALPERS") and the City of Gardena

ORDINANCE NO. 1842

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM ("CALPERS") AND THE CITY OF GARDENA

City Manager Osorio presented the Staff Report.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Adopt Ordinance No 1842:

Ayes: Mayor Pro Tem Tanaka, Council Members Henderson, Kaskanian and Francis, and Mayor Cerda
Noes: None
Absent: None

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT – *No Items*

13. DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES

13.A COVID-19 Update

City Manager Osorio presented the update.

14. DEPARTMENTAL ITEMS – POLICE – *No Items*

15. DEPARTMENTAL ITEMS - PUBLIC WORKS

15.A Approve Four-Year Contract for Citywide Landscape Maintenance Service Contract to Mariposa Landscapes Inc. in the amount of $425,471.80.

City Manager Osorio presented the Staff Report.

Council Member Henderson, Mayor Pro Tem Tanaka and Council Member Francis had questions regarding: the bids received, the scope of work, the performance impact, the contract duration, if this is comparable to what other cities are paying, and given that we are going through a drought, will this impact the proposal.

City Manager Osorio provided information on the landscape company.

Director of Public Works, Allan Rigg came into the meeting and answered all questions and further explained the pricing and conditions of the agreement.

Public Speaker: Zahid Ahmed spoke on this item and voiced his concerns.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Maintenance Services Contract:

Ayes: Mayor Pro Tem Tanaka, Council Members Henderson, Kaskanian and Mayor Cerda
Noes: Council Member Francis
Absent: None

15.B Approve Four-Year Contract for Citywide Tree Trimming Maintenance Service Contract to Mariposa Landscapes Inc. in the amount of $480,472.02

City Manager Osorio presented the Staff Report.

Council Member Kaskanian had questions regarding the new contract and expressed in detail how he felt about the service the City received from West Coast Arborist; he continued to say it was not adequate for the money we paid. Council Member Francis asked about the number of trees that were being serviced and asked if park trees were included; she then asked if staff could do the work, and who is doing the work now. Mayor Cerda asked if the vendor had a back-up plan in the event their equipment broke and talked about the complaints.

Director of Public Works, Allan Rigg came into the meeting and gave history regarding the past work and he spoke about his plan to start a more aggressive tree planting program and manage the new contract more diligently, he then stated if they didn't perform to our satisfaction that we would be able to terminate the contract and then asked City Attorney Vasquez to speak on the non-performance clause; City Attorney Vasquez replied that with regards to non-performance, we would have to give them the opportunity to cure the issue, before we could terminate the contract.

Public Speakers: Zahid Ahmed, Abel Ruan, and Wanda Love spoke on this topic, voiced their concerns and offered ideas.

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Award Tree Trimming Maintenance Service Contract:

Ayes: Council Member Henderson, Mayor Pro Tem Tanaka and Mayor Cerda
Noes: Council Member Francis
Abstain: Council Member Kaskanian
Absent: None

15.C Authorize the City Manager to execute a Funding Agreement Amendment with the Los Angeles County Metropolitan Transit Authority (LACMTA) in the amount of $2,523,000 and approve a Contract Change Order to the Professional Services Agreement with Cannon Corporation (Corp.) in the amount of $63,114 for the Artesia Boulevard Arterial Improvement Project JN 935

City Manager Osorio presented the Staff Report.

Council Member Henderson had questions regarding the work that triggered the change order and asked if we had a lease agreement when it came to the public

right of way. Council Member Francis asked for confirmation of the change order and asked if it was a new agreement.

Director of Public Works, Allan Rigg and City Attorney Vasquez answered all questions and provided additional information.

Public Speaker: Zahid Ahmed spoke on this item and gave his recommendations.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Authorize the City Manager to execute a Funding Agreement (FA) Amendment and Approve a Contract Change order (CCO) for Professional Services with Cannon Corp:

Ayes: Mayor Pro Tem Tanaka, Council Members Kaskanian, Henderson and Francis, and Mayor Cerda
Noes: None
Absent: None

15.D PUBLIC HEARING: RESOLUTION NO. 6582, Approving a Franchise Fee, an AB 939/SB 1383 Fee, and Residential and Commercial Solid Waste Disposal and Recycling Rates Effective July 1, 2022

RESOLUTION NO. 6582

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A FRANCHISE FEE, AN AB 939/SB 1383 FEE AND RESIDENTIAL AND COMMERCIAL SOLID WASTE DISPOSAL AND RECYCLING RATES EFFECTIVE JULY 1, 2022

City Manager Osorio presented the Staff Report.

Consultant Debbie Morris, WRG representatives, Bevan Thomas and Michelle Nichols were present and available for any questions.

Mayor Cerda opened the Public Hearing at 10:12 p.m. and asked if there were any comments from the public.

Public Speakers: Hopeton Hutchinson; Abel Ruan; Wanda Love; Judy Kim and Zahid Ahmed spoke in protest of this item.

There was discussion that included Mayor Cerda, Council Member Francis, City Attorney Vasquez and WRG representative Bevan Thomas regarding the types of items that could go into a dumpster, the number of protests that would need to be collected in order for the rates to not be approved; who was allowed to protest; why the increase is necessary now.

Director Rigg came into the meeting and spoke about the conditions in the contract and how the residents of Gardena would benefit; some of the benefits included a spring cleaning to happen every six months; bulky item pickup two times a year; an annual compost giveaway; and an annual document shredding event. He continued to say that the contract did not offer a senior discount and that our rates are right in the middle when compared to other cities; and our commercial rates are slightly

higher than the average. Attorney Vasquez confirmed that in order for the rates to not be approved, we would have had to receive 50% plus 1 protests from the property owners or customer of record; she also indicated that parcel owners or customer of record were the only ones allowed to make a protest; she then stated that our contract was up for renewal and since we had additional state laws with the organic waste that were recently passed, and an additional service was required, we had a little more leverage since our contract was about to expire. She commended Consultant Debbie Morris and Director Rigg for the great negotiation they provided to the City in the positive rates for our residents. She then stated that we had no control over the commercial rates since the state was adding this service but not giving us any funding.

Deputy City Clerk Romero read into the record the amount of written protest received which was 14.

There was no further comment, Mayor Cerda closed the Public Hearing at 10:40 p.m.

It was moved by Council Member Kaskanian, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Conduct Public Hearing and Adopt Resolution No. 6582:

Ayes: Council Member Kaskanian, Mayor Pro Tem Tanaka, Council Members Henderson and Francis, and Mayor Cerda
Noes: None
Absent: None

16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES – *No Items*

17. DEPARTMENTAL ITEMS - TRANSPORTATION

17.A Approve Change to Fare Policy to Raise Maximum Age of Free Fare to Under Six (6) Years of Age

City Manager presented the Staff Report.

Council Member Francis and Mayor Cerda had questions and asked for clarification for the max age of a child to ride for free; and what age can a child ride a bus unattended; it was asked if we had a policy.

City Manager Osorio and City Attorney Vasquez answered all questions.

Public Speaker: Zahid Ahmed spoke on this item.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Change to Fare Policy:

Ayes: Mayor Pro Tem Tanaka, Council Members Henderson, Kaskanian and Francis, and Mayor Cerda
Noes: None
Absent: None

17.B Approve Service Changes - Line 7X Stadium Express

City Manager Osorio presented the Staff Report.

Council Members Henderson, Francis and Kaskanian had questions about the Super Bowl's impact on our pilot program numbers and the hours of the bus schedule.

Director of Transportation, Ernie Crespo came into the meeting and answered all questions.

Public Speaker: Zahid Ahmed spoke on this item.

It was moved by Council Member Francis, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve Service Changes:

Ayes: Council Members Francis and Kaskanian, Mayor Pro Tem Tanaka, Council Member Henderson, and Mayor Cerda
Noes: None
Absent: None

17.C Approve Contract with Pulsar Advertising, Inc. in the amount of $49,829

City Manager Osorio presented the Staff Report.

Council Member Francis had questions regarding the advertising outlets.

Director of Transportation, Ernie Crespo answered the questions and informed everyone that our campaign hits all assets which include: print, digital and social media. He continued to say that one of the most used assets is mobile, where all ticketholders are able to access a digital ticket on their phone.

It was moved by Council Member Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Contract:

Ayes: Council Members Francis and Henderson, Mayor Pro Tem Tanaka, Council Member Kaskanian, and Mayor Cerda
Noes: None
Absent: None

18. COUNCIL ITEMS – *No Items*

19. COUNCIL DIRECTIVES

Mayor Pro Tem Tanaka

1. Asked if there's anything that can be done to make sure that the green trash cans on the curbs are getting emptied when they are full, because for the last week he has seen no less than five of them dumped over into the street.

Council Member Francis

1. She thanked Director Rigg for the memo regarding the replacement of drought tolerant turf on Manhattan Beach. She would like to meet with West Basin and begin a conversation about replacing and looking at our Parks and City Hall landscape, that was the recommendation that she brought before from the Beautification Committee. *Council Members Henderson and Kaskanian seconded it.*

2. Asked if someone can update our city website on a regular basis to make sure the information is current. City Manager Osorio confirm that we do have somebody that updates the website but not on a regular basis, we are looking into potentially hiring a webmaster.

3. Asked if the security cameras at Rowley Park have been updated; are they still functioning; are they part of the capital improvement? City Manager Osorio replied that some cameras are inoperative and are past their life expectancy. The cameras were purchased using the asset forfeiture and there was nothing programmed to keep maintaining that asset. Chief Saffell came into the meeting and confirmed that there are cameras at Rowley Park and the system is approaching end of life, and we do have a contract with Data Gear to maintain the cameras and a decision will need to be made about improving the cameras system.

Council Member Henderson

1. Requested a follow-up memo on the study that was being executed on 147th regarding speeding mitigation.

2. Requested a follow-up on the application to CPUC regarding the broadband initiative. *Council Member Kaskanian seconded it.*

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up on matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

1. Memo regarding the drought related measures.
2. Memo regarding the results of the internet connection survey, which is approximately $25,000 to do the survey and get the responses back, includes postage both ways.
3. Memo regarding the cost to participate in the Wall that Heal Tour. The cost to participate is $11,000 plus 20 to $25,000 in staffing, security, police services and other incidentals that we may need, overall, we are looking at 35 to $36,000 to participate. We must be selected by the Committee that puts out the tour and if we are selected, we will be notified in October 2023 and a deposit of $5,500 will be sent to them and council approval will be required because of the amount that exceeds City Manager Osorio authority.
4. Video presentation highlighting the Recreation and Human Services Department current and future events:
   - Gardena Youth in Government Day! Thursday, May 26, 2022.
   - "Gardena On The Go" Trip to the LA County Fair, Thursday, May 26, 2022.
   - Candlelight Dinner & A Show, Friday, May 27, 2022.

- 2022 Budget Forum, Wednesday, June 1, 2022.
- City of Gardena is hosting a Summer UCLA Blood Drive on Thursday, June 2, 2022.
- Gardena Police Foundation Meet & Greet Mixer, Thursday, June 2, 2022.
- Bring It On The BLVD Downtown Street Fair, Saturday, June 4, 2022.
- Youth Futsal and Soccer Awards Banquet, Sunday, June 5, 2022.
- Gardena Sandlot! Saturday, June 11, 2022.
- The Annual Flag Day Celebration, June 14, 2022.

Upcoming Events:

- Juneteenth – Acknowledge/Educate/Celebrate, Saturday, June 18, 2022, 2:00 p.m. – 6:00 p.m., City Hall Complex.
- Hello Summer Candlelight Dinner, Thursday, June 23, 2022; 5:00 p.m. – 7:00 p.m. at the Nakaoka Community Center. Space is limited and Pre-registration is required. Contact the Senior Bureau at (310)217-9559 or email seniors@cityofgardena.org.
- Passport Pop Up, Saturday, June 25, 2022; 8:00 a.m. – 12:00 p.m., First Come, First Served (Please Bring All Requirements) at City Hall 1700 W. 162nd Street; for more information call (310)217-9565.
- City of Gardena Senior Bureau Presents "Gardena On The Go" Excursion SoFi Stadium Tour, Sunday, June 26, 2022. Pre-Registration required, call the Senior Bureau Office at (310)217-9552 or visit www.cityofgardena.org/events to secure your sport today!
- Save the Date – Come out and enjoy the City of Gardena's 4th of July Park Party, Monday, July 4, 2022, at Rowley Park 13220 S. Van Ness Ave.
- City of Gardena's Dodger Day, Friday, July 8, 2022. Game start time 7:10 p.m. Come enjoy a night of baseball followed by a firework show.
- City of Gardena Jazz Festival, Sunday, August 28, 2022, at Rowley Park. Tickets Sales Begin Monday, May 2, 2022. To purchase tickets, visit www.gardenajazzfestival.com/tickets. Stay tuned for artist announcements on our social media pages!
- Save the Date - Gardena 12th Annual Food, Wine & Brew; Saturday, September 24, 2022, 12:00 p.m. to 7:00 p.m. at the Gardena City Hall Complex.

21. COUNCIL REMARKS

1. COUNCIL MEMBER KASKANIAN – Shared he witnessed people speeding on 147th street between Van Ness Ave. and Crenshaw Blvd. Since the last meeting Council Member Kaskanian attended Youth in Government Day, Meet and Greet, Bring it on the Blvd, and Flag Day event. Council Member Kaskanian complimented Director Santin and staff for great events.

2. COUNCIL MEMBER HENDERSON – Since the last meeting Council Member Henderson attended the Responsible Governance Committee meeting and the topic of the meeting was Affordable Housing does not increase crime. He also attended the SCAG Community Economic and Housing Development, Regional Council Meeting and the topic of the meeting is on arena numbers, challenges, and errors. Other events he attended were Gardena Street Fair, El Camino Jubilee Celebration, Gardena Sandlot, Cannabis round table great discussion on cannabis. Council Member Henderson shared

a few words on long term contracts and budgeting. Lastly, shared the City Manager from City of Los Altos led a symposium about being a future city and is looking forward to City of Gardena being a smart city and working on the Environmental Justice Element.

3. COUNCIL MEMBER FRANCIS – Since the last meeting Council Member Francis attended, Bring it on the Blvd. event, Senior Resource Workshop at Rowley Park, Flag Day Celebration, and Greater Los Angeles Vector Control District meeting. Council Member Francis is a trustee at the Greater Los Angeles Vector Control District. She also shared that June 19th through June 25th is National Mosquito Control Week and since it's mosquito season there are a few things everyone can do to protect themselves. Also mentioned in the next City Council Meeting there will be a presentation, and if anyone has questions or would like more information, they can go to mosquitowatch.org. Reminded everyone about the Juneteenth Celebration as it's a Federal Holiday signed by President Joe Biden and shared the importance of Juneteenth. On June 19, 1865, federal troops arrived in Galveston, Texas and told slaves that they were free. Since then, it has been celebrated and it's now a national holiday. Council Member Francis also shared that on June 19th it's Father's Day and wished all the dads, daddy's, uncles, big brothers, grandpas, bonus dads, mentors, and all the dads that stepped and stood into the gap a very Happy Father's Day.

4. MAYOR CERDA – Since the last meeting Mayor Cerda attended the City Selection Meeting, and Youth and Government Day and shared it was a great event, thanked all departments, and is looking forward to hosting the event again. Mayor Cerda also attended the Candidates Forum, and funeral services for Ms. Esther Barbick, who had turned 102 years old a couple months prior and the Gardena Police Department and Fire Department hosted a drive-by for her. Mayor Cerda thanked the GVN for taking pictures as the drive by really made her day. She also attended the Senior Candlelight dinner, the funeral services for Joseph Ward son of Nancy Ward, presented a certificate on the Rosemary Martinez retirement from LAUSD, Budget Forum, City Manager and Chief of Police mixer, donation from Kinecta Bank to the Senior Bureau with a check in the amount of $250.00, Bring it to the Blvd. event, LA County Sanitation Collective Meeting and they were negotiating the raises for the sanitation workers, and Senior Resource Fair at Rowley Park, Flag Day Ceremony. Mayor Cerda would like to encourage the community to report graffiti by using the Gardena Direct App, calling City Hall, and email.

5. MAYOR PRO TEM TANAKA – Mayor Pro Tem Tanaka shared he reported graffiti using the Gardena Direct App and it was removed. Since the last meeting Mayor Pro Tem Tanaka attended Youth in Government, Seniors Candlelight luncheon, and donated blood at the UCLA Blood Drive. He also attended the Budget Session and thanked the Finance Department and City Manager. Also attended John and Nancy Ward's memorial for their son Joseph, and Gardena Blvd. event. Mayor Pro Tem shared he also attended the COG Legislative Committee meeting with Senator Al Muratsuchi and Senator Allen. They are trying to help the COG get started a housing trust. Shared he also attended the City Manager and Chief of Police Meet and Greet, Police Department Sandlot Baseball, District 3 meeting, memorial for Esther Barbick, South Bay COG Budget review meeting, South Bay COG Steering Committee meeting, and 50th class reunion 1971 Mohicans. Mayor Pro Tem Tanaka also attended Flag Day event and shared he was very

impressed with the youth present their essays. Wished everyone a Happy Father's Day and invited everyone to the Elks Lodge 1919 at 7:30 pm where the girl scout troop will be having a Ceremony presentation on Flag Day. Lastly, asked everyone to pray for the City of El Monte Police Department and the families of the two officers that were killed tonight.

Mayor Cerda – Mayor Cerda would like to correct the amount that was donated from Kinecta it was not $250.00, the amount donated was $2,500.00.

22. ANNOUNCEMENT(S)

1. Willows at Dusk taking place from 6:00-8:00p.m. on several Fridays over the summer. Please visit our City of Gardena events page on Facebook for more information.

2. Active Shooter Training taking place on Saturday, June 18, 2022, from 10:00a.m. to 12:00p.m. at the Nakaoka Community Center.

23. REMEMBRANCES

Mr. Richard Kisung Chun; business owner and Chairman of the South Bay Korean Soccer Club. Mr. Chun was also a long time Gardena resident for the past 20 years; **Mr. Tad Torao Uyemura**; 96 years of age, longtime resident of Gardena. Mr. Uyemura owned the Nisei Oriental Gift Shop in Gardena for over 40 years, he was a member of the Gardena Valley Kiwanis Club with 55 years of perfect attendance, he was inducted into the City's Wall of Fame for his dedication to the betterment of the City, former president of the Town & Country Business Association, and he was one of the organizers and first president of Gardena's Downtown Businessman's Association.

24. ADJOURNMENT

At 11:38 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, June 28, 2022.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

APPROVED:

_____
Tasha Cerda, Mayor

By:_____
Becky Romero, Deputy City Clerk

MINUTES
Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission Tuesday, May 17, 2022

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, May 17, 2022, in the 1700 W. 162nd Street, Gardena, California.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference: https://us02web.zoom.us/j/82339137670
- Via Phone Conference Phone number: US +1 669 900 9128,
- Meeting ID: 823 3913 7670
  Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**
   Present: Chair Stephen P Langley; Vice Chair Deryl Henderson; Commissioner Steve Sherman; Commissioner Jules Kanhan; Commissioner Kale Eaton.

3. **APPROVAL OF MINUTES**

   3.A March 15, 2022

   A motion was made by Vice Chair Henderson and seconded by Chair Langley to approve the minutes of the meeting on March 15, 2022. The minutes were approved 4-0-1

Ayes:	Henderson, Langley, Kanhan, Eaton
Noes:	None
Absent:	Sherman

4. **ORAL COMMUNICATIONS**
   Chair Langley invited anyone from the public to speak on any issues not on the agenda; however, there were no members of the public wishing to speak under oral communications.

5. **PUBLIC HEARING ITEMS**

5.A **Site Plan Review (SPR#10-21) & Vesting Tentative Map No. 82437 (VMT#3-21)**

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:

- Site Plan Review (SPR #10-21) to construct 22, three-story townhomes in four buildings;
- Vesting Tentative Map No. 82437 (VMT #3-21) subdividing the property for 22 condominium units;
- Density Bonus to allow the density increase of 4 units and concession for reduction in open space requirements and waivers from the minimum project and size reduction of setbacks; and
- 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.
- APPLICANT: G3 Urban Inc. (Representative Mitch Gardner)
- Location 2545 Marine Avenue (APN: 4064-023-018)

Senior Planner Amanda Acuna, presented the Staff Report and recommended that the Planning Commission open the public hearing, receive testimony from the public and adopt Resolution #8-22, approving Site Plan Review #10-21 and Vesting Tentative Map #3-21, subject to the attached Conditionals of Approval, and directing staff to file a notice of exemption.

Lisa Kranitz spoke about a public comment made, prior to the meeting, regarding the parking easement with the north-western apartment.

The applicant elaborated more about the project and the public comment, about parking, has been settled with the applicant and apartment property owner.

Chair Langley opened the public hearing.

Justin Carroll, neighboring resident, raised concerns about his property's sound, light, noise, and privacy with the project's finished construction. He has requested a higher raised wall on the north property line than the six-foot proposed wall for his concerns. Mr. Carroll also raised awareness to the possible increase in accidents of the Marine Avenue and Dublin Avenue intersection as it is prone to many car accidents.

Tyler Moor and two other neighboring residents also commented in agreement to Mr. Carroll's concerns and in addition, they noted to be cautious of visibility access for the northeast view of Marine Avenue and Dublin Avenue.

The applicant responded that through an environmental analysis, there are no negative impacts of the stated concerns to the project, nor the neighboring properties. He will also accommodate the request for a higher than six-foot wall to the permitted maximum of a seven-foot wall, as stated from Ms. Acuna, as a new condition of approval. In response to the visibility on the intersection corner, the proposed landscape plan will not be a cause of issue as it will follow the maximum

landscape height of the Municipal Code and in addition, will work with Staff during construction to confirm that visibility will not be affected.

Chair Langley asked if there will be any problems with on-street parking at the corner of Marine Avenue and Dublin Avenue and easement with the neighboring apartment property.

The applicant stated that the residents of the project will be instructed that they will not be allowed to park in the apartment's parking lot and will have ample parking within the property.

Mr. Tsujiuchi also added that street parking, on the stated corner, is not available as it is striped red and has an existing fire hydrant

Vice Chair Henderson wanted clarification on where the noise impact will be, as with the construction of a three-story residential project and proposed block wall, there will be a sound barrier instead of a fenced vacant lot.

Ms. Kranitz confirmed that there are no noise impacts based on the submitted environmental noise impact with its CEQA Exemption.

Chair Langley closed the public hearing.

MOTION: It was moved by Commissioner Eaton and seconded Vice Chair Henderson to adopt Resolution No. PC 8-22 approving Site Plan Review #10-21 and VMT #3-21, subject to the attached Conditionals of Approval, and directing staff to file a notice of exemption.

The motion passed by the following roll call vote:

Ayes:	Eaton, Henderson, Sharman, Kanhan
Noes:	Langley

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Tsujiuchi mentioned that a Youth and Government event will be held at a later date once details are confirmed with help from the Parks and Human Services Department.

7. **PLANNING & ENVIORNMENTAL QUALITY COMISSIONERS' REPORTS**

Vice Chair Henderson asked if the Planning Commission are approving projects on based on the Housing Element and how can City Council deny or object to a project.

Ms. Kranitz responded that if the project follows all development standards and is compliant with Housing Code regulations, the City may not deny the project unless the project does not meet an objective standard and may only condition subjective standards.

Commissioner Kanhan stated that the Planning Commissioner's Conference was a great experience and Mr. Tsujiuchi had requested in the budget for all Commissioners to attend the next conference held in Southern California.

Chair Langley asked staff, in relation to the automated parking structure, what happens if a car leaks oils and fluids, if it will fall on the cars below.

Ms. Acuna responded that each parking space has its own platform but will reach out to the developers for clarity.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 8:32 P.M.

Respectfully submitted,

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: June 23, 2022

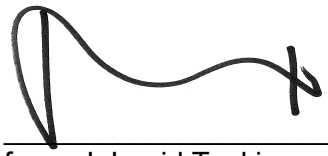
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

June 28, 2022	TOTAL WARRANTS ISSUED:	$2,678,229.00

Wire Transfer:	12183-12192
Prepay:	167775-167781
Check Numbers:	167782-167984
Checks Voided:	

Total Pages of Register: 23

June 17, 2022	TOTAL PAYROLL ISSUED:	$2,050,719.39



for J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12183	6/9/2022	104058 ADMINSURE INC.	060622		WORKERS' COMP CLAIMS	30,695.59
					Total :	**30,695.59**
12184	6/10/2022	111016 KAISER FOUNDATION HEALTH PLAN	MAY 2022/RETIREE		HEALTH INSURANCE	59,715.91
					Total :	**59,715.91**
12185	6/10/2022	111016 KAISER FOUNDATION HEALTH PLAN	JUNE 2022/RETIREE		HEALTH INSURANCE	54,415.83
					Total :	**54,415.83**
12186	6/10/2022	111016 KAISER FOUNDATION HEALTH PLAN	APRIL 2022		HEALTH INSURANCE	256,105.69
					Total :	**256,105.69**
12187	6/10/2022	111016 KAISER FOUNDATION HEALTH PLAN	MAY 2022		HEALTH INSURANCE	252,130.89
					Total :	**252,130.89**
12188	6/10/2022	111016 KAISER FOUNDATION HEALTH PLAN	JUNE 2022		HEALTH INSURANCE	255,477.57
					Total :	**255,477.57**
12189	6/13/2022	109929 ZIONS BANK	060222		2017 DIRECT PURCHASE LEASE BONI	285,847.75
					Total :	**285,847.75**
12190	6/6/2022	321408 U.S. POSTAL SERVICE	053122		TMX #259234 REPLENISH POSTAGE MI	6,000.00
					Total :	**6,000.00**
12191	6/14/2022	104058 ADMINSURE INC.	061322		WORKERS' COMP CLAIMS	34,936.18
					Total :	**34,936.18**
12192	6/14/2022	111894 HEALTHNOW ADMINISTRATIVE, SERVICES	U4731		HEALTH INSURANCE CLAIMS	28,854.62
					Total :	**28,854.62**
167775	6/14/2022	111902 BPR CONSULTING GROUP LLC	155	032-00098	CONSULTING SERVICES - APRIL 2022	90,907.30
					Total :	**90,907.30**
167776	6/14/2022	111902 BPR CONSULTING GROUP LLC	141	032-00098	CONSULTING SERVICES - MARCH 202	131,386.27
					Total :	**131,386.27**
167777	6/14/2022	111902 BPR CONSULTING GROUP LLC	87	032-00098	CONSULTING SERVICES - FEBRUARY 2	65,989.35

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167777	6/14/2022	111902 111902 BPR CONSULTING GROUP LLC	(Continued)		**Total :**	**65,989.35**
167778	6/15/2022	109342 WHITMAN ELECTRIC	051822	024-00838	EMERGENCY TRAFFIC SIGNAL REPAIR	6,988.54
					Total :	**6,988.54**
167779	6/15/2022	619003 SOUTHERN CALIFORNIA EDISON	051722		CARES UTILITY ASSISTANCE PROGRA	202.27
					Total :	**202.27**
167780	6/20/2022	112142 LOUISIANA TO LOS ANGELES, ORGANIZING C	053122		COMMUNITY PROMOTION - JUNETEEN	150.00
					Total :	**150.00**
167781	6/20/2022	110241 FERNANDO PULLUM COMMUNITY ARTS, CEN	110241		JUNETEENTH CELEBRATION ENTERTA	300.00
					Total :	**300.00**
167782	6/28/2022	102176 AAA FLAG & BANNER MFG. CO.	INV273268		CITY FLAGS	795.28
			INV273838		US, CA & POW MIA FLAGS	1,256.02
					Total :	**2,051.30**
167783	6/28/2022	105149 ADAMSON POLICE PRODUCTS	INV377646	035-01155	PD TACTICAL EQUIPMENT & SUPPLIES	3,667.73
					Total :	**3,667.73**
167784	6/28/2022	101748 AFTERMARKET PARTS COMPANY LLC, THE	82717188	037-10048	GTRANS AUTO PARTS	1,453.60
			82717189	037-10048	GTRANS AUTO PARTS	369.57
			82717219	037-10048	GTRANS AUTO PARTS	1,011.07
			82717220	037-10048	GTRANS AUTO PARTS	923.95
			82718450	037-10048	GTRANS AUTO PARTS	2,657.25
					Total :	**6,415.44**
167785	6/28/2022	109439 ANA LABORATORIES, INC.	I22F00041		SAMPLE KIT	1,706.00
					Total :	**1,706.00**
167786	6/28/2022	101628 AQUA-FLO SUPPLY	1912119		PARK MAINT SUPPLIES	186.92
			1938486		PARK MAINT SUPPLIES	121.17
			1938495		PARK MAINT SUPPLIES	105.42
			SI930419		PARK MAINT SUPPLIES	23.66

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167786	6/28/2022	101628 101628 AQUA-FLO SUPPLY	(Continued)		**Total :**	**437.17**
167787	6/28/2022	108625 ARAD OIL INC.	MAY 2022		CAR WASH	420.00
					Total :	**420.00**
167788	6/28/2022	106965 ASSA ABLOY ENTRANCE, SYSTEMS US INC.	SEI/1454229 BAL		HS BUILDING DOOR SERVICE REPAIR	90.82
			SEI/1454236 BAL		HS BUILDING DOOR SERVICE REPAIR	134.92
			SEI/1514203 BAL		CH LOBBY ENTRANCE DOOR INSPECT	5.02
			SEI/1514204	024-00834	EMERGENCY DOOR REPAIR FOR PD	2,129.03
			SEI/1526437		PD MAIN DOOR SERVICE REPAIR	494.02
					Total :	**2,853.81**
167789	6/28/2022	104687 AT&T	18250459		TELEPHONE	395.59
			18285966		TELEPHONE	851.40
			18340781		TELEPHONE	394.70
			18340782		TELEPHONE	448.20
			18341092		TELEPHONE	16,127.82
			18343901		TELEPHONE	550.86
					Total :	**18,768.57**
167790	6/28/2022	111170 AT&T FIRSTNET	287290885074X6102022		CITYWIDE CELL PHONE ACCT #287290	1,951.75
			287293420631X6102022		PD CELL PHONE ACCT #287293420631	144.99
			287298156560X6102022		COVID-19 FIRSTNET COMMUNICATION	1,698.60
			287303490376X6102022		BUS CELL PHONE ACCT #28730349037	442.64
					Total :	**4,237.98**
167791	6/28/2022	100474 AT&T LONG DISTANCE	060122		TELEPHONE	2,438.26
					Total :	**2,438.26**
167792	6/28/2022	102880 AUTOPLEX, INC.	13904		2016 FORD INTRCPTR OIL & FILTER CH	82.19
			13916		2018 FORD INTRCPTR #1554895 SERVI	365.25
			13923		2020 FORD INTRCPTR #1591741 BATTE	285.52
			13925		2021 FORD INTRCPTR #1608910 OIL &	81.04
			13934		2021 FORD EXPLR #1608913 OIL & FILT	81.04
			13948		2011 NISSN ALTIMA #6SRW837 OIL & FI	40.48
					Total :	**935.52**
167793	6/28/2022	110686 AZTECH ELEVATOR COMPANY	AZ17243	024-00757	ELEVATOR MAINTENANCE - NCC	285.00

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167793	6/28/2022	110686 AZTECH ELEVATOR COMPANY	(Continued)			
			AZ17244	024-00757	ELEVATOR MAINTENANCE - PW	285.00
			AZ17245	024-00757	ELEVATOR MAINTENANCE - CITY HALL	100.00
			AZ17246	024-00757	ELEVATOR MAINTENANCE - NCC	100.00
					Total :	**770.00**
167794	6/28/2022	110190 BASNET FAMILY CHILD CARE	MAY 2022		CHILD CARE PROVIDER	10,453.00
					Total :	**10,453.00**
167795	6/28/2022	103641 BECNEL UNIFORMS	46683		BUS UNIFORM SUPPLIES	900.53
					Total :	**900.53**
167796	6/28/2022	111709 BELTRAN, ARMANDO	05/16-05/20		TRAINING - CORRECTIONS TRAINING (	250.00
					Total :	**250.00**
167797	6/28/2022	107747 BENGAR PRODUCTIONS	6990		EMBROIDERY - YOUTH LEADER POLO	1,045.00
					Total :	**1,045.00**
167798	6/28/2022	102155 BEST CONTRACTING SERVICES, INC	JN501/502	024-00758	CITY HALL ROOF REHABILITATION PR(	64,774.16
					Total :	**64,774.16**
167799	6/28/2022	108715 BOBBS FAMILY CHILDCARE	MAY 2022		CHILD CARE PROVIDER	4,699.00
					Total :	**4,699.00**
167800	6/28/2022	112139 BOND, CORDELL	37835703		MAINTENANCE DEPOSIT REFUND	100.00
					Total :	**100.00**
167801	6/28/2022	109210 BOOTH, ALISON	FEBRUARY 2020		VOLUNTEER DRIVER	5.00
					Total :	**5.00**
167802	6/28/2022	102383 BROCK, DAVID	06/14-06/16		TRAINING MANAGER'S WORKSHOP - F	150.00
					Total :	**150.00**
167803	6/28/2022	112038 CALIFORNIA BARRICADE	80154	024-00820	PARK MAINT SUPPLIES	4,559.75
					Total :	**4,559.75**
167804	6/28/2022	103029 CALIFORNIA FENCE & SUPPLY	M7513IN		ROSECRANS COMMUNITY CENTER PF	56.28

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167804	6/28/2022	103029 103029 CALIFORNIA FENCE & SUPPLY	(Continued)		**Total :**	**56.28**
167805	6/28/2022	110313 CALTIP	94-2022-MAY	037-10031	INSURANCE CLAIMS DEDUCTIBLE - MA	1,203.20
					Total :	**1,203.20**
167806	6/28/2022	112153 CAMPA, CONNIE ALMAREZ	51096		REFUND - UNABLE TO RELEASE REPO	23.00
					Total :	**23.00**
167807	6/28/2022	110538 CANNON COMPANY	80467	024-00787	VAN NESS & 139TH ST IMPROVEMENT,	17,139.75
					Total :	**17,139.75**
167808	6/28/2022	103489 CF UNITED LLC	050122-053122		CAR WASH - MAY 2022	72.00
					Total :	**72.00**
167809	6/28/2022	108378 CHARLES E. THOMAS COMPANY INC.	88083	037-10045	DESIGNATED OPERATOR SERVICES	200.00
					Total :	**200.00**
167810	6/28/2022	107586 CHAUNCY, STEVE	071221		LASER OPERATOR COURSE - TRAININ	140.00
					Total :	**140.00**
167811	6/28/2022	103127 CHILD 2 CHILD CONNECTION, FAMILY DAY CA	MAY 2022		CHILD CARE PROVIDER	3,660.00
					Total :	**3,660.00**
167812	6/28/2022	107873 CI TECHNOLOGIES, INC.	10024	035-01156	ANNUAL SOFTWARE MAINTENANCE - I	2,228.54
					Total :	**2,228.54**
167813	6/28/2022	111416 COLANTUONO, HIGHSMITH &, WHATLEY, PC	52214		LEGAL SERVICES	173.04
					Total :	**173.04**
167814	6/28/2022	102388 COPYLAND, INC.	79198	037-10047	GTRANS - DAILY VEHICLE INSPECTION	1,733.24
					Total :	**1,733.24**
167815	6/28/2022	112143 CORTEZ, GERARDO	060922		REFUND - LOAN #001 OVERPAYMENT -	0.97
					Total :	**0.97**
167816	6/28/2022	109913 COSTAR REALTY INFORMATION INC.	120044720		COSTAR SUITE - JUNE 2022	1,060.66
					Total :	**1,060.66**
167817	6/28/2022	103353 CRM COMPANY, LLC.	LA20396		SCRAP TIRE DISPOSAL FEE	69.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167817	6/28/2022	103353 CRM COMPANY, LLC.	(Continued)			
			LA20397		SCRAP TIRE DISPOSAL FEE	69.50
					Total :	**139.00**
167818	6/28/2022	110319 CWE DIRECTOR	22248	024-00766	MS4 & NPDES - MONITORING & COMPI	7,587.60
					Total :	**7,587.60**
167819	6/28/2022	111938 DANDOY GLASS	20332		WINDOW GLASS REPLACEMENT - PW	1,998.00
					Total :	**1,998.00**
167820	6/28/2022	111609 DEARK E&C, INC.	PROJECT NO. JN.968	024-00791	ROWLEY PARK RESTROOM REHAB PR	5,802.81
					Total :	**5,802.81**
167821	6/28/2022	105951 DECALS BY DESIGN, INC.	16674		GTRANS BUS DECALS	143.23
					Total :	**143.23**
167822	6/28/2022	110849 DMS CONSULTANTS CIVIL, ENGINEERS, INC	GA-005-2	024-00822	CONSULTANT SERVICES - VAN NESS A	7,615.00
					Total :	**7,615.00**
167823	6/28/2022	111982 DOCUSIGN, INC.	INV32301248	011-00031	E-SIGNATURE BUSINESS PRO SOFTW/	2,746.00
					Total :	**2,746.00**
167824	6/28/2022	104500 DOOLEY ENTERPRISES, INC	62849	035-01158	PD AMMUNITION SUPPLIES	4,258.28
			63097	035-01157	PD AMMUNITION SUPPLIES	6,180.54
					Total :	**10,438.82**
167825	6/28/2022	104276 DREHS, LARRY W.	APR-MAY 2022		MARTIAL ARTS INSTRUCTOR	3,345.00
					Total :	**3,345.00**
167826	6/28/2022	111973 DUDEK	202204022	032-00101	PROFESSIONAL SERVICES - INSITE - 1	258.75
					Total :	**258.75**
167827	6/28/2022	109416 E S SPORTS	11490		CUSTOM GRAPHICS FOR UNIT P13	572.03
					Total :	**572.03**
167828	6/28/2022	111953 ECONOMICO ANIMAL HOSPITAL	060622		VETERINARY SERVICES - ANIMAL CON	75.00
					Total :	**75.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167829	6/28/2022	105867 EL CAMINO COLLEGE	2672 06/03/22		PARKING LOT RENTAL - DRIVERS TRAI	400.00
					Total :	**400.00**
167830	6/28/2022	110534 EL DORADO NATIONAL	90740066		GTRANS BUS VEHICLE SUPPLIES	343.39
			90740261		GTRANS BUS VEHICLE SUPPLIES	133.13
			90741445		GTRANS BUS VEHICLE SUPPLIES	403.31
			90742599		GTRANS BUS VEHICLE SUPPLIES	144.86
			90743147		GTRANS BUS VEHICLE SUPPLIES	144.86
					Total :	**1,169.55**
167831	6/28/2022	105418 EMPIRE CLEANING SUPPLY	S5271977	034-00496	CUSTODIAL SUPPLIES	1,586.68
			S5271995	034-00496	PARK MAINT SUPPLIES	607.80
					Total :	**2,194.48**
167832	6/28/2022	107690 ENLIGHTENMENT CHILD, DEVELOPMENT CEI	MAY 2022		CHILD CARE PROVIDER	10,416.00
					Total :	**10,416.00**
167833	6/28/2022	105778 ENNIS PAINT, INC.	430446		STREET MAINT SUPPLIES	1,088.73
					Total :	**1,088.73**
167834	6/28/2022	107510 ESCALANTE, WENDY E.	MAY 2022		CHILD CARE PROVIDER	7,657.00
					Total :	**7,657.00**
167835	6/28/2022	105650 EWING IRRIGATION PRODUCTS	16849547		PARK MAINT SUPPLIES	328.50
			16911682		PARK MAINT SUPPLIES	63.91
			16971579		PARK MAINT SUPPLIES	484.16
					Total :	**876.57**
167836	6/28/2022	106129 FEDEX	7-784-32711		SHIPPING SERVICES	221.28
					Total :	**221.28**
167837	6/28/2022	111415 FILTERBUY, INC	BAFEC8C7-0009		GTRANS AUTO PARTS	1,953.64
					Total :	**1,953.64**
167838	6/28/2022	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT	2504222205		DRUG TEST/ADMIN FEE	41.34
			2504532204		DRUG TEST/ADMIN FEE	424.44
					Total :	**465.78**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167839	6/28/2022	103901 FRIENDS OF GARDENA WILLOWS	TANAKA 21/22		COMMUNITY PROMOTIONS	100.00
					Total :	**100.00**
167840	6/28/2022	112566 GALLS, LLC	BC1623410		PD UNIFORM SUPPLIES	851.82
			BC1623412		PD UNIFORM SUPPLIES	851.82
					Total :	**1,703.64**
167841	6/28/2022	107724 GARCIA, CLAUDIA CRISTINA	MAY 2022		CHILD CARE PROVIDER	9,900.00
					Total :	**9,900.00**
167842	6/28/2022	207133 GARCIA, NANCY C.	MAY 2022		CHILD CARE PROVIDER	10,452.00
					Total :	**10,452.00**
167843	6/28/2022	107030 GARDENA AUTO PARTS	154649		PW AUTO PARTS	17.06
			155188		PW AUTO PARTS	10.93
					Total :	**27.99**
167844	6/28/2022	107013 GARDENA SISTER CITY, ASSOCIATION	TANAKA 20/21		COMMUNITY PROMOTIONS	500.00
			TANAKA 21/22		COMMUNITY PROMOTIONS	500.00
					Total :	**1,000.00**
167845	6/28/2022	111790 GARDENA VALLEY FRIENDS OF THE, LIBRARY	TANAKA 21/22		COMMUNITY PROMOTIONS	100.00
					Total :	**100.00**
167846	6/28/2022	107011 GARDENA VALLEY NEWS, INC.	00118623		NOTICE OF PUBLIC HEARING	623.00
			00119222		SUMMARY OF ORDINANCE NO. 1840 - A	147.00
			00119224		SUMMARY OF ORDINANCE NO. 1841 -	129.50
					Total :	**899.50**
167847	6/28/2022	619005 GAS COMPANY, THE	060722		CNG FUEL	1,690.96
					Total :	**1,690.96**
167848	6/28/2022	112146 GENESIS STONEWORKS	PERMIT #15188		PERMIT DEPOSIT REFUND - 14414 S. V	500.00
					Total :	**500.00**
167849	6/28/2022	106470 GILLIG LLC	40926376	037-10049	GTRANS AUTO PARTS	2,045.39
					Total :	**2,045.39**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167850	6/28/2022	619004 GOLDEN STATE WATER CO.	060622		WATER	13,573.23
			061622		WATER	7,541.76
					Total :	**21,114.99**
167851	6/28/2022	109055 GRAFFITI SHIELD, INC.	18871		BUS GRAFFITI SHIELD	905.45
					Total :	**905.45**
167852	6/28/2022	107513 GRAINGER	9307332677		COVID-19 EMERGENCY SUPPLIES	2,116.80
			9339543309		COVID-19 EMERGENCY SUPPLIES	2,116.80
			9339968563		BUS FACILITY SUPPLIES	36.34
					Total :	**4,269.94**
167853	6/28/2022	110435 GUERRERO, ANGELICA	MAY 2022		CHILD CARE PROVIDER	10,799.00
					Total :	**10,799.00**
167854	6/28/2022	110588 H&H NURSERY	16391		PARK MAINT SUPPLIES	70.47
			16457		PARK MAINT SUPPLIES	87.32
					Total :	**157.79**
167855	6/28/2022	111484 HANNA, BROPHY, MACLEAN,, MCALEER & JEI	2069898		PROFESSIONAL SERVICES	260.00
					Total :	**260.00**
167856	6/28/2022	106701 HARTZOG & CRABILL, INC.	22-0329	024-00825	CONCEPT PLANS - SPINNING AVE INTE	3,610.00
					Total :	**3,610.00**
167857	6/28/2022	108607 HENDERSON-BATISTE, TANEKA	MAY 2022		CHILD CARE PROVIDER	5,626.00
					Total :	**5,626.00**
167858	6/28/2022	112076 HERNANDEZ, ROSA	012		INTERN SERVICES - 05/30-06/15/22	1,848.00
					Total :	**1,848.00**
167859	6/28/2022	108434 HOME DEPOT CREDIT SERVICES	0143039		REC PROGRAM SUPPLIES	158.06
			0212856		REC PROGRAM SUPPLIES	-65.87
			0520120		SIGNS/SIGNALS SUPPLIES	120.30
			1510611		BLDG MAINT SUPPLIES	218.07
			3543530		PARK MAINT SUPPLIES	70.10
			4333315		PARK MAINT SUPPLIES	96.17
			4511173		BLDG MAINT SUPPLIES	66.05

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167859	6/28/2022	108434 HOME DEPOT CREDIT SERVICES	(Continued)			
			4543435		PARK MAINT SUPPLIES	96.40
			6520625		PARK MAINT SUPPLIES	10.98
					Total :	**770.26**
167860	6/28/2022	108430 HOME PIPE & SUPPLY	F38607		BLDG MAINT SUPPLIES	83.49
					Total :	**83.49**
167861	6/28/2022	111593 INTER-CON SECURITY SYSTEMS INC	BD0084975	037-10095	GTRANS SECURITY SERVICES - MAY 2	7,762.54
					Total :	**7,762.54**
167862	6/28/2022	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	1400710422		GTRANS AUTO PARTS	1,105.07
			140071094		GTRANS AUTO PARTS	1,807.60
			140071162		GTRANS AUTO PARTS	911.53
			140071257		GTRANS AUTO PARTS	834.56
					Total :	**4,658.76**
167863	6/28/2022	108579 J.D. FIELDS LUMBER COMPANY	4365		STREET MAINT SUPPLIES	67.64
					Total :	**67.64**
167864	6/28/2022	108555 JALISCO TIRE & AUTO REPAIR	061322		(4) NEW TIRES	920.00
					Total :	**920.00**
167865	6/28/2022	105226 JEKAL FAMILY CHILD CARE	MAY 2022		CHILD CARE PROVIDER	8,696.00
					Total :	**8,696.00**
167866	6/28/2022	112152 JOYA, MAURICIO	CIT #366124754		REFUND - FTB INTERCEPTED IN ERRC	75.00
					Total :	**75.00**
167867	6/28/2022	211429 KEMP, TAMARA	APR-MAY 2022		DANCE INSTRUCTOR	7,525.00
					Total :	**7,525.00**
167868	6/28/2022	110456 KHAIRZADA FAMILY CHILD CARE	MAY 2022		CHILD CARE PROVIDER	4,368.00
					Total :	**4,368.00**
167869	6/28/2022	111517 KIRK'S AUTOMOTIVE INC.	1060332		GTRANS SHOP SUPPLIES	95.57
			1060333		GTRANS SHOP SUPPLIES	207.88
			1060369		GTRANS SHOP SUPPLIES	200.54

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167869	6/28/2022	111517 KIRK'S AUTOMOTIVE INC.	(Continued)			
			1060370		GTRANS SHOP SUPPLIES	200.54
			1060495		GTRANS SHOP SUPPLIES	2,000.00
			1060829		GTRANS SHOP SUPPLIES	-600.00
			1060926		GTRANS SHOP SUPPLIES	40.24
					Total :	**2,144.77**
167870	6/28/2022	110848 KREUZER CONSULTING GROUP	22-089	024-00826	CONSULTING SERVICES - BUDLONG &	37,608.50
					Total :	**37,608.50**
167871	6/28/2022	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	22050906353	024-00769	INDUSTRIAL WASTE SERVICES - APRIL	10,797.95
			22050906694	024-00769	TRAFFIC SIGNAL MAINT-HIGHWAY SAF	2,141.55
					Total :	**12,939.50**
167872	6/28/2022	312248 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	IN2200000924		LABOR & EQUIP CHARGES - TS 0383	1,108.09
					Total :	**1,108.09**
167873	6/28/2022	312113 L.A. COUNTY SHERIFF'S DEPT	222836BL		INMATE MEAL DELIVERY PROGRAM - A	659.30
					Total :	**659.30**
167874	6/28/2022	109939 LA UNIFORMS & TAILORING	12446		PD UNIFORM SUPPLIES	543.15
			12458		PD UNIFORM SUPPLIES	390.02
					Total :	**933.17**
167875	6/28/2022	112015 LACERDA, DALVANICE	MAY 2022		CHILD CARE PROVIDER	11,256.00
					Total :	**11,256.00**
167876	6/28/2022	112014 LAKESHORE LEARNING MATERIALS	135983052622	331-00058	FCC PROGRAM SUPPLIES	200.00
			135984052622	331-00058	FCC PROGRAM SUPPLIES	199.99
			138302060122	331-00058	FCC PROGRAM SUPPLIES	186.32
			138805060122	331-00058	FCC PROGRAM SUPPLIES	1,523.63
			138831060122	331-00058	FCC PROGRAM SUPPLIES	186.32
			142515060222	331-00058	FCC PROGRAM SUPPLIES	211.64
			144303060322	331-00058	FCC PROGRAM SUPPLIES	199.99
			144352060322	331-00058	FCC PROGRAM SUPPLIES	200.00
			147788060322	331-00058	FCC PROGRAM SUPPLIES	165.33
			153453060622	331-00058	FCC PROGRAM SUPPLIES	221.14

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167876	6/28/2022	112014 112014 LAKESHORE LEARNING MATERIALS (Continued)			**Total :**	**3,294.36**
167877	6/28/2022	106372 LANDSCAPE STRUCTURES, INC.	INV-112270		PARK MAINT SUPPLIES	629.56
					Total :	**629.56**
167878	6/28/2022	105874 LAWSON PRODUCTS, INC.	9309558315		BUS SHOP SUPPLIES	354.61
			9309584754		BUS SHOP SUPPLIES	25.24
					Total :	**379.85**
167879	6/28/2022	110777 LEARN N PLAY FAMILY DAYCARE	MAY 2022		CHILD CARE PROVIDER	3,402.00
					Total :	**3,402.00**
167880	6/28/2022	112151 LEE, JEONG W.	060622		REFUND - DUPLICATE REQUEST	245.76
					Total :	**245.76**
167881	6/28/2022	102376 LEXISNEXIS RISK SOLUTIONS	1328345-20220531		MONTHLY SUBSCRIPTION FEE	1,826.72
					Total :	**1,826.72**
167882	6/28/2022	112260 LIEBERT CASSIDY WHITMORE	217373		LEGAL SERVICES	687.15
			217374		LEGAL SERVICES	30.00
			217375		LEGAL SERVICES	7,730.00
			217377		LEGAL SERVICES	8,840.10
			217378		LEGAL SERVICES	506.51
			217379		LEGAL SERVICES	5,308.00
			217380		LEGAL SERVICES	84.00
			217381		LEGAL SERVICES	481.00
					Total :	**23,666.76**
167883	6/28/2022	102233 LITTLE PEOPLE DAY CARE	MAY 2022		CHILD CARE PROVIDER	5,775.00
					Total :	**5,775.00**
167884	6/28/2022	110926 LIVING WORD, THE	BL #27648		REFUND - BUSINESS LICENSE OVERP/	11.50
					Total :	**11.50**
167885	6/28/2022	109517 LOAD N' GO BUILDING MATERIALS	23077		STREET MAINT SUPPLIES	29.76
			23164		STREET MAINT SUPPLIES	106.82
			23171		STREET MAINT SUPPLIES	136.58

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167885	6/28/2022	109517 109517 LOAD N' GO BUILDING MATERIALS (Continued)			**Total :**	**273.16**
167886	6/28/2022	105236 LONG BEACH ICE, INC.	258093	034-00520	WINTER WONDERLAND PROGRAM SU	8,599.50
					Total :	**8,599.50**
167887	6/28/2022	109563 LUCKY LADY CASINO	0850000173		ECONOMIC ASSISTANCE - MAY 2022	35,416.05
					Total :	**35,416.05**
167888	6/28/2022	112615 LU'S LIGHTHOUSE, INC.	01221334	037-10063	GTRANS SHOP SUPPLIES	91.96
					Total :	**91.96**
167889	6/28/2022	105082 MAJESTIC LIGHTING, INC.	ML83080		GTRANS MAINT SUPPLIES	214.91
					Total :	**214.91**
167890	6/28/2022	112083 MALLINAO, LAMME	22-1-SBCD		SR. BUREAU CANDLELIGHT ENTERTAI	200.00
					Total :	**200.00**
167891	6/28/2022	113036 MANERI SIGN CO., INC.	40012067		SIGNS- "NO PARKING/ STREET SWEEP	1,197.18
					Total :	**1,197.18**
167892	6/28/2022	104841 MAR-CO EQUIPMENT COMPANY	185099	024-00836	SEWER MAINT SUPPLIES & REPAIR	2,156.62
			185526	024-00836	STREET SWEEP MAINT SUPPLIES & RE	3,721.14
					Total :	**5,877.76**
167893	6/28/2022	106544 MARINA SECURITY GATE &, ELECTRONICS	4945		BLDG MAINT SUPPLIES	264.60
					Total :	**264.60**
167894	6/28/2022	110306 MARIPOSA LANDSCAPES, INC	97887	024-00760	MEDIAN LANDSCAPE MAINTENANCE	7,242.50
					Total :	**7,242.50**
167895	6/28/2022	107644 MARTINEZ, CHERYL NAOMI	MAY 2022		CHILD CARE PROVIDER	10,262.00
					Total :	**10,262.00**
167896	6/28/2022	104773 MARTINEZ, KAMBY	MAY 2022		CHILD CARE PROVIDER	10,762.00
					Total :	**10,762.00**
167897	6/28/2022	113046 MARX BROS. FIRE EXTINGUISHER, CO., INC.	P30723		TEST KIT	744.28
			P30731		FIRE EXTINGUISHER SERVICE - PW	545.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167897	6/28/2022	113046 113046 MARX BROS. FIRE EXTINGUISHER, CO., (Continued)			**Total :**	**1,289.28**
167898	6/28/2022	113064 MCMASTER-CARR SUPPLY COMPANY	77152319		GTRANS SHOP SUPPLIES	147.09
			77969221		GTRANS SHOP SUPPLIES	538.51
			78176696		GTRANS SHOP SUPPLIES	41.63
			78255510		GTRANS SHOP SUPPLIES	157.36
			79129498		GTRANS SHOP SUPPLIES	58.47
			79360386		GTRANS SHOP SUPPLIES	274.55
			79434610		GTRANS SHOP SUPPLIES	12.96
			79517869		GTRANS SHOP SUPPLIES	22.30
					Total :	**1,252.87**
167899	6/28/2022	108699 MEZIERE ENTERPRISES INC.	87564		ELECTRIC WATER PUMP	635.96
					Total :	**635.96**
167900	6/28/2022	111604 MICRO ELECTRONICS, INC	11881039	023-01349	COMPUTER REPLACEMENT PARTS	3,583.95
			11895047	023-01349	COMPUTER REPLACEMENT PARTS	1,382.47
			11914430	023-01349	COMPUTER REPLACEMENT PARTS	2,545.71
			11924609	023-01349	COMPUTER REPLACEMENT PARTS	483.27
					Total :	**7,995.40**
167901	6/28/2022	110936 MONTIJO, SYLVIA	RECEIPT #74192		REFUND - YOUTH BASKETBALL	60.00
					Total :	**60.00**
167902	6/28/2022	111220 MORALES, FANNY	RECEIPT #36592734		REFUND - YOUTH SOCCER CANCELLE	50.00
					Total :	**50.00**
167903	6/28/2022	107505 MOUSER ELECTRONICS, INC.	68110283		GTRANS AUTO SUPPLIES	153.27
			68287714		GTRANS AUTO SUPPLIES	161.52
					Total :	**314.79**
167904	6/28/2022	106766 MUELLER, JAKOB	060722		EDUCATIONAL REIMBURSEMENT	455.00
					Total :	**455.00**
167905	6/28/2022	114826 NATIONAL STOCK SIGN CO., INC.	112672		SIGN - 12"X18" "NO PARKING"	716.63
					Total :	**716.63**
167906	6/28/2022	112159 NEOU, ROMEO	04/25-05/16		DRIVE & TRAIN SUSPENSION TRAININ(	259.84

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167906	6/28/2022	112159 112159 NEOU, ROMEO	(Continued)		**Total :**	**259.84**
167907	6/28/2022	105204 NEW PIG CORPORATION	4974439		BUS SUPPLIES	1,041.86
					Total :	**1,041.86**
167908	6/28/2022	110960 NINJARMM, LLC	DA00EA9C-0004	023-01392	IT MANAGEMENT SUBSCRIPTION	10,500.00
					Total :	**10,500.00**
167909	6/28/2022	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	75522911		RANDOM TEST & BAT	314.00
			75591117		PHYSICAL RECERTIFICATION & RAND(	1,042.50
			75595953		PHYSICAL RECERTIFICATION	103.00
					Total :	**1,459.50**
167910	6/28/2022	115168 OFFICE DEPOT	243429992		CM OFFICE SUPPLIES	79.57
			243429992-002		CM OFFICE SUPPLIES	7.41
			243429992-003		CM OFFICE SUPPLIES	24.02
			244878889		PD OFFICE SUPPLIES	183.18
			245158213		PD OFFICE SUPPLIES	299.86
			245173294		BUS OFFICE SUPPLIES	146.51
			245733707		PD OFFICE SUPPLIES	484.65
			245735161		PD OFFICE SUPPLIES	623.97
			246723875		REC OFFICE SUPPLIES	70.75
			246724289		REC OFFICE SUPPLIES	76.07
			246775187		PD OFFICE SUPPLIES	217.29
			246779745		PD OFFICE SUPPLIES	99.18
			2468866040		REC OFFICE SUPPLIES	125.31
			247013574		CD OFFICE SUPPLIES	124.90
			247317904		ECON DEV OFFICE SUPPLIES	89.64
			248543118		PD OFFICE SUPPLIES	207.68
			249742107		FINANCE OFFICE SUPPLIES	28.01
					Total :	**2,888.00**
167911	6/28/2022	111358 O'REILLY AUTO PARTS	226076		GTRANS AUTO PARTS	13.80
			228703		GTRANS AUTO PARTS	22.93
			229748		GTRANS AUTO PARTS	146.21
			230062		PW AUTO PARTS	209.36
			230066		GTRANS AUTO PARTS	125.55

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167911	6/28/2022	111358 O'REILLY AUTO PARTS	(Continued)			
			230164		GTRANS AUTO PARTS	16.47
			230169		GTRANS AUTO PARTS	99.19
			230358		GTRANS AUTO PARTS	171.42
			230436		PW AUTO PARTS	158.16
			231884		GTRANS AUTO PARTS	51.64
			233783		GTRANS AUTO PARTS	500.10
			233973		GTRANS AUTO PARTS	57.15
					Total :	**1,571.98**
167912	6/28/2022	115810 ORKIN PEST CONTROL	228879408		PEST CONTROL - ACCT #27336703	261.00
					Total :	**261.00**
167913	6/28/2022	109890 OWUSU FAMILY CHILD CARE	MAY 2022		CHILD CARE PROVIDER	11,733.00
					Total :	**11,733.00**
167914	6/28/2022	111654 PACIFIC POWERWASH	2121		DEEP CLEANING SERVICES - PD BLDG	425.00
					Total :	**425.00**
167915	6/28/2022	116004 PARKHOUSE TIRE, INC.	1010863906		TIRES - ST225/75R15	1,374.82
					Total :	**1,374.82**
167916	6/28/2022	108600 PHOENIX GROUP INFORMATION, SYSTEMS	042022211	035-01103	PARKING CONTRACT SERVICES - APR	8,640.72
					Total :	**8,640.72**
167917	6/28/2022	105574 PINNACLE PETROLEUM, INC.	0278964	037-10038	87 OCTANE REGULAR UNLEADED CAR	47,438.29
					Total :	**47,438.29**
167918	6/28/2022	111703 POWER MANUFACTURING INC	44015 BAL		BARRIERS FOR NEW FLYER BUSES	6,201.56
			44039 BAL		BARRIERS FOR NEW FLYER BUSES - 2	9,515.91
					Total :	**15,717.47**
167919	6/28/2022	111883 PROJECT PARTNERS, INC.	10521	024-00783	PROJECT MANAGEMENT SERVICES	11,110.00
			10648	024-00783	PROJECT MANAGEMENT SERVICES	10,175.00
					Total :	**21,285.00**
167920	6/28/2022	106092 PRUDENTIAL OVERALL SUPPLY	42736137		UNIFORM & SUPPLY RENTAL	308.08
			42736568	034-00508	CUSTODIAL SUPPLIES	1,833.40

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167920	6/28/2022	106092 PRUDENTIAL OVERALL SUPPLY	(Continued)			
			42736569		UNIFORM & SUPPLY RENTAL	148.51
			42736570		UNIFORM & SUPPLY RENTAL	45.16
			42736571		UNIFORM & SUPPLY RENTAL	50.10
			42736572		UNIFORM & SUPPLY RENTAL	13.65
			42736573		UNIFORM & SUPPLY RENTAL	19.00
			42736574		UNIFORM & SUPPLY RENTAL	91.60
			42736575		UNIFORM & SUPPLY RENTAL	11.60
					Total :	**2,521.10**
167921	6/28/2022	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	525551		INDIVIDUAL PSYCHOTHERAPY	481.25
			525603		INDIVIDUAL PSYCHOTHERAPY	275.00
					Total :	**756.25**
167922	6/28/2022	103072 REACH	0622910		EAP SERVICES/REACHLINE NEWSLET	902.00
					Total :	**902.00**
167923	6/28/2022	118142 REFRIGERATION SUPPLIES, DISTRIBUTOR	48458911		BUS FACILITY MAINT SUPPLIES	1,190.70
					Total :	**1,190.70**
167924	6/28/2022	118476 RICOH USA, INC.	9030296374		RICOH DD650P COPIER LEASE - PRINT	556.24
					Total :	**556.24**
167925	6/28/2022	100387 RIVERA, ALEXANDER J.	052622		MGMT ANNUAL HEALTH BENEFIT	343.80
					Total :	**343.80**
167926	6/28/2022	111899 ROE, LELAND	FEBRUARY 2020		VOLUNTEER DRIVER	15.00
					Total :	**15.00**
167927	6/28/2022	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	93388		BLDG MAINT SUPPLIES	13.78
					Total :	**13.78**
167928	6/28/2022	104975 SAFEGUARD BUSINESS SYSTEMS	035001079		LASER CHECKS - WARRANT CHECKS	1,383.01
					Total :	**1,383.01**
167929	6/28/2022	119015 SAFETY-KLEEN CORPORATION	88970709		SERVICE AQUEOUS PARTS WASHER	400.66
					Total :	**400.66**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167930	6/28/2022	111804 SALAS, ANGELIQUE	80021-0146		PERMIT DEPOSIT REFUND - 14928 S. K	66.00
					Total :	**66.00**
167931	6/28/2022	112141 SAMESHIMA, LINDA	RECEIPT #37387938		REFUND - BREAKFAST W/THE EASTER	20.00
					Total :	**20.00**
167932	6/28/2022	119016 SAM'S CLUB	7396 04/12/22		PW DEPT SUPPLIES	120.15
					Total :	**120.15**
167933	6/28/2022	319125 SAN BERNARDINO COUNTY, SHERIFF'S DEPA	21600		USE OF SHERIFF'S FIRING RANGE	1,180.00
					Total :	**1,180.00**
167934	6/28/2022	112161 SANCHEZ, SUGEY A	22-04PD		FINAL SETTLEMENT	224.19
					Total :	**224.19**
167935	6/28/2022	106044 SARDO BUS & COACH UPHOLSTERY	70946		PROTECTIVE SHIELDS FOR GTRANS E	1,170.30
					Total :	**1,170.30**
167936	6/28/2022	106050 SHEHATA, AMY	MAY 2022		CHILD CARE PROVIDER	7,954.00
					Total :	**7,954.00**
167937	6/28/2022	109918 SHIGE'S FOREIGN CAR SERVICE, INC.	8091355	035-01134	2017 FORD INTRCPTR #1488142 SERVI	784.31
			8091399	035-01134	2016 FORD INTRCPTR #1488057 DIAGN	109.65
			8091444	035-01134	2017 FORD INTRCPTR #1368929 SERVI	220.86
					Total :	**1,114.82**
167938	6/28/2022	101649 SILVIA ESPINOZA FAMILY CHILD, CARE	MAY 2022		CHILD CARE PROVIDER	6,978.00
					Total :	**6,978.00**
167939	6/28/2022	119378 SMARDAN SUPPLY CO.	S3799477		BUS FACILITY MAINT SUPPLIES	78.70
					Total :	**78.70**
167940	6/28/2022	119361 SMART & FINAL IRIS CO.	373		REC PROGRAM SUPPLIES	5.98
			5302		REC PROGRAM SUPPLIES	93.08
					Total :	**99.06**
167941	6/28/2022	109531 SMILLIN, MAGE	MAY 2022		CHILD CARE PROVIDER	9,083.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167941	6/28/2022	109531 109531 SMILLIN, MAGE	(Continued)		**Total :**	**9,083.00**
167942	6/28/2022	103940 SOCAL INDUSTRIES	565913		FENCE RENTAL FOR EVENT	920.35
					Total :	**920.35**
167943	6/28/2022	119447 SOUTH BAY FORD	509940		2016 FORD EXPLR #1484145 SERVICE	1,614.60
					Total :	**1,614.60**
167944	6/28/2022	619003 SOUTHERN CALIFORNIA EDISON	060922		LIGHT & POWER	875.12
			061722		LIGHT & POWER	3,145.34
					Total :	**4,020.46**
167945	6/28/2022	619003 SOUTHERN CALIFORNIA EDISON	060622		CARES UTILITY ASSISTANCE PROGRA	500.00
					Total :	**500.00**
167946	6/28/2022	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	164636		BUS OIL & LUBRICANTS	1,640.68
			165071		BUS OIL & LUBRICANTS	1,870.05
			165276		BUS OIL & LUBRICANTS	2,076.08
					Total :	**5,586.81**
167947	6/28/2022	104126 SPECTRUM SOLUTIONS	0027122061122		CABLE & BACKUP INTERNET SERVICE	4,077.31
					Total :	**4,077.31**
167948	6/28/2022	119594 STANLEY PEST CONTROL	COG 0522		PEST CONTROL SERVICE - 1670 W 162	654.00
			COG 0522-1		PEST CONTROL SERVICE - 2320 W 149	117.00
					Total :	**771.00**
167949	6/28/2022	109892 STANTEC CONSULTING SERVICES	1933456	037-10002	GTRANS DISPATCH REMODEL PROJEC	1,415.50
					Total :	**1,415.50**
167950	6/28/2022	119010 STAPLES ADVANTAGE	3510178808		REC OFFICE SUPPLIES	53.54
					Total :	**53.54**
167951	6/28/2022	119582 STATEMENT SHIRTS	18482		FCC PROGRAM SUPPLIES	1,998.26
					Total :	**1,998.26**
167952	6/28/2022	110890 STRUCTURE CAST	8848-2	024-00624	ROWLEY PARK RESTROOM REHABILI	9,965.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167952	6/28/2022	110890 110890 STRUCTURE CAST	(Continued)		**Total :**	**9,965.00**
167953	6/28/2022	111983 SWEETWATER SOUND	32146581	037-10123	GTRANS PROGRAM SUPPLIES	7,665.73
					Total :	**7,665.73**
167954	6/28/2022	111891 TADEO, DAVID	43019914132		REFUND - CREDIT CARD OVERCHARG	2.75
					Total :	**2.75**
167955	6/28/2022	120027 TARGET SPECIALTY PRODUCTS, INC	P500830556		PARK MAINT SUPPLIES	343.14
					Total :	**343.14**
167956	6/28/2022	110877 TAYLORING MINDS FAMILY CHILD, CARE	MAY 2022		CHILD CARE PROVIDER	3,675.00
					Total :	**3,675.00**
167957	6/28/2022	109351 TDX	INV4061502		GTRANS TIRE SUPPLIES	1,992.92
					Total :	**1,992.92**
167958	6/28/2022	120215 THOMPSON TROPHY MFG., INC.	64570		YOUTH SPORTS TROPHIES	494.39
					Total :	**494.39**
167959	6/28/2022	110238 TIREHUB, LLC	27227761		TIRES- GY ASSUR ALL SEASON BW 10(	1,121.20
			27591220		TIRES - ASSURANCE 215/55/16	816.69
					Total :	**1,937.89**
167960	6/28/2022	109775 TOMS TRUCK CENTER NORTH COUNTY	1270826	037-10133	2 REMANUFACTURED ENGINES	14,651.86
			CM1270826		CORE CREDITS	-3,978.00
					Total :	**10,673.86**
167961	6/28/2022	111737 TORRANCE AUTO REPAIR	0174274		1999 CHET C&K 2500 #1035320 SERVIC	765.16
					Total :	**765.16**
167962	6/28/2022	111481 TRIO COMMUNITY MEALS, LLC	INV2230011618	034-00480	SENIOR FEEDING PROGRAM	9,389.78
			INV2230012024	034-00480	SENIOR FEEDING PROGRAM	3,410.25
			INV2230012025	034-00480	SENIOR FEEDING PROGRAM	4,231.00
			INV2230012478	034-00480	SENIOR FEEDING PROGRAM	8,387.38
					Total :	**25,418.41**
167963	6/28/2022	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	C.OSORIO 04/22/22		CAL CARD STATEMENT 03/23-04/22/22	557.98

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167963	6/28/2022	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	(Continued)			
			FINANCE 04/22/22	023-01393	CAL CARD STATEMENT 03/23-04/22/22	12,144.10
			FINANCE 05/23/22	023-01393	CAL CARD STATEMENT 04/23-05/23/22	6,689.33
			GOLDMAN 05/23/22		CAL CARD STATEMENT 04/23-05/23/22	57.52
			NOLAN 5/23/22		CAL CARD STATEMENT 04/23-05/23/22	2,352.91
			PD TRAINING 04/22/22		CAL CARD STATEMENT 03/23-04/22/22	703.59
			PD TRAINING2 4/22/22		CAL CARD STATEMENT 03/23-04/22/22	2,070.07
			PD TRAINING3 4/22/22		CAL CARD STATEMENT 03/23-04/22/22	610.86
			PD TRAINING4 4/22/22		CAL CARD STATEMENT 03/23-04/22/22	2,428.03
			RIGG 05/23/22		CAL CARD STATEMENT 04/23-05/23/22	1,228.10
			V.OSORIO 05/23/22		CAL CARD STATEMENT 05/23/22	978.32
					Total :	**29,820.81**
167964	6/28/2022	109220 U.S. BANK EQUIPMENT FINANCE	4735070547		RICOH MPC4503 COPIER LEASE -CD	151.70
					Total :	**151.70**
167965	6/28/2022	104692 ULINE	148742715		BUS SHOP SUPPLIES	130.64
			148975109		PD PROGRAM SUPPLIES	43.21
			149297269		PD PROGRAM SUPPLIES	271.82
			149649661		BUS SHOP SUPPLIES	187.76
			149948886		BUS SHOP SUPPLIES	1,710.53
					Total :	**2,343.96**
167966	6/28/2022	121275 UNDERGROUND SERVICE ALERT, OF SC	520220283		NEW TICKETS	165.10
					Total :	**165.10**
167967	6/28/2022	119825 UNITED ROTARY BRUSH CORP.	CI282383	024-00833	STREET SWEEPER SUPPLIES	2,862.09
					Total :	**2,862.09**
167968	6/28/2022	106754 URBAN RESTORATION GROUP US, INC.	00032969		STREET MAINT SUPPLIES	826.46
					Total :	**826.46**
167969	6/28/2022	105549 VALDEZ, MATILDE	MAY 2022		CHILD CARE PROVIDER	13,209.00
					Total :	**13,209.00**
167970	6/28/2022	119001 VENCO WESTERN, INC	31847		CITY HALL LANDSCAPE REMEDIAL	1,816.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167970	6/28/2022	119001 119001 VENCO WESTERN, INC	(Continued)		**Total :**	**1,816.00**
167971	6/28/2022	122050 VERIZON WIRELESS	9906770793		BUS CELL PHONE SERVICE	112.91
			9906929423		PW CELL PHONE SERVICE~	1,142.70
					Total :	**1,255.61**
167972	6/28/2022	103841 VILLAGE AUTO SPA	APRIL 2022		CAR WASH	31.98
			MARCH 2022		CAR WASH	29.98
			MAY 2022		CAR WASH	60.00
					Total :	**121.96**
167973	6/28/2022	122435 VISTA PAINT CORPORATION	2022-575124-00		STREET MAINT PAINT	128.83
					Total :	**128.83**
167974	6/28/2022	108353 WALTERS WHOLESALE ELECTRIC CO	S119769104.006		GTRANS MAINT SUPPLIES	21.05
					Total :	**21.05**
167975	6/28/2022	101195 WASTE RESOURCES GARDENA	062222		WASTE COLLECTION	260,908.63
					Total :	**260,908.63**
167976	6/28/2022	104107 WAXIE SANITARY SUPPLY	80938580		BUS WASH SUPPLIES	10.28
			80945984		BUS WASH SUPPLIES	307.99
					Total :	**318.27**
167977	6/28/2022	100107 WAYNE ELECTRIC CO.	205186		GTRANS AUTO PARTS	1,308.95
			205340		GTRANS AUTO PARTS	859.95
			205342		GTRANS AUTO PARTS	1,308.95
					Total :	**3,477.85**
167978	6/28/2022	109530 WEDLOW BENJAMIN, EVETTE	050522		REIMBURSEMENT - PURCHASED SUPI	215.66
					Total :	**215.66**
167979	6/28/2022	109342 WHITMAN ELECTRIC	00162		EMERGENCY SERVICE - TEMPORARY	950.00
			00163		EMERGENCY SERVICE - TEMPORARY	950.00
					Total :	**1,900.00**
167980	6/28/2022	123050 WILLIAMS SCOTSMAN, INC.	9013742837	035-01105	MODULAR BUILDING RENTAL CPX-804	2,212.87

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
167980	6/28/2022	123050 123050 WILLIAMS SCOTSMAN, INC.	(Continued)		**Total :**	**2,212.87**
167981	6/28/2022	125001 YAMADA COMPANY, INC.	81865		PARK MAINT SUPPLIES	9.63
			81997		PARK MAINT SUPPLIES	107.09
			82029		PARK MAINT SUPPLIES	65.65
			82064		PARK MAINT SUPPLIES	14.13
			82065		PARK MAINT SUPPLIES	107.20
					Total :	**303.70**
167982	6/28/2022	107051 ZAVALETA, MARITZA	MAY 2022		CHILD CARE PROVIDER	5,530.00
					Total :	**5,530.00**
167983	6/28/2022	110554 ZENDESK, INC.	INV08327941	023-01394	SUPPORT PROFESSIONAL SUBSCRIPT	6,132.00
					Total :	**6,132.00**
167984	6/28/2022	104934 ZUMAR INDUSTRIES, INC.	96773		SIGNS/SIGNALS SUPPLIES	1,541.21
			96810		SIGNS/SIGNALS SUPPLIES	720.26
					Total :	**2,261.47**

220 Vouchers for bank code : usb **Bank total :** **2,678,229.00**

220 Vouchers in this report **Total vouchers :** **2,678,229.00**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 23 inclusive of the check register are accurate and funds are available for payment thereof.

By: _____
Director of Administrative Services

This is to certify that the claims or demands covered by checks listed on pages 1 to 23 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

_____

_____ 06/28/2022
Mayor Date

_____ _____
Councilmember Date

_____ _____
Councilmember Date

Acknowledged:

_____ _____
Councilmember Date

_____ _____
Councilmember Date

CITY OF GARDENA

INVESTMENT REPORT

May 2022

Prepared by Danny Rodriguez, Deputy City Treasurer
Reviewed by Ray Beeman, Director of Administrative Services

City of Gardena Consolidated - Account #10647

MONTHLY ACCOUNT STATEMENT

MAY 1, 2022 THROUGH MAY 31, 2022

Chandler Team:
For questions about your account, please call (800) 317-4747,
or contact **operations@chandlerasset.com**

CHANDLER ASSET MANAGEMENT
chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures.

City of Gardena Consolidated

Account #10647

Portfolio Summary

As of May 31, 2022

PORTFOLIO CHARACTERISTICS

Average Modified Duration	1.07
Average Coupon	1.28%
Average Purchase YTM	1.17%
Average Market YTM	1.97%
Average S&P/Moody Rating	AA/Aa1
Average Final Maturity	1.18 yrs
Average Life	1.11 yrs

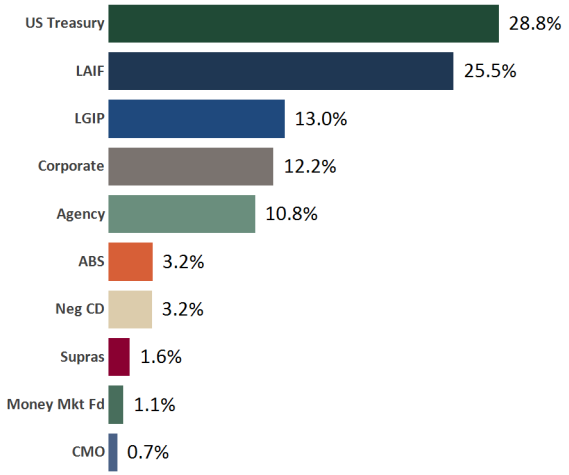
ACCOUNT SUMMARY

	Beg. Values as of 4/30/22	End Values as of 5/31/22
Market Value	49,677,489	49,868,043
Accrued Interest	118,614	108,999
Total Market Value	**49,796,104**	**49,977,042**
Income Earned	38,460	41,109
Cont/WD		
Par	44,560,459	44,619,619
Book Value	50,680,236	50,730,960
Cost Value	50,798,042	50,857,772

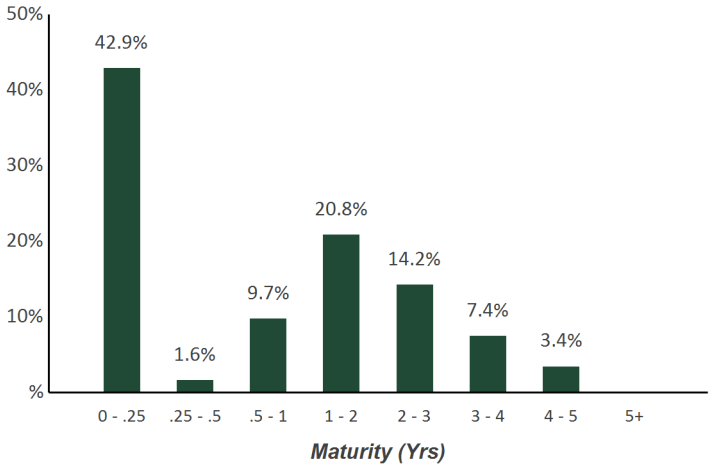
TOP ISSUERS

Government of United States	28.8%
Local Agency Investment Fund	25.5%
CalTrust	13.0%
Federal Home Loan Mortgage Corp	5.2%
Federal National Mortgage Assoc	2.3%
Federal Farm Credit Bank	2.3%
Federal Home Loan Bank	1.7%
Bank of Nova Scotia Houston	1.2%
Total	**79.9%**

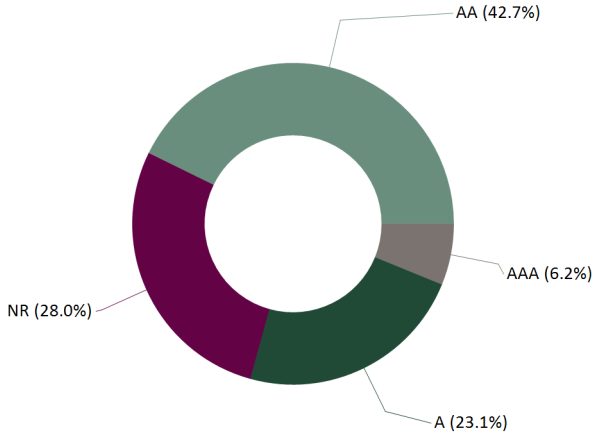
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY (S&P)



Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789JAD8	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	1,243.44	Various 1.39%	1,272.55 1,245.87	100.03 2.12%	1,243.80 1.61	0.00% (2.07)	Aaa / NR AAA	1.13 0.04
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	28,578.26	08/20/2019 1.79%	28,578.03 28,578.24	99.94 2.06%	28,561.80 22.61	0.06% (16.44)	Aaa / AAA NR	1.21 0.21
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	32,056.43	10/01/2019 1.95%	32,053.95 32,055.40	100.00 1.96%	32,055.12 19.00	0.06% (0.28)	NR / AAA AAA	1.90 0.30
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	115,952.13	07/06/2020 0.70%	118,506.69 117,248.47	99.79 2.19%	115,711.18 85.55	0.23% (1,537.29)	Aaa / AAA NR	1.96 0.39
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	46,602.75	10/16/2019 1.94%	46,600.30 46,601.65	99.91 2.22%	46,560.29 39.97	0.09% (41.36)	Aaa / AAA NR	2.13 0.32
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	76,248.63	09/22/2020 0.38%	76,237.43 76,243.40	98.69 2.46%	75,248.02 10.19	0.15% (995.38)	NR / AAA AAA	2.39 0.63
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	80,000.00	06/22/2021 0.40%	79,993.96 79,996.15	96.97 3.18%	77,578.64 14.22	0.16% (2,417.51)	NR / AAA AAA	2.46 1.10
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	50,000.00	09/08/2021 0.34%	49,994.84 49,996.45	97.55 2.74%	48,773.15 2.75	0.10% (1,223.30)	Aaa / NR AAA	2.58 1.03
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	61,655.31	10/06/2020 0.36%	61,643.83 61,648.23	98.78 2.51%	60,900.22 9.59	0.12% (748.01)	NR / AAA AAA	2.63 0.57
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	120,000.00	08/04/2020 0.48%	119,974.80 119,984.83	98.55 2.61%	118,254.48 17.23	0.24% (1,730.35)	Aaa / NR AAA	2.73 0.68
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	85,000.00	01/11/2022 1.11%	84,987.29 84,989.41	97.26 3.13%	82,672.45 15.58	0.17% (2,316.96)	NR / AAA AAA	2.82 1.36
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	80,000.00	02/17/2021 0.27%	79,998.54 79,999.14	97.85 2.96%	78,279.68 6.00	0.16% (1,719.46)	Aaa / NR AAA	2.89 0.80
47788UAC6	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	60,000.00	03/02/2021 0.37%	59,988.47 59,992.40	96.49 3.38%	57,891.36 9.60	0.12% (2,101.04)	Aaa / NR AAA	3.30 1.17
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	85,000.00	11/16/2021 0.89%	84,982.08 84,984.94	96.10 3.20%	81,686.62 20.78	0.16% (3,298.32)	Aaa / NR AAA	3.65 1.70

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	70,000.00	07/13/2021 0.52%	69,993.76 69,995.23	95.16 3.53%	66,609.13 16.18	0.13% (3,386.10)	Aaa / NR AAA	3.79 1.63
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	65,000.00	11/09/2021 0.71%	64,998.62 64,998.85	95.88 3.71%	62,324.54 20.51	0.12% (2,674.31)	NR / AAA AAA	3.88 1.39
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	165,000.00	02/15/2022 1.89%	164,975.18 164,977.25	97.03 3.37%	160,091.75 137.87	0.32% (4,885.50)	Aaa / AAA NR	3.96 2.02
89238FAD5	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	115,000.00	04/07/2022 2.95%	114,997.31 114,997.42	99.20 3.89%	114,079.77 149.76	0.23% (917.65)	Aaa / AAA NR	4.30 0.85
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	130,000.00	03/10/2022 2.34%	129,971.24 129,972.97	97.52 3.69%	126,774.18 134.04	0.25% (3,198.79)	Aaa / NR AAA	4.30 1.84
02582JJT8	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	185,000.00	05/17/2022 3.42%	184,959.08 184,959.38	100.51 3.23%	185,946.46 121.95	0.37% 987.08	NR / AAA AAA	4.96 2.77
Total ABS		**1,652,336.95**	**1.41%**	**1,654,707.95 1,653,465.68**	**3.07%**	**1,621,242.64 854.99**	**3.25% (32,223.04)**	**Aaa / AAA AAA**	**3.35 1.31**
AGENCY									
3134GVJ66	FHLMC Note 0.25% Due 6/8/2022	350,000.00	06/04/2020 0.28%	349,790.00 349,997.99	99.99 0.62%	349,974.45 420.49	0.70% (23.54)	Aaa / NR AAA	0.02 0.02
3137EAET2	FHLMC Note 0.125% Due 7/25/2022	170,000.00	07/21/2020 0.24%	169,615.80 169,971.66	99.87 1.02%	169,773.22 74.38	0.34% (198.44)	Aaa / AA+ AAA	0.15 0.15
3130ADRG9	FHLB Note 2.75% Due 3/10/2023	350,000.00	04/11/2019 2.34%	355,330.50 351,052.66	100.59 1.98%	352,052.75 2,165.63	0.71% 1,000.09	Aaa / AA+ NR	0.78 0.76
3137EAER6	FHLMC Note 0.375% Due 5/5/2023	305,000.00	05/05/2020 0.39%	304,871.90 304,960.39	98.38 2.15%	300,060.22 82.60	0.60% (4,900.17)	Aaa / AA+ AAA	0.93 0.92
3135G04Q3	FNMA Note 0.25% Due 5/22/2023	245,000.00	05/20/2020 0.35%	244,262.55 244,760.92	98.16 2.17%	240,480.24 15.31	0.48% (4,280.68)	Aaa / AA+ AAA	0.98 0.96
3137EAES4	FHLMC Note 0.25% Due 6/26/2023	300,000.00	06/24/2020 0.35%	299,124.00 299,688.00	97.96 2.19%	293,881.50 322.92	0.59% (5,806.50)	Aaa / AA+ AAA	1.07 1.06
3135G05G4	FNMA Note 0.25% Due 7/10/2023	250,000.00	07/08/2020 0.32%	249,462.50 249,801.69	97.89 2.19%	244,726.75 244.79	0.49% (5,074.94)	Aaa / AA+ AAA	1.11 1.09

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
AGENCY									
3137EAEV7	FHLMC Note 0.25% Due 8/24/2023	300,000.00	08/19/2020 0.28%	299,694.00 299,874.87	97.63 2.22%	292,879.80 202.08	0.59% (6,995.07)	Aaa / AA+ AAA	1.23 1.22
3137EAEW5	FHLMC Note 0.25% Due 9/8/2023	300,000.00	09/11/2020 0.24%	300,093.00 300,039.63	97.62 2.16%	292,868.40 172.92	0.59% (7,171.23)	Aaa / AA+ AAA	1.27 1.25
3135G0U43	FNMA Note 2.875% Due 9/12/2023	350,000.00	09/25/2019 1.63%	366,702.00 355,401.89	100.71 2.30%	352,496.90 2,208.16	0.71% (2,904.99)	Aaa / AA+ AAA	1.28 1.25
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	225,000.00	10/14/2020 0.25%	224,160.75 224,615.25	97.10 2.28%	218,477.70 35.16	0.44% (6,137.55)	Aaa / AA+ AAA	1.38 1.36
3137EAEZ8	FHLMC Note 0.25% Due 11/6/2023	335,000.00	11/03/2020 0.28%	334,698.50 334,856.13	97.07 2.34%	325,189.53 58.16	0.65% (9,666.60)	Aaa / AA+ AAA	1.44 1.41
3130A0F70	FHLB Note 3.375% Due 12/8/2023	350,000.00	10/30/2019 1.72%	372,781.50 358,434.78	101.40 2.43%	354,902.45 5,676.56	0.72% (3,532.33)	Aaa / AA+ AAA	1.52 1.45
3130A1XJ2	FHLB Note 2.875% Due 6/14/2024	155,000.00	03/24/2020 0.99%	167,010.95 160,795.17	100.60 2.57%	155,923.34 2,067.20	0.32% (4,871.83)	Aaa / AA+ NR	2.04 1.94
3133ENKS8	FFCB Note 1.125% Due 1/6/2025	750,000.00	Various 1.60%	740,054.10 741,040.75	96.35 2.59%	722,653.50 3,281.26	1.45% (18,387.25)	Aaa / AA+ AAA	2.61 2.52
3133ENPG9	FFCB Note 1.75% Due 2/14/2025	415,000.00	02/10/2022 1.84%	413,891.95 413,999.21	97.59 2.68%	404,991.45 2,138.40	0.81% (9,007.76)	Aaa / AA+ AAA	2.71 2.60
3135G06G3	FNMA Note 0.5% Due 11/7/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,750.59	92.56 2.79%	323,960.00 116.67	0.65% (25,790.59)	Aaa / AA+ AAA	3.44 3.36
Total Agency		**5,500,000.00**	**0.93%**	**5,541,183.50 5,509,041.58**	**2.21%**	**5,395,292.20 19,282.69**	**10.83% (113,749.38)**	**Aaa / AA+ AAA**	**1.54 1.50**
CMO									
3137BM6P6	FHLMC K721 A2 3.09% Due 8/25/2022	53,705.99	06/26/2019 2.09%	55,178.71 53,814.47	100.06 1.67%	53,736.12 138.29	0.11% (78.35)	Aaa / NR NR	0.24 0.18
3137B4GY6	FHLMC K032 A2 3.31% Due 5/25/2023	275,000.00	07/23/2019 2.21%	285,881.84 277,784.63	100.68 2.34%	276,864.22 151.71	0.55% (920.41)	NR / NR AAA	0.98 0.90
Total CMO		**328,705.99**	**2.19%**	**341,060.55 331,599.10**	**2.23%**	**330,600.34 290.00**	**0.66% (998.76)**	**Aaa / NR AAA**	**0.86 0.78**

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
CORPORATE									
24422ETV1	John Deere Capital Corp Note 2.15% Due 9/8/2022	305,000.00	04/17/2019 2.78%	298,851.20 304,507.10	100.05 1.95%	305,153.72 1,511.87	0.61% 646.62	A2 / A A	0.27 0.27
89236TEL5	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	200,000.00	04/25/2019 2.72%	199,856.00 199,976.16	100.05 2.61%	200,109.20 2,100.00	0.40% 133.04	A1 / A+ A+	0.62 0.60
037833DE7	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	200,000.00	11/21/2019 1.83%	203,350.00 200,586.40	100.23 1.96%	200,455.60 1,840.00	0.40% (130.80)	Aaa / AA+ NR	0.62 0.53
747525AR4	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	500,000.00	Various 0.63%	512,557.50 505,698.83	100.22 2.23%	501,077.00 4,369.45	1.01% (4,621.83)	A2 / A NR	0.67 0.57
037833AK6	Apple Inc Note 2.4% Due 5/3/2023	200,000.00	03/11/2019 2.79%	196,968.00 199,326.22	100.10 2.29%	200,199.40 373.33	0.40% 873.18	Aaa / AA+ NR	0.92 0.91
90331HNV1	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	250,000.00	05/17/2019 2.70%	256,695.00 251,734.25	100.89 2.54%	252,224.25 2,998.61	0.51% 490.00	A1 / AA- AA-	1.15 1.03
06406FAD5	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	200,000.00	04/11/2019 2.90%	194,298.00 198,412.51	99.92 2.26%	199,831.20 1,283.33	0.40% 1,418.69	A1 / A AA-	1.21 1.18
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	200,000.00	03/05/2020 1.06%	213,320.00 205,388.41	100.49 2.54%	200,975.80 1,836.81	0.41% (4,412.61)	Aaa / AAA AAA	1.69 1.46
89114QCB2	Toronto Dominion Bank Note 3.25% Due 3/11/2024	500,000.00	Various 1.52%	523,124.00 514,920.39	100.46 2.98%	502,312.00 3,611.11	1.01% (12,608.39)	A1 / A AA-	1.78 1.71
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	245,000.00	Various 0.58%	246,097.00 245,691.33	96.66 2.66%	236,825.82 372.61	0.47% (8,865.51)	A2 / A A	1.80 1.76
023135BW5	Amazon.com Inc Note 0.45% Due 5/12/2024	130,000.00	05/10/2021 0.50%	129,810.20 129,876.87	95.83 2.66%	124,578.61 30.88	0.25% (5,298.26)	A1 / AA AA-	1.95 1.91
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022 0.55% Due 5/15/2024	500,000.00	11/24/2021 1.07%	493,760.00 495,038.57	95.83 2.75%	479,173.00 122.22	0.96% (15,865.57)	A3 / A+ A	1.96 1.92
14913R2L0	Caterpillar Financial Service Note 0.45% Due 5/17/2024	500,000.00	Various 0.66%	497,344.65 497,991.63	95.48 2.84%	477,394.51 87.51	0.96% (20,597.12)	A2 / A A	1.96 1.93
89236TJH9	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	300,000.00	12/06/2021 1.07%	295,710.00 296,523.38	95.27 2.90%	285,805.50 679.17	0.57% (10,717.88)	A1 / A+ A+	2.05 2.01

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
CORPORATE									
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	35,000.00	06/29/2021 0.64%	34,982.15 34,987.41	95.40 2.88%	33,389.13 82.64	0.07% (1,598.28)	A2 / A+ NR	2.13 2.08
69371RR40	Paccar Financial Corp Note 0.5% Due 8/9/2024	80,000.00	08/03/2021 0.52%	79,956.80 79,968.47	94.80 2.97%	75,839.04 124.44	0.15% (4,129.43)	A1 / A+ NR	2.19 2.14
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/1/2024	500,000.00	Various 0.88%	524,067.75 516,315.80	97.85 3.18%	489,239.00 937.51	0.98% (27,076.80)	A1 / A AA-	2.42 2.32
69371RR57	Paccar Financial Corp Note 0.9% Due 11/8/2024	175,000.00	11/02/2021 0.90%	174,989.50 174,991.46	95.50 2.83%	167,116.60 100.63	0.33% (7,874.86)	A1 / A+ NR	2.44 2.38
46647PAH9	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	500,000.00	Various 1.01%	531,052.10 518,981.60	99.49 3.26%	497,429.50 4,025.00	1.00% (21,552.10)	A2 / A- AA-	2.75 2.59
24422EWB1	John Deere Capital Corp Note 2.125% Due 3/7/2025	130,000.00	03/02/2022 2.14%	129,944.10 129,948.49	97.53 3.06%	126,782.63 644.58	0.25% (3,165.86)	A2 / A A	2.77 2.65
06406RBC0	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.35% Due 4/25/2025	280,000.00	04/19/2022 3.35%	279,960.80 279,962.09	100.13 3.30%	280,373.52 911.94	0.56% 411.43	A1 / A AA-	2.90 2.66
63743HFE7	National Rural Utilities Note 3.45% Due 6/15/2025	95,000.00	04/27/2022 3.46%	94,974.35 94,974.98	99.99 3.45%	94,992.78 245.81	0.19% 17.80	A2 / A- A	3.04 2.86
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 2/6/2026	90,000.00	02/02/2022 1.75%	90,000.00 90,000.00	95.49 3.27%	85,936.68 497.61	0.17% (4,063.32)	A1 / A AA-	3.69 3.50
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	40,000.00	09/08/2021 1.09%	39,924.40 39,935.04	91.82 3.10%	36,727.96 86.33	0.07% (3,207.08)	Aa2 / AA AA	4.30 4.13
Total Corporate		**6,155,000.00**	**1.49%**	**6,241,593.50 6,205,737.39**	**2.75%**	**6,053,942.45 28,873.39**	**12.17% (151,794.94)**	**A1 / A+ A+**	**1.80 1.71**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	12,706,904.21	Various 0.73%	12,706,904.21 12,706,904.21	1.00 0.73%	12,706,904.21 12,802.58	25.45% 0.00	NR / NR NR	0.00 0.00
Total LAIF		**12,706,904.21**	**0.73%**	**12,706,904.21 12,706,904.21**	**0.73%**	**12,706,904.21 12,802.58**	**25.45% 0.00**	**NR / NR NR**	**0.00 0.00**

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
LOCAL GOV INVESTMENT POOL									
09CATR$05	CalTrust Medium Term Fund	655,169.56	Various 2.36%	6,590,681.49 6,590,681.49	9.91 2.36%	6,492,730.27 0.00	12.99% (97,951.22)	NR / A+ NR	0.00 0.00
Total Local Gov Investment Pool		**655,169.56**	**2.36%**	**6,590,681.49** **6,590,681.49**	**2.36%**	**6,492,730.27** **0.00**	**12.99%** **(97,951.22)**	**NR / A+** **NR**	**0.00** **0.00**
MONEY MARKET FUND									
31846V203	First American Govt Obligation Fund Class Y	546,502.71	Various 0.35%	546,502.71 546,502.71	1.00 0.35%	546,502.71 0.00	1.09% 0.00	Aaa / AAA AAA	0.00 0.00
Total Money Market Fund		**546,502.71**	**0.35%**	**546,502.71** **546,502.71**	**0.35%**	**546,502.71** **0.00**	**1.09%** **0.00**	**Aaa / AAA** **AAA**	**0.00** **0.00**
NEGOTIABLE CD									
06417MQY4	Bank of Nova Scotia Houston Yankee CD 0.19% Due 7/28/2022	600,000.00	11/18/2021 0.26%	599,707.04 599,933.47	99.85 1.15%	599,070.60 975.33	1.20% (862.87)	P-1 / A-1 F-1+	0.16 0.16
86959RSN1	Svenska Handelsbanken NY Yankee CD 0.2% Due 8/23/2022	500,000.00	10/27/2021 0.27%	499,708.60 499,919.38	99.74 1.30%	498,720.50 783.33	1.00% (1,198.88)	P-1 / A-1+ F-1+	0.23 0.23
55380TXW5	MUFG Bank Yankee CD 0.3% Due 10/25/2022	500,000.00	10/27/2021 0.32%	499,899.59 499,959.50	99.35 1.90%	496,761.00 954.17	1.00% (3,198.50)	P-1 / A-1 F-1	0.40 0.40
Total Negotiable CD		**1,600,000.00**	**0.28%**	**1,599,315.23** **1,599,812.35**	**1.43%**	**1,594,552.10** **2,712.83**	**3.20%** **(5,260.25)**	**Aaa / AA+** **AAA**	**0.26** **0.26**
SUPRANATIONAL									
459058JM6	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	165,000.00	11/17/2020 0.32%	164,645.25 164,824.73	96.82 2.45%	159,746.40 8.02	0.32% (5,078.33)	Aaa / AAA AAA	1.48 1.46
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	225,000.00	01/26/2021 0.26%	240,736.50 234,021.71	99.90 2.56%	224,774.33 1,125.00	0.45% (9,247.38)	Aaa / AAA AAA	1.80 1.74
4581X0DZ8	Inter-American Dev Bank Note 0.5% Due 9/23/2024	260,000.00	09/15/2021 0.52%	259,807.60 259,851.66	95.11 2.70%	247,278.20 245.56	0.50% (12,573.46)	Aaa / AAA NR	2.32 2.27

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
SUPRANATIONAL									
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	160,000.00	07/12/2021 0.54%	164,304.00 163,139.39	97.08 2.65%	155,335.52 275.00	0.31% (7,803.87)	Aaa / AAA NR	2.38 2.31
Total Supranational		**810,000.00**	**0.41%**	**829,493.35** **821,837.49**	**2.60%**	**787,134.45** **1,653.58**	**1.58%** **(34,703.04)**	**Aaa / AAA** **AAA**	**2.01** **1.96**
US TREASURY									
912828M80	US Treasury Note 2% Due 11/30/2022	750,000.00	Various 0.75%	761,879.29 754,653.87	100.19 1.61%	751,435.50 40.98	1.50% (3,218.37)	Aaa / AA+ AAA	0.50 0.50
912828YW4	US Treasury Note 1.625% Due 12/15/2022	750,000.00	02/15/2022 1.00%	753,837.89 752,503.52	100.03 1.57%	750,234.00 5,625.00	1.51% (2,269.52)	Aaa / AA+ AAA	0.54 0.53
912828ZD5	US Treasury Note 0.5% Due 3/15/2023	325,000.00	12/28/2021 0.47%	325,101.56 325,066.09	98.89 1.92%	321,394.45 344.43	0.64% (3,671.64)	Aaa / AA+ AAA	0.79 0.78
912828VB3	US Treasury Note 1.75% Due 5/15/2023	750,000.00	Various 0.79%	761,337.89 756,809.21	99.63 2.14%	747,216.75 606.32	1.50% (9,592.46)	Aaa / AA+ AAA	0.96 0.94
912828ZU7	US Treasury Note 0.25% Due 6/15/2023	750,000.00	02/15/2022 1.36%	739,130.86 741,488.83	98.05 2.15%	735,410.25 865.38	1.47% (6,078.58)	Aaa / AA+ AAA	1.04 1.03
912828T26	US Treasury Note 1.375% Due 9/30/2023	750,000.00	Various 1.05%	750,579.29 753,289.44	98.83 2.27%	741,210.75 1,746.93	1.49% (12,078.69)	Aaa / AA+ AAA	1.33 1.31
912828V80	US Treasury Note 2.25% Due 1/31/2024	750,000.00	Various 0.83%	776,144.53 767,481.98	99.72 2.42%	747,891.00 5,640.54	1.51% (19,590.98)	Aaa / AA+ AAA	1.67 1.62
912828B66	US Treasury Note 2.75% Due 2/15/2024	750,000.00	02/15/2022 1.58%	767,255.86 764,770.45	100.54 2.43%	754,014.00 6,039.36	1.52% (10,756.45)	Aaa / AA+ AAA	1.71 1.65
912828W71	US Treasury Note 2.125% Due 3/31/2024	750,000.00	Various 0.67%	775,839.84 769,840.13	99.39 2.47%	745,400.25 2,699.80	1.50% (24,439.88)	Aaa / AA+ AAA	1.84 1.78
91282CBV2	US Treasury Note 0.375% Due 4/15/2024	500,000.00	Various 0.37%	500,162.11 500,087.41	96.14 2.49%	480,722.50 240.78	0.96% (19,364.91)	Aaa / AA+ AAA	1.88 1.85
912828WJ5	US Treasury Note 2.5% Due 5/15/2024	750,000.00	Various 1.10%	779,783.21 770,083.68	100.00 2.50%	750,029.25 866.17	1.50% (20,054.43)	Aaa / AA+ AAA	1.96 1.90
91282CCG4	US Treasury Note 0.25% Due 6/15/2024	400,000.00	06/17/2021 0.43%	397,890.63 398,562.23	95.48 2.54%	381,906.40 461.54	0.77% (16,655.83)	Aaa / AA+ AAA	2.04 2.01

Holdings Report

As of May 31, 2022

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US TREASURY									
912828Y87	US Treasury Note 1.75% Due 7/31/2024	300,000.00	01/31/2020 1.35%	305,203.13 302,504.98	98.30 2.56%	294,902.40 1,754.83	0.59% (7,602.58)	Aaa / AA+ AAA	2.17 2.10
91282CCT6	US Treasury Note 0.375% Due 8/15/2024	400,000.00	08/25/2021 0.45%	399,109.38 399,338.40	95.29 2.58%	381,156.40 439.23	0.76% (18,182.00)	Aaa / AA+ AAA	2.21 2.17
91282CDH1	US Treasury Note 0.75% Due 11/15/2024	750,000.00	11/18/2021 0.83%	748,125.00 748,458.10	95.49 2.66%	716,191.50 259.85	1.43% (32,266.60)	Aaa / AA+ AAA	2.46 2.41
912828Z52	US Treasury Note 1.375% Due 1/31/2025	750,000.00	02/17/2022 1.71%	742,822.27 743,508.08	96.64 2.69%	724,775.25 3,447.00	1.46% (18,732.83)	Aaa / AA+ AAA	2.67 2.58
912828ZF0	US Treasury Note 0.5% Due 3/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 349,226.98	93.99 2.72%	328,972.70 296.45	0.66% (20,254.28)	Aaa / AA+ AAA	2.84 2.78
912828ZT0	US Treasury Note 0.25% Due 5/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 361,234.97	92.89 2.73%	339,050.69 2.49	0.68% (22,184.28)	Aaa / AA+ AAA	3.00 2.95
9128284Z0	US Treasury Note 2.75% Due 8/31/2025	750,000.00	Various 0.98%	800,092.78 792,192.21	99.98 2.76%	749,853.76 5,212.30	1.51% (42,338.45)	Aaa / AA+ AAA	3.25 3.07
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	750,000.00	Various 0.88%	734,730.47 737,035.46	91.97 2.80%	689,795.25 7.69	1.38% (47,240.21)	Aaa / AA+ AAA	3.50 3.43
9128286L9	US Treasury Note 2.25% Due 3/31/2026	750,000.00	02/25/2022 1.91%	760,078.13 759,449.94	98.04 2.79%	735,264.00 2,858.61	1.48% (24,185.94)	Aaa / AA+ AAA	3.84 3.63
912828R36	US Treasury Note 1.625% Due 5/15/2026	250,000.00	10/14/2021 0.99%	257,148.44 256,169.96	95.60 2.81%	238,994.25 187.67	0.48% (17,175.71)	Aaa / AA+ AAA	3.96 3.79
912828YG9	US Treasury Note 1.625% Due 9/30/2026	300,000.00	12/28/2021 1.24%	305,296.88 304,827.00	95.14 2.82%	285,421.80 825.82	0.57% (19,405.20)	Aaa / AA+ AAA	4.34 4.13
912828U24	US Treasury Note 2% Due 11/15/2026	625,000.00	03/29/2022 2.56%	609,912.11 610,474.23	96.47 2.85%	602,930.00 577.45	1.21% (7,544.23)	Aaa / AA+ AAA	4.46 4.22
91282CEF4	US Treasury Note 2.5% Due 3/31/2027	350,000.00	05/25/2022 2.73%	346,308.59 346,321.10	98.56 2.82%	344,968.75 1,482.24	0.69% (1,352.35)	Aaa / AA+ AAA	4.84 4.50
Total US Treasury		**14,665,000.00**	**1.11%**	**14,806,329.72 14,765,378.25**	**2.44%**	**14,339,141.85 42,528.86**	**28.78% (426,236.40)**	**Aaa / AA+ AAA**	**2.23 2.15**
TOTAL PORTFOLIO		**44,619,619.42**	**1.17%**	**50,857,772.21 50,730,960.25**	**1.97%**	**49,868,043.22 108,998.92**	**100.00% (862,917.03)**	**Aa1 / AA AAA**	**1.18 1.07**
TOTAL MARKET VALUE PLUS ACCRUED						**49,977,042.14**			

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/01/2022	31846V203	5,625.00	First American Govt Obligation Fund Class Y	1.000	0.01%	5,625.00	0.00	5,625.00	0.00
Purchase	05/02/2022	31846V203	2.90	First American Govt Obligation Fund Class Y	1.000	0.01%	2.90	0.00	2.90	0.00
Purchase	05/03/2022	31846V203	2,400.00	First American Govt Obligation Fund Class Y	1.000	0.01%	2,400.00	0.00	2,400.00	0.00
Purchase	05/04/2022	63743HFE7	95,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	99.973	3.46%	94,974.35	0.00	94,974.35	0.00
Purchase	05/05/2022	31846V203	571.88	First American Govt Obligation Fund Class Y	1.000	0.01%	571.88	0.00	571.88	0.00
Purchase	05/06/2022	31846V203	825.00	First American Govt Obligation Fund Class Y	1.000	0.01%	825.00	0.00	825.00	0.00
Purchase	05/06/2022	31846V203	325,000.00	First American Govt Obligation Fund Class Y	1.000	0.01%	325,000.00	0.00	325,000.00	0.00
Purchase	05/07/2022	31846V203	875.00	First American Govt Obligation Fund Class Y	1.000	0.01%	875.00	0.00	875.00	0.00
Purchase	05/08/2022	31846V203	787.50	First American Govt Obligation Fund Class Y	1.000	0.01%	787.50	0.00	787.50	0.00
Purchase	05/12/2022	31846V203	292.50	First American Govt Obligation Fund Class Y	1.000	0.01%	292.50	0.00	292.50	0.00
Purchase	05/13/2022	31846V203	2,850.00	First American Govt Obligation Fund Class Y	1.000	0.01%	2,850.00	0.00	2,850.00	0.00
Purchase	05/13/2022	31846V203	200,000.00	First American Govt Obligation Fund Class Y	1.000	0.01%	200,000.00	0.00	200,000.00	0.00
Purchase	05/15/2022	31846V203	28,406.25	First American Govt Obligation Fund Class Y	1.000	0.01%	28,406.25	0.00	28,406.25	0.00
Purchase	05/16/2022	31846V203	26.67	First American Govt Obligation Fund Class Y	1.000	0.01%	26.67	0.00	26.67	0.00
Purchase	05/16/2022	31846V203	30.33	First American Govt Obligation Fund Class Y	1.000	0.01%	30.33	0.00	30.33	0.00
Purchase	05/16/2022	31846V203	18.00	First American Govt Obligation Fund Class Y	1.000	0.01%	18.00	0.00	18.00	0.00

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/16/2022	31846V203	251.33	First American Govt Obligation Fund Class Y	1.000	0.01%	251.33	0.00	251.33	0.00
Purchase	05/16/2022	31846V203	258.50	First American Govt Obligation Fund Class Y	1.000	0.01%	258.50	0.00	258.50	0.00
Purchase	05/16/2022	31846V203	299.51	First American Govt Obligation Fund Class Y	1.000	0.01%	299.51	0.00	299.51	0.00
Purchase	05/16/2022	31846V203	38.46	First American Govt Obligation Fund Class Y	1.000	0.01%	38.46	0.00	38.46	0.00
Purchase	05/16/2022	31846V203	5,927.45	First American Govt Obligation Fund Class Y	1.000	0.01%	5,927.45	0.00	5,927.45	0.00
Purchase	05/16/2022	31846V203	18,342.01	First American Govt Obligation Fund Class Y	1.000	0.01%	18,342.01	0.00	18,342.01	0.00
Purchase	05/16/2022	31846V203	5,685.85	First American Govt Obligation Fund Class Y	1.000	0.01%	5,685.85	0.00	5,685.85	0.00
Purchase	05/16/2022	31846V203	12,431.23	First American Govt Obligation Fund Class Y	1.000	0.01%	12,431.23	0.00	12,431.23	0.00
Purchase	05/16/2022	31846V203	4,830.01	First American Govt Obligation Fund Class Y	1.000	0.01%	4,830.01	0.00	4,830.01	0.00
Purchase	05/17/2022	31846V203	1,125.00	First American Govt Obligation Fund Class Y	1.000	0.01%	1,125.00	0.00	1,125.00	0.00
Purchase	05/18/2022	31846V203	5,666.35	First American Govt Obligation Fund Class Y	1.000	0.01%	5,666.35	0.00	5,666.35	0.00
Purchase	05/20/2022	31846V203	47.00	First American Govt Obligation Fund Class Y	1.000	0.01%	47.00	0.00	47.00	0.00
Purchase	05/20/2022	31846V203	5,243.29	First American Govt Obligation Fund Class Y	1.000	0.01%	5,243.29	0.00	5,243.29	0.00
Purchase	05/22/2022	31846V203	306.25	First American Govt Obligation Fund Class Y	1.000	0.01%	306.25	0.00	306.25	0.00
Purchase	05/23/2022	31846V203	62.33	First American Govt Obligation Fund Class Y	1.000	0.01%	62.33	0.00	62.33	0.00
Purchase	05/23/2022	31846V203	18.00	First American Govt Obligation Fund Class Y	1.000	0.01%	18.00	0.00	18.00	0.00

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/24/2022	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	99.978	3.42%	184,959.08	0.00	184,959.08	0.00
Purchase	05/24/2022	31846V203	206.25	First American Govt Obligation Fund Class Y	1.000	0.01%	206.25	0.00	206.25	0.00
Purchase	05/25/2022	31846V203	758.54	First American Govt Obligation Fund Class Y	1.000	0.01%	758.54	0.00	758.54	0.00
Purchase	05/25/2022	31846V203	77.92	First American Govt Obligation Fund Class Y	1.000	0.01%	77.92	0.00	77.92	0.00
Purchase	05/25/2022	31846V203	13.75	First American Govt Obligation Fund Class Y	1.000	0.01%	13.75	0.00	13.75	0.00
Purchase	05/25/2022	31846V203	9,159.76	First American Govt Obligation Fund Class Y	1.000	0.01%	9,159.76	0.00	9,159.76	0.00
Purchase	05/26/2022	91282CEF4	350,000.00	US Treasury Note 2.5% Due 3/31/2027	98.945	2.73%	346,308.59	1,338.80	347,647.39	0.00
Purchase	05/31/2022	09CATR$05	578.83	CalTrust Medium Term Fund	9.910	2.36%	5,736.16	0.00	5,736.16	0.00
Purchase	05/31/2022	31846V203	9,362.50	First American Govt Obligation Fund Class Y	1.000	0.35%	9,362.50	0.00	9,362.50	0.00
Subtotal			**1,278,401.15**				**1,279,800.50**	**1,338.80**	**1,281,139.30**	**0.00**
TOTAL ACQUISITIONS			**1,278,401.15**				**1,279,800.50**	**1,338.80**	**1,281,139.30**	**0.00**
DISPOSITIONS										
Sale	05/04/2022	31846V203	94,974.35	First American Govt Obligation Fund Class Y	1.000	0.01%	94,974.35	0.00	94,974.35	0.00
Sale	05/24/2022	31846V203	184,959.08	First American Govt Obligation Fund Class Y	1.000	0.01%	184,959.08	0.00	184,959.08	0.00
Sale	05/26/2022	31846V203	347,647.39	First American Govt Obligation Fund Class Y	1.000	0.01%	347,647.39	0.00	347,647.39	0.00
Subtotal			**627,580.82**				**627,580.82**	**0.00**	**627,580.82**	**0.00**

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	05/16/2022	43815BAC4	0.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	100.000		0.00	258.50	258.50	0.00
Paydown	05/16/2022	43815NAC8	5,876.34	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	100.000		5,876.34	51.11	5,927.45	0.00
Paydown	05/16/2022	47787JAC2	0.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	100.000		0.00	251.33	251.33	0.00
Paydown	05/16/2022	47788UAC6	0.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	100.000		0.00	18.00	18.00	0.00
Paydown	05/16/2022	47789JAD8	18,294.63	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	100.000		18,294.63	47.38	18,342.01	0.00
Paydown	05/16/2022	47789QAC4	0.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	100.000		0.00	30.33	30.33	0.00
Paydown	05/16/2022	58769KAD6	0.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	100.000		0.00	26.67	26.67	0.00
Paydown	05/16/2022	65479JAD5	5,601.89	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	100.000		5,601.89	83.96	5,685.85	0.00
Paydown	05/16/2022	89232HAC9	12,253.88	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	100.000		12,253.88	177.35	12,431.23	0.00
Paydown	05/16/2022	89236XAC0	4,810.62	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	100.000		4,810.62	19.39	4,830.01	0.00
Paydown	05/16/2022	89238FAD5	0.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	100.000		0.00	299.51	299.51	0.00
Paydown	05/16/2022	89238JAC9	0.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	100.000		0.00	38.46	38.46	0.00
Paydown	05/18/2022	43813KAC6	5,641.10	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	100.000		5,641.10	25.25	5,666.35	0.00
Paydown	05/20/2022	92290BAA9	0.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	100.000		0.00	47.00	47.00	0.00

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	05/20/2022	92348AAA3	5,183.09	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	100.000		5,183.09	60.20	5,243.29	0.00
Paydown	05/23/2022	43813GAC5	0.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	100.000		0.00	18.00	18.00	0.00
Paydown	05/23/2022	43815GAC3	0.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	100.000		0.00	62.33	62.33	0.00
Paydown	05/25/2022	05601XAC3	0.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	100.000		0.00	77.92	77.92	0.00
Paydown	05/25/2022	09690AAC7	0.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	100.000		0.00	13.75	13.75	0.00
Paydown	05/25/2022	3137B4GY6	0.00	FHLMC K032 A2Due 5/25/2023	100.000		0.00	758.54	758.54	0.00
Paydown	05/25/2022	3137BM6P6	8,998.30	FHLMC K721 A2Due 8/25/2022	100.000		8,998.30	161.46	9,159.76	0.00
Subtotal			**66,659.85**				**66,659.85**	**2,526.44**	**69,186.29**	**0.00**
Maturity	05/06/2022	3133ELYR9	325,000.00	FFCB Note 0.25% Due 5/6/2022	100.000		325,000.00	0.00	325,000.00	0.00
Maturity	05/13/2022	459200JX0	200,000.00	IBM Corp Note 2.85% Due 5/13/2022	100.000		200,000.00	0.00	200,000.00	0.00
Subtotal			**525,000.00**				**525,000.00**	**0.00**	**525,000.00**	**0.00**
TOTAL DISPOSITIONS			**1,219,240.67**				**1,219,240.67**	**2,526.44**	**1,221,767.11**	**0.00**
OTHER TRANSACTIONS										
Interest	05/01/2022	78015K7C2	500,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.000		5,625.00	0.00	5,625.00	0.00
Interest	05/03/2022	037833AK6	200,000.00	Apple Inc Note 2.4% Due 5/3/2023	0.000		2,400.00	0.00	2,400.00	0.00
Interest	05/05/2022	3137EAER6	305,000.00	FHLMC Note 0.375% Due 5/5/2023	0.000		571.88	0.00	571.88	0.00
Interest	05/06/2022	3133ELYR9	325,000.00	FFCB Note 0.25% Due 5/6/2022	0.000		406.25	0.00	406.25	0.00

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	05/06/2022	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	0.000		418.75	0.00	418.75	0.00
Interest	05/07/2022	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.000		875.00	0.00	875.00	0.00
Interest	05/08/2022	69371RR57	175,000.00	Paccar Financial Corp Note 0.9% Due 11/8/2024	0.000		787.50	0.00	787.50	0.00
Interest	05/12/2022	023135BW5	130,000.00	Amazon.com Inc Note 0.45% Due 5/12/2024	0.000		292.50	0.00	292.50	0.00
Interest	05/13/2022	459200JX0	200,000.00	IBM Corp Note 2.85% Due 5/13/2022	0.000		2,850.00	0.00	2,850.00	0.00
Interest	05/15/2022	912828R36	250,000.00	US Treasury Note 1.625% Due 5/15/2026	0.000		2,031.25	0.00	2,031.25	0.00
Interest	05/15/2022	912828U24	625,000.00	US Treasury Note 2% Due 11/15/2026	0.000		6,250.00	0.00	6,250.00	0.00
Interest	05/15/2022	912828VB3	750,000.00	US Treasury Note 1.75% Due 5/15/2023	0.000		6,562.50	0.00	6,562.50	0.00
Interest	05/15/2022	912828WJ5	750,000.00	US Treasury Note 2.5% Due 5/15/2024	0.000		9,375.00	0.00	9,375.00	0.00
Interest	05/15/2022	91282CDH1	750,000.00	US Treasury Note 0.75% Due 11/15/2024	0.000		2,812.50	0.00	2,812.50	0.00
Interest	05/15/2022	91324PEB4	500,000.00	United Health Group Inc Callable Note Cont 5/15/2022 0.55% Due 5/15/2024	0.000		1,375.00	0.00	1,375.00	0.00
Interest	05/17/2022	14913R2L0	500,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.000		1,125.00	0.00	1,125.00	0.00
Interest	05/22/2022	3135G04Q3	245,000.00	FNMA Note 0.25% Due 5/22/2023	0.000		306.25	0.00	306.25	0.00
Interest	05/24/2022	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.000		206.25	0.00	206.25	0.00
Interest	05/31/2022	912828M80	750,000.00	US Treasury Note 2% Due 11/30/2022	0.000		7,500.00	0.00	7,500.00	0.00
Interest	05/31/2022	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.000		456.25	0.00	456.25	0.00

Transaction Ledger

As of May 31, 2022

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	05/31/2022	91282CAZ4	750,000.00	US Treasury Note 0.375% Due 11/30/2025	0.000		1,406.25	0.00	1,406.25	0.00
Subtotal			**8,920,000.00**				**53,633.13**	**0.00**	**53,633.13**	**0.00**
Dividend	05/02/2022	31846V203	436,911.86	First American Govt Obligation Fund Class Y	0.000		2.90	0.00	2.90	0.00
Dividend	05/31/2022	09CATR$05	654,590.73	CalTrust Medium Term Fund	0.000		5,736.16	0.00	5,736.16	0.00
Subtotal			**1,091,502.59**				**5,739.06**	**0.00**	**5,739.06**	**0.00**
TOTAL OTHER TRANSACTIONS			**10,011,502.59**				**59,372.19**	**0.00**	**59,372.19**	**0.00**

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
FIXED INCOME						
023135BW5	Amazon.com Inc Note 0.45% Due 05/12/2024	05/10/2021 05/12/2021 130,000.00	129,871.50 0.00 0.00 129,876.87	274.63 292.50 30.88 48.75	5.37 0.00 5.37 54.12	54.12
02582JJT8	American Express Credit Trust 2022-2 A 3.39% Due 05/17/2027	05/17/2022 05/24/2022 185,000.00	0.00 184,959.08 0.00 184,959.38	0.00 0.00 121.95 121.95	0.30 0.00 0.30 122.25	122.25
037833AK6	Apple Inc Note 2.4% Due 05/03/2023	03/11/2019 03/13/2019 200,000.00	199,264.06 0.00 0.00 199,326.22	2,373.33 2,400.00 373.33 400.00	62.16 0.00 62.16 462.16	462.16
037833DE7	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 01/13/2023	11/21/2019 11/25/2019 200,000.00	200,679.62 0.00 0.00 200,586.40	1,440.00 0.00 1,840.00 400.00	0.00 93.22 (93.22) 306.78	306.78
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 03/25/2025	01/11/2022 01/19/2022 85,000.00	84,988.92 0.00 0.00 84,989.41	15.58 77.92 15.58 77.92	0.49 0.00 0.49 78.41	78.41
06406FAD5	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 08/16/2023	04/11/2019 04/15/2019 200,000.00	198,300.92 0.00 0.00 198,412.51	916.67 0.00 1,283.33 366.66	111.59 0.00 111.59 478.25	478.25
06406RBC0	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.35% Due 04/25/2025	04/19/2022 04/26/2022 280,000.00	279,960.98 0.00 0.00 279,962.09	130.28 0.00 911.94 781.66	1.11 0.00 1.11 782.77	782.77
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	09/08/2021 09/15/2021 50,000.00	49,996.26 0.00 0.00 49,996.45	2.75 13.75 2.75 13.75	0.19 0.00 0.19 13.94	13.94
14913R2L0	Caterpillar Financial Service Note 0.45% Due 05/17/2024	Various Various 500,000.00	497,904.67 0.00 0.00 497,991.63	1,025.00 1,125.00 87.51 187.51	86.96 0.00 86.96 274.47	274.47

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
24422ETV1	John Deere Capital Corp Note 2.15% Due 09/08/2022	04/17/2019 04/22/2019 305,000.00	304,352.76 0.00 0.00 304,507.10	965.41 0.00 1,511.87 546.46	154.34 0.00 154.34 700.80	700.80
24422EWB1	John Deere Capital Corp Note 2.125% Due 03/07/2025	03/02/2022 03/07/2022 130,000.00	129,946.91 0.00 0.00 129,948.49	414.38 0.00 644.58 230.20	1.58 0.00 1.58 231.78	231.78
3130A0F70	FHLB Note 3.375% Due 12/08/2023	10/30/2019 10/31/2019 350,000.00	358,905.91 0.00 0.00 358,434.78	4,692.19 0.00 5,676.56 984.37	0.00 471.13 (471.13) 513.24	513.24
3130A1XJ2	FHLB Note 2.875% Due 06/14/2024	03/24/2020 03/25/2020 155,000.00	161,036.63 0.00 0.00 160,795.17	1,695.85 0.00 2,067.20 371.35	0.00 241.46 (241.46) 129.89	129.89
3130ADRG9	FHLB Note 2.75% Due 03/10/2023	04/11/2019 04/12/2019 350,000.00	351,168.38 0.00 0.00 351,052.66	1,363.54 0.00 2,165.63 802.09	0.00 115.72 (115.72) 686.37	686.37
3133ELYR9	FFCB Note Due 05/06/2022	04/30/2020 05/06/2020 0.00	324,997.17 0.00 325,000.00 0.00	394.97 406.25 0.00 11.28	2.83 0.00 2.83 14.11	14.11
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	Various Various 750,000.00	740,748.40 0.00 0.00 741,040.75	2,578.12 0.00 3,281.26 703.14	292.35 0.00 292.35 995.49	995.49
3133ENPG9	FFCB Note 1.75% Due 02/14/2025	02/10/2022 02/15/2022 415,000.00	413,967.84 0.00 0.00 413,999.21	1,533.19 0.00 2,138.40 605.21	31.37 0.00 31.37 636.58	636.58
3134GVJ66	FHLMC Note 0.25% Due 06/08/2022	06/04/2020 06/08/2020 350,000.00	349,989.07 0.00 0.00 349,997.99	347.57 0.00 420.49 72.92	8.92 0.00 8.92 81.84	81.84

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3135G04Q3	FNMA Note 0.25% Due 05/22/2023	05/20/2020 05/22/2020 245,000.00	244,740.04 0.00 0.00 244,760.92	270.52 306.25 15.31 51.04	20.88 0.00 20.88 71.92	71.92
3135G05G4	FNMA Note 0.25% Due 07/10/2023	07/08/2020 07/10/2020 250,000.00	249,786.47 0.00 0.00 249,801.69	192.71 0.00 244.79 52.08	15.22 0.00 15.22 67.30	67.30
3135G06G3	FNMA Note 0.5% Due 11/07/2025	11/18/2020 11/19/2020 350,000.00	349,744.43 0.00 0.00 349,750.59	845.83 875.00 116.67 145.84	6.16 0.00 6.16 152.00	152.00
3135G0U43	FNMA Note 2.875% Due 09/12/2023	09/25/2019 09/26/2019 350,000.00	355,759.71 0.00 0.00 355,401.89	1,369.62 0.00 2,208.16 838.54	0.00 357.82 (357.82) 480.72	480.72
3137B4GY6	FHLMC K032 A2 3.31% Due 05/25/2023	07/23/2019 07/26/2019 275,000.00	278,025.76 0.00 0.00 277,784.63	151.71 758.54 151.71 758.54	0.00 241.13 (241.13) 517.41	517.41
3137BM6P6	FHLMC K721 A2 3.09% Due 08/25/2022	06/26/2019 06/28/2019 53,705.99	62,877.13 0.00 8,998.30 53,814.47	161.46 161.46 138.29 138.29	0.00 64.36 (64.36) 73.93	73.93
3137EAER6	FHLMC Note 0.375% Due 05/05/2023	05/05/2020 05/07/2020 305,000.00	304,956.75 0.00 0.00 304,960.39	559.17 571.88 82.60 95.31	3.64 0.00 3.64 98.95	98.95
3137EAES4	FHLMC Note 0.25% Due 06/26/2023	06/24/2020 06/26/2020 300,000.00	299,663.20 0.00 0.00 299,688.00	260.42 0.00 322.92 62.50	24.80 0.00 24.80 87.30	87.30
3137EAET2	FHLMC Note 0.125% Due 07/25/2022	07/21/2020 07/23/2020 170,000.00	169,955.39 0.00 0.00 169,971.66	56.67 0.00 74.38 17.71	16.27 0.00 16.27 33.98	33.98

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3137EAEV7	FHLMC Note 0.25% Due 08/24/2023	08/19/2020 08/21/2020 300,000.00	299,866.23 0.00 0.00 299,874.87	139.58 0.00 202.08 62.50	8.64 0.00 8.64 71.14	71.14
3137EAEW5	FHLMC Note 0.25% Due 09/08/2023	09/11/2020 09/14/2020 300,000.00	300,042.27 0.00 0.00 300,039.63	110.42 0.00 172.92 62.50	0.00 2.64 (2.64) 59.86	59.86
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	10/14/2020 10/16/2020 225,000.00	224,591.49 0.00 0.00 224,615.25	11.72 0.00 35.16 23.44	23.76 0.00 23.76 47.20	47.20
3137EAEZ8	FHLMC Note 0.25% Due 11/06/2023	11/03/2020 11/05/2020 335,000.00	334,847.60 0.00 0.00 334,856.13	407.12 418.75 58.16 69.79	8.53 0.00 8.53 78.32	78.32
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 04/21/2025	02/17/2021 02/24/2021 80,000.00	79,999.10 0.00 0.00 79,999.14	6.00 18.00 6.00 18.00	0.04 0.00 0.04 18.04	18.04
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	09/22/2020 09/29/2020 76,248.63	81,883.78 0.00 5,641.10 76,243.40	10.94 25.25 10.19 24.50	0.72 0.00 0.72 25.22	25.22
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 05/15/2026	02/15/2022 02/23/2022 165,000.00	164,976.59 0.00 0.00 164,977.25	137.87 258.50 137.87 258.50	0.66 0.00 0.66 259.16	259.16
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 01/21/2026	11/16/2021 11/24/2021 85,000.00	84,984.47 0.00 0.00 84,984.94	20.78 62.33 20.78 62.33	0.47 0.00 0.47 62.80	62.80
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 08/15/2023	08/20/2019 08/27/2019 28,578.26	34,454.57 0.00 5,876.34 28,578.24	27.26 51.11 22.61 46.46	0.01 0.00 0.01 46.47	46.47

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
4581X0DZ8	Inter-American Dev Bank Note 0.5% Due 09/23/2024	09/15/2021 09/23/2021 260,000.00	259,846.22 0.00 0.00 259,851.66	137.22 0.00 245.56 108.34	5.44 0.00 5.44 113.78	113.78
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 03/19/2024	01/26/2021 01/28/2021 225,000.00	234,447.39 0.00 0.00 234,021.71	656.25 0.00 1,125.00 468.75	0.00 425.68 (425.68) 43.07	43.07
459058JM6	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	11/17/2020 11/24/2020 165,000.00	164,814.69 0.00 0.00 164,824.73	179.90 206.25 8.02 34.37	10.04 0.00 10.04 44.41	44.41
459200JX0	IBM Corp Note Due 05/13/2022	05/16/2019 05/20/2019 0.00	200,003.31 0.00 200,000.00 0.00	2,660.00 2,850.00 0.00 190.00	0.00 3.31 (3.31) 186.69	186.69
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	07/12/2021 07/14/2021 160,000.00	163,251.51 0.00 0.00 163,139.39	91.67 0.00 275.00 183.33	0.00 112.12 (112.12) 71.21	71.21
46647PAH9	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 03/01/2025	Various Various 500,000.00	519,902.46 0.00 0.00 518,981.60	2,683.33 0.00 4,025.00 1,341.67	0.00 920.86 (920.86) 420.81	420.81
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 09/16/2026	03/10/2022 03/16/2022 130,000.00	129,972.27 0.00 0.00 129,972.97	134.04 251.33 134.04 251.33	0.70 0.00 0.70 252.03	252.03
47788UAC6	John Deere Owner Trust 2021-A A3 0.36% Due 09/15/2025	03/02/2021 03/10/2021 60,000.00	59,992.13 0.00 0.00 59,992.40	9.60 18.00 9.60 18.00	0.27 0.00 0.27 18.27	18.27
47789JAD8	John Deere Owner Trust 2019-A A3 2.91% Due 07/17/2023	Various Various 1,243.44	19,592.10 0.00 18,294.63 1,245.87	25.27 47.38 1.61 23.72	0.00 51.60 (51.60) (27.88)	(27.88)

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 03/16/2026	07/13/2021 07/21/2021 70,000.00	69,995.09 0.00 0.00 69,995.23	16.18 30.33 16.18 30.33	0.14 0.00 0.14 30.47	30.47
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	06/22/2021 06/29/2021 80,000.00	79,995.95 0.00 0.00 79,996.15	14.22 26.67 14.22 26.67	0.20 0.00 0.20 26.87	26.87
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 02/06/2024	03/05/2020 03/09/2020 200,000.00	205,690.48 0.00 0.00 205,388.41	1,357.64 0.00 1,836.81 479.17	0.00 302.07 (302.07) 177.10	177.10
63743HFE7	National Rural Utilities Note 3.45% Due 06/15/2025	04/27/2022 05/04/2022 95,000.00	0.00 94,974.35 0.00 94,974.98	0.00 0.00 245.81 245.81	0.63 0.00 0.63 246.44	246.44
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 07/15/2024	10/16/2019 10/23/2019 46,602.75	52,203.36 0.00 5,601.89 46,601.65	44.78 83.96 39.97 79.15	0.18 0.00 0.18 79.33	79.33
69371RR40	Paccar Financial Corp Note 0.5% Due 08/09/2024	08/03/2021 08/09/2021 80,000.00	79,967.25 0.00 0.00 79,968.47	91.11 0.00 124.44 33.33	1.22 0.00 1.22 34.55	34.55
69371RR57	Paccar Financial Corp Note 0.9% Due 11/08/2024	11/02/2021 11/08/2021 175,000.00	174,991.17 0.00 0.00 174,991.46	756.88 787.50 100.63 131.25	0.29 0.00 0.29 131.54	131.54
747525AR4	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 01/30/2023	Various Various 500,000.00	506,532.15 0.00 0.00 505,698.83	3,286.11 0.00 4,369.45 1,083.34	0.00 833.32 (833.32) 250.02	250.02
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/01/2024	Various Various 500,000.00	516,887.96 0.00 0.00 516,315.80	5,625.00 5,625.00 937.51 937.51	0.00 572.16 (572.16) 365.35	365.35

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	06/29/2021 07/12/2021 35,000.00	34,986.91 0.00 0.00 34,987.41	64.41 0.00 82.64 18.23	0.50 0.00 0.50 18.73	18.73
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 03/18/2024	Various Various 245,000.00	245,725.58 0.00 0.00 245,691.33	219.48 0.00 372.61 153.13	1.34 35.59 (34.25) 118.88	118.88
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 02/06/2026	02/02/2022 02/07/2022 90,000.00	90,000.00 0.00 0.00 90,000.00	366.66 0.00 497.61 130.95	0.00 0.00 0.00 130.95	130.95
89114QCB2	Toronto Dominion Bank Note 3.25% Due 03/11/2024	Various Various 500,000.00	515,633.08 0.00 0.00 514,920.39	2,256.95 0.00 3,611.11 1,354.16	0.00 712.69 (712.69) 641.47	641.47
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 05/15/2024	07/06/2020 07/08/2020 115,952.13	129,701.59 0.00 12,253.88 117,248.47	94.59 177.35 85.55 168.31	0.00 199.24 (199.24) (30.93)	(30.93)
89236TEL5	Toyota Motor Credit Corp Note 2.7% Due 01/11/2023	04/25/2019 04/29/2019 200,000.00	199,972.86 0.00 0.00 199,976.16	1,650.00 0.00 2,100.00 450.00	3.30 0.00 3.30 453.30	453.30
89236TJH9	Toyota Motor Credit Corp Note 0.5% Due 06/18/2024	12/06/2021 12/08/2021 300,000.00	296,379.30 0.00 0.00 296,523.38	554.17 0.00 679.17 125.00	144.08 0.00 144.08 269.08	269.08
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 01/15/2025	10/06/2020 10/13/2020 61,655.31	66,458.05 0.00 4,810.62 61,648.23	10.34 19.39 9.59 18.64	0.80 0.00 0.80 19.44	19.44
89238FAD5	Toyota Auto Receivables OT 2022-B A3 2.93% Due 09/15/2026	04/07/2022 04/13/2022 115,000.00	114,997.35 0.00 0.00 114,997.42	168.48 299.51 149.76 280.79	0.07 0.00 0.07 280.86	280.86

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 04/15/2026	11/09/2021 11/15/2021 65,000.00	64,998.81 0.00 0.00 64,998.85	20.51 38.46 20.51 38.46	0.04 0.00 0.04 38.50	38.50
90331HNV1	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 07/24/2023	05/17/2019 05/21/2019 250,000.00	251,873.17 0.00 0.00 251,734.25	2,290.28 0.00 2,998.61 708.33	0.00 138.92 (138.92) 569.41	569.41
9128284Z0	US Treasury Note 2.75% Due 08/31/2025	Various Various 750,000.00	793,294.12 0.00 0.00 792,192.21	3,474.86 0.00 5,212.30 1,737.44	0.00 1,101.91 (1,101.91) 635.53	635.53
9128286L9	US Treasury Note 2.25% Due 03/31/2026	02/25/2022 02/28/2022 750,000.00	759,659.33 0.00 0.00 759,449.94	1,429.30 0.00 2,858.61 1,429.31	0.00 209.39 (209.39) 1,219.92	1,219.92
912828B66	US Treasury Note 2.75% Due 02/15/2024	02/15/2022 02/16/2022 750,000.00	765,504.24 0.00 0.00 764,770.45	4,273.14 0.00 6,039.36 1,766.22	0.00 733.79 (733.79) 1,032.43	1,032.43
912828M80	US Treasury Note 2% Due 11/30/2022	Various Various 750,000.00	755,446.57 0.00 0.00 754,653.87	6,263.73 7,500.00 40.98 1,277.25	0.00 792.70 (792.70) 484.55	484.55
912828R36	US Treasury Note 1.625% Due 05/15/2026	10/14/2021 10/15/2021 250,000.00	256,302.42 0.00 0.00 256,169.96	1,874.14 2,031.25 187.67 344.78	0.00 132.46 (132.46) 212.32	212.32
912828T26	US Treasury Note 1.375% Due 09/30/2023	Various Various 750,000.00	753,499.26 0.00 0.00 753,289.44	873.47 0.00 1,746.93 873.46	136.35 346.17 (209.82) 663.64	663.64
912828U24	US Treasury Note 2% Due 11/15/2026	03/29/2022 03/30/2022 625,000.00	610,197.63 0.00 0.00 610,474.23	5,766.57 6,250.00 577.45 1,060.88	276.60 0.00 276.60 1,337.48	1,337.48

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
912828V80	US Treasury Note 2.25% Due 01/31/2024	Various Various 750,000.00	768,371.86 0.00 0.00 767,481.98	4,195.44 0.00 5,640.54 1,445.10	0.00 889.88 (889.88) 555.22	555.22
912828VB3	US Treasury Note 1.75% Due 05/15/2023	Various Various 750,000.00	757,415.79 0.00 0.00 756,809.21	6,054.90 6,562.50 606.32 1,113.92	0.00 606.58 (606.58) 507.34	507.34
912828W71	US Treasury Note 2.125% Due 03/31/2024	Various Various 750,000.00	770,759.47 0.00 0.00 769,840.13	1,349.90 0.00 2,699.80 1,349.90	0.00 919.34 (919.34) 430.56	430.56
912828WJ5	US Treasury Note 2.5% Due 05/15/2024	Various Various 750,000.00	770,955.66 0.00 0.00 770,083.68	8,649.86 9,375.00 866.17 1,591.31	0.00 871.98 (871.98) 719.33	719.33
912828Y87	US Treasury Note 1.75% Due 07/31/2024	01/31/2020 01/31/2020 300,000.00	302,603.15 0.00 0.00 302,504.98	1,305.25 0.00 1,754.83 449.58	0.00 98.17 (98.17) 351.41	351.41
912828YG9	US Treasury Note 1.625% Due 09/30/2026	12/28/2021 12/29/2021 300,000.00	304,921.58 0.00 0.00 304,827.00	412.91 0.00 825.82 412.91	0.00 94.58 (94.58) 318.33	318.33
912828YW4	US Treasury Note 1.625% Due 12/15/2022	02/15/2022 02/16/2022 750,000.00	752,897.48 0.00 0.00 752,503.52	4,587.05 0.00 5,625.00 1,037.95	0.00 393.96 (393.96) 643.99	643.99
912828Z52	US Treasury Note 1.375% Due 01/31/2025	02/17/2022 02/18/2022 750,000.00	743,301.67 0.00 0.00 743,508.08	2,563.88 0.00 3,447.00 883.12	206.41 0.00 206.41 1,089.53	1,089.53
912828ZD5	US Treasury Note 0.5% Due 03/15/2023	12/28/2021 12/29/2021 325,000.00	325,073.23 0.00 0.00 325,066.09	207.54 0.00 344.43 136.89	0.00 7.14 (7.14) 129.75	129.75

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
912828ZF0	US Treasury Note 0.5% Due 03/31/2025	03/25/2021 03/29/2021 350,000.00	349,203.81 0.00 0.00 349,226.98	148.22 0.00 296.45 148.23	23.17 0.00 23.17 171.40	171.40
912828ZT0	US Treasury Note 0.25% Due 05/31/2025	02/25/2021 02/26/2021 365,000.00	361,128.38 0.00 0.00 361,234.97	381.04 456.25 2.49 77.70	106.59 0.00 106.59 184.29	184.29
912828ZU7	US Treasury Note 0.25% Due 06/15/2023	02/15/2022 02/16/2022 750,000.00	740,792.67 0.00 0.00 741,488.83	705.70 0.00 865.38 159.68	696.16 0.00 696.16 855.84	855.84
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	Various Various 750,000.00	736,720.98 0.00 0.00 737,035.46	1,174.45 1,406.25 7.69 239.49	314.48 0.00 314.48 553.97	553.97
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	Various Various 500,000.00	500,091.36 0.00 0.00 500,087.41	81.97 0.00 240.78 158.81	5.06 9.01 (3.95) 154.86	154.86
91282CCG4	US Treasury Note 0.25% Due 06/15/2024	06/17/2021 06/18/2021 400,000.00	398,502.41 0.00 0.00 398,562.23	376.37 0.00 461.54 85.17	59.82 0.00 59.82 144.99	144.99
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	08/25/2021 08/26/2021 400,000.00	399,312.95 0.00 0.00 399,338.40	310.77 0.00 439.23 128.46	25.45 0.00 25.45 153.91	153.91
91282CDH1	US Treasury Note 0.75% Due 11/15/2024	11/18/2021 11/19/2021 750,000.00	748,404.88 0.00 0.00 748,458.10	2,594.96 2,812.50 259.85 477.39	53.22 0.00 53.22 530.61	530.61
91282CEF4	US Treasury Note 2.5% Due 03/31/2027	05/25/2022 05/26/2022 350,000.00	0.00 346,308.59 0.00 346,321.10	0.00 (1,338.80) 1,482.24 143.44	12.51 0.00 12.51 155.95	155.95

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022 0.55% Due 05/15/2024	11/24/2021 11/29/2021 500,000.00	494,823.16 0.00 0.00 495,038.57	1,268.06 1,375.00 122.22 229.16	215.41 0.00 215.41 444.57	444.57
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 02/20/2025	08/04/2020 08/12/2020 120,000.00	119,984.36 0.00 0.00 119,984.83	17.23 47.00 17.23 47.00	0.47 0.00 0.47 47.47	47.47
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 04/22/2024	10/01/2019 10/08/2019 32,056.43	37,238.27 0.00 5,183.09 32,055.40	22.07 60.20 19.00 57.13	0.22 0.00 0.22 57.35	57.35
931142ER0	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 09/17/2026	09/08/2021 09/17/2021 40,000.00	39,933.76 0.00 0.00 39,935.04	51.33 0.00 86.33 35.00	1.28 0.00 1.28 36.28	36.28
Total Fixed Income		**29,111,042.94**	**29,262,387.62** **626,242.02** **591,659.85** **29,287,059.49**	**110,782.44** **54,820.77** **93,483.51** **37,521.84**	**3,191.80** **13,102.10** **(9,910.30)** **27,611.54**	**27,611.54**
CASH & EQUIVALENT						
06417MQY4	Bank of Nova Scotia Houston Yankee CD 0.19% Due 07/28/2022	11/18/2021 11/19/2021 600,000.00	599,897.29 0.00 0.00 599,933.47	877.17 0.00 975.33 98.16	36.18 0.00 36.18 134.34	134.34
31846V203	First American Govt Obligation Fund Class Y	Various Various 546,502.71	526,261.21 647,822.32 627,580.82 546,502.71	0.00 2.90 0.00 2.90	0.00 0.00 0.00 2.90	2.90
55380TXW5	MUFG Bank Yankee CD 0.3% Due 10/25/2022	10/27/2021 10/28/2021 500,000.00	499,950.90 0.00 0.00 499,959.50	825.00 0.00 954.17 129.17	8.60 0.00 8.60 137.77	137.77

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
86959RSN1	Svenska Handelsbanken NY	10/27/2021	499,889.27	697.22	30.11	116.22
	Yankee CD	10/27/2021	0.00	0.00	0.00	
	0.2% Due 08/23/2022	500,000.00	0.00	783.33	30.11	
			499,919.38	86.11	116.22	
			2,125,998.67	**2,399.39**	**74.89**	
			647,822.32	**2.90**	**0.00**	
			627,580.82	**2,712.83**	**74.89**	
Total Cash & Equivalent		**2,146,502.71**	**2,146,315.06**	**316.34**	**391.23**	**391.23**
LOCAL AGENCY INVESTMENT FUND						
90LAIF$00	Local Agency Investment Fund	Various	12,706,904.21	5,432.58	0.00	7,370.00
	State Pool	Various	0.00	0.00	0.00	
		12,706,904.21	0.00	12,802.58	0.00	
			12,706,904.21	7,370.00	7,370.00	
			12,706,904.21	**5,432.58**	**0.00**	
			0.00	**0.00**	**0.00**	
			0.00	**12,802.58**	**0.00**	
Total Local Agency Investment Fund		**12,706,904.21**	**12,706,904.21**	**7,370.00**	**7,370.00**	**7,370.00**

Income Earned

As of May 31, 2022

CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
INVESTMENT POOL						
09CATR$05	CalTrust Medium Term Fund	Various Various 655,169.56	6,584,945.33 5,736.16 0.00 6,590,681.49	0.00 5,736.16 0.00 5,736.16	0.00 0.00 0.00 5,736.16	5,736.16
			6,584,945.33 **5,736.16** **0.00**	**0.00** **5,736.16** **0.00**	**0.00** **0.00** **0.00**	
Total Investment Pool		**655,169.56**	**6,590,681.49**	**5,736.16**	**5,736.16**	**5,736.16**
			50,680,235.83 **1,279,800.50** **1,219,240.67**	**118,614.41** **60,559.83** **108,998.92**	**3,266.69** **13,102.10** **(9,835.41)**	
TOTAL PORTFOLIO		**44,619,619.42**	**50,730,960.25**	**50,944.34**	**41,108.93**	**41,108.93**

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/08/2022	Interest	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	5,906.25	5,906.25
06/08/2022	Maturity	3134GVJ66	350,000.00	FHLMC Note 0.25% Due 6/8/2022	350,000.00	437.50	350,437.50
06/14/2022	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
06/15/2022	Interest	912828YW4	750,000.00	US Treasury Note 1.625% Due 12/15/2022	0.00	6,093.75	6,093.75
06/15/2022	Interest	912828ZU7	750,000.00	US Treasury Note 0.25% Due 6/15/2023	0.00	937.50	937.50
06/15/2022	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
06/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
06/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
06/15/2022	Paydown	47789JAD8	1,243.44	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	413.50	3.02	416.52
06/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
06/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
06/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,954.72	160.40	7,115.12
06/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
06/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	2,029.87	17.98	2,047.85
06/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
06/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	365.84	365.84
06/15/2022	Paydown	43815NAC8	28,578.26	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	7,784.15	42.39	7,826.54

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
06/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,742.51	74.95	1,817.46
06/18/2022	Interest	89236TJH9	300,000.00	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	0.00	750.00	750.00
06/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,224.94	23.51	4,248.45
06/19/2022	Paydown	3137BM6P6	0.00	FHLMC K721 A2 3.09% Due 8/25/2022	8,998.30	161.46	9,159.76
06/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,301.45	51.82	1,353.27
06/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,613.63	47.00	3,660.63
06/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
06/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
06/25/2022	Interest	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	138.29	138.29
06/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
06/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
06/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
06/26/2022	Interest	3137EAES4	300,000.00	FHLMC Note 0.25% Due 6/26/2023	0.00	375.00	375.00
JUN 2022					**387,063.07**	**20,149.41**	**407,212.48**
07/06/2022	Interest	3133ENKS8	750,000.00	FFCB Note 1.125% Due 1/6/2025	0.00	4,101.57	4,101.57
07/10/2022	Interest	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	0.00	312.50	312.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/11/2022	Interest	89236TEL5	200,000.00	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	0.00	2,700.00	2,700.00
07/13/2022	Interest	037833DE7	200,000.00	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	0.00	2,400.00	2,400.00
07/15/2022	Dividend	90LAIF$00	774,971,081.06	Local Agency Investment Fund State Pool	0.00	12,802.54	12,802.54
07/15/2022	Interest	79466LAG9	35,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	109.38	109.38
07/15/2022	Paydown	47789JAD8	1,243.44	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	414.49	2.01	416.50
07/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
07/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
07/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
07/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
07/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
07/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
07/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,775.73	150.78	6,926.51
07/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
07/15/2022	Paydown	43815NAC8	28,578.26	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	7,358.45	30.84	7,389.29
07/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
07/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,746.43	72.15	1,818.58
07/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	2,023.89	17.39	2,041.28

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,226.24	22.21	4,248.45
07/19/2022	Paydown	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	13,845.62	28.52	13,874.14
07/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,304.38	49.72	1,354.10
07/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,615.05	45.58	3,660.63
07/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
07/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
07/24/2022	Interest	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	0.00	4,250.00	4,250.00
07/25/2022	Interest	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	102.64	102.64
07/25/2022	Maturity	3137EAET2	170,000.00	FHLMC Note 0.125% Due 7/25/2022	170,000.00	106.25	170,106.25
07/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
07/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
07/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
07/28/2022	Maturity	06417MQY4	600,000.00	Bank of Nova Scotia Houston Yankee CD 0.19% Due 7/28/2022	600,000.00	1,155.83	601,155.83
07/30/2022	Interest	747525AR4	500,000.00	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	0.00	6,500.00	6,500.00
07/31/2022	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00
07/31/2022	Interest	912828Z52	750,000.00	US Treasury Note 1.375% Due 1/31/2025	0.00	5,156.25	5,156.25
07/31/2022	Interest	912828V80	750,000.00	US Treasury Note 2.25% Due 1/31/2024	0.00	8,437.50	8,437.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUL 2022					**811,310.28**	**53,535.91**	**864,846.19**
08/06/2022	Interest	594918BX1	200,000.00	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	0.00	2,875.00	2,875.00
08/06/2022	Interest	857477BR3	90,000.00	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 2/6/2026	0.00	781.34	781.34
08/09/2022	Interest	69371RR40	80,000.00	Paccar Financial Corp Note 0.5% Due 8/9/2024	0.00	200.00	200.00
08/14/2022	Interest	3133ENPG9	415,000.00	FFCB Note 1.75% Due 2/14/2025	0.00	3,611.08	3,611.08
08/15/2022	Interest	912828B66	750,000.00	US Treasury Note 2.75% Due 2/15/2024	0.00	10,312.50	10,312.50
08/15/2022	Interest	91282CCT6	400,000.00	US Treasury Note 0.375% Due 8/15/2024	0.00	750.00	750.00
08/15/2022	Paydown	43815NAC8	28,578.26	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	6,931.71	19.93	6,951.64
08/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,750.36	69.34	1,819.70
08/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,595.98	141.41	6,737.39
08/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
08/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
08/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
08/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
08/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
08/15/2022	Paydown	47789JAD8	1,243.44	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	415.45	1.01	416.46
08/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
08/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	2,017.85	16.80	2,034.65
08/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
08/16/2022	Interest	06406FAD5	200,000.00	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	0.00	2,200.00	2,200.00
08/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,227.55	20.90	4,248.45
08/19/2022	Paydown	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	18,783.42	38.69	18,822.11
08/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,307.31	47.61	1,354.92
08/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,616.46	44.17	3,660.63
08/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,990.82	18.00	4,008.82
08/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
08/23/2022	Maturity	86959RSN1	500,000.00	Svenska Handelsbanken NY Yankee CD 0.2% Due 8/23/2022	500,000.00	1,013.89	501,013.89
08/24/2022	Interest	3137EAEV7	300,000.00	FHLMC Note 0.25% Due 8/24/2023	0.00	375.00	375.00
08/25/2022	Interest	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	54.27	54.27
08/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
08/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
08/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/31/2022	Interest	9128284Z0	750,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	10,312.50	10,312.50
AUG 2022					**549,636.91**	**35,242.69**	**584,879.60**
09/01/2022	Interest	46647PAH9	500,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	0.00	8,050.00	8,050.00
09/07/2022	Interest	24422EWB1	130,000.00	John Deere Capital Corp Note 2.125% Due 3/7/2025	0.00	1,381.25	1,381.25
09/08/2022	Interest	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	0.00	375.00	375.00
09/08/2022	Maturity	24422ETV1	305,000.00	John Deere Capital Corp Note 2.15% Due 9/8/2022	305,000.00	3,278.75	308,278.75
09/10/2022	Interest	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	0.00	4,812.50	4,812.50
09/11/2022	Interest	89114QCB2	500,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	8,125.00	8,125.00
09/12/2022	Interest	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	0.00	5,031.25	5,031.25
09/15/2022	Interest	912828ZD5	325,000.00	US Treasury Note 0.5% Due 3/15/2023	0.00	812.50	812.50
09/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
09/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,415.49	132.28	6,547.77
09/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
09/15/2022	Paydown	43815NAC8	28,578.26	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	6,503.95	9.65	6,513.60
09/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
09/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,754.30	66.53	1,820.83
09/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
09/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
09/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
09/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
09/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	2,011.75	16.21	2,027.96
09/17/2022	Interest	931142ER0	40,000.00	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	0.00	210.00	210.00
09/18/2022	Interest	808513BN4	245,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	918.75	918.75
09/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,228.85	19.60	4,248.45
09/19/2022	Interest	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.00	2,812.50	2,812.50
09/19/2022	Paydown	3137BM6P6	53,705.99	FHLMC K721 A2 3.09% Due 8/25/2022	21,076.96	43.42	21,120.38
09/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,617.88	42.75	3,660.63
09/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,310.25	45.50	1,355.75
09/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,991.79	17.10	4,008.89
09/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
09/23/2022	Interest	4581X0DZ8	260,000.00	Inter-American Dev Bank Note 0.5% Due 9/23/2024	0.00	650.00	650.00
09/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
09/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
09/30/2022	Interest	912828T26	750,000.00	US Treasury Note 1.375% Due 9/30/2023	0.00	5,156.25	5,156.25
09/30/2022	Interest	912828W71	750,000.00	US Treasury Note 2.125% Due 3/31/2024	0.00	7,968.75	7,968.75
09/30/2022	Interest	912828YG9	300,000.00	US Treasury Note 1.625% Due 9/30/2026	0.00	2,437.50	2,437.50
09/30/2022	Interest	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.00	875.00	875.00
09/30/2022	Interest	91282CEF4	350,000.00	US Treasury Note 2.5% Due 3/31/2027	0.00	4,375.00	4,375.00
09/30/2022	Interest	9128286L9	750,000.00	US Treasury Note 2.25% Due 3/31/2026	0.00	8,437.50	8,437.50
SEP 2022					**355,911.22**	**68,439.79**	**424,351.01**
10/15/2022	Interest	91282CBV2	500,000.00	US Treasury Note 0.375% Due 4/15/2024	0.00	937.50	937.50
10/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
10/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	2,005.57	15.63	2,021.20
10/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
10/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
10/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
10/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,758.25	63.70	1,821.95
10/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
10/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
10/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
10/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,234.22	123.41	6,357.63
10/16/2022	Interest	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	0.00	1,100.00	1,100.00
10/16/2022	Interest	3137EAEY1	225,000.00	FHLMC Note 0.125% Due 10/16/2023	0.00	140.63	140.63
10/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,230.15	18.30	4,248.45
10/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,313.20	43.38	1,356.58
10/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,619.29	41.34	3,660.63
10/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
10/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,992.76	16.20	4,008.96
10/25/2022	Interest	06406RBC0	280,000.00	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.35% Due 4/25/2025	0.00	4,663.94	4,663.94
10/25/2022	Maturity	55380TXW5	500,000.00	MUFG Bank Yankee CD 0.3% Due 10/25/2022	500,000.00	1,562.50	501,562.50
10/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
10/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
10/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
OCT 2022					**523,153.44**	**11,065.78**	**534,219.22**
11/01/2022	Interest	78015K7C2	500,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	5,625.00	5,625.00

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/03/2022	Interest	037833AK6	200,000.00	Apple Inc Note 2.4% Due 5/3/2023	0.00	2,400.00	2,400.00
11/05/2022	Interest	3137EAER6	305,000.00	FHLMC Note 0.375% Due 5/5/2023	0.00	571.88	571.88
11/06/2022	Interest	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	0.00	418.75	418.75
11/07/2022	Interest	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	875.00	875.00
11/08/2022	Interest	69371RR57	175,000.00	Paccar Financial Corp Note 0.9% Due 11/8/2024	0.00	787.50	787.50
11/12/2022	Interest	023135BW5	130,000.00	Amazon.com Inc Note 0.45% Due 5/12/2024	0.00	292.50	292.50
11/15/2022	Interest	912828U24	625,000.00	US Treasury Note 2% Due 11/15/2026	0.00	6,250.00	6,250.00
11/15/2022	Interest	912828VB3	750,000.00	US Treasury Note 1.75% Due 5/15/2023	0.00	6,562.50	6,562.50
11/15/2022	Interest	912828R36	250,000.00	US Treasury Note 1.625% Due 5/15/2026	0.00	2,031.25	2,031.25
11/15/2022	Interest	91324PEB4	500,000.00	United Health Group Inc Callable Note Cont 5/15/2022 0.55% Due 5/15/2024	0.00	1,375.00	1,375.00
11/15/2022	Interest	912828WJ5	750,000.00	US Treasury Note 2.5% Due 5/15/2024	0.00	9,375.00	9,375.00
11/15/2022	Interest	91282CDH1	750,000.00	US Treasury Note 0.75% Due 11/15/2024	0.00	2,812.50	2,812.50
11/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
11/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,490.67	18.00	2,508.67
11/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
11/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
11/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
11/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	6,052.19	114.78	6,166.97
11/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
11/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
11/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,762.20	60.88	1,823.08
11/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,999.34	15.04	2,014.38
11/17/2022	Interest	14913R2L0	500,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.00	1,125.00	1,125.00
11/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,231.46	16.99	4,248.45
11/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,620.71	39.92	3,660.63
11/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,316.15	41.26	1,357.41
11/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,993.71	15.31	4,009.02
11/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
11/22/2022	Interest	3135G04Q3	245,000.00	FNMA Note 0.25% Due 5/22/2023	0.00	306.25	306.25
11/24/2022	Interest	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.00	206.25	206.25
11/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
11/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92

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As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
11/30/2022	Interest	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.00	456.25	456.25
11/30/2022	Interest	91282CAZ4	750,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	1,406.25	1,406.25
11/30/2022	Maturity	912828M80	750,000.00	US Treasury Note 2% Due 11/30/2022	750,000.00	7,500.00	757,500.00
NOV 2022					**775,466.43**	**53,020.31**	**828,486.74**
12/08/2022	Interest	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	5,906.25	5,906.25
12/13/2022	Call	037833DE7	200,000.00	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	200,000.00	2,000.00	202,000.00
12/14/2022	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
12/15/2022	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
12/15/2022	Interest	63743HFE7	95,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	0.00	2,012.02	2,012.02
12/15/2022	Interest	912828ZU7	750,000.00	US Treasury Note 0.25% Due 6/15/2023	0.00	937.50	937.50
12/15/2022	Maturity	912828YW4	750,000.00	US Treasury Note 1.625% Due 12/15/2022	750,000.00	6,093.75	756,093.75
12/15/2022	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,766.17	58.04	1,824.21
12/15/2022	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	5,869.40	106.41	5,975.81
12/15/2022	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
12/15/2022	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,993.03	14.46	2,007.49
12/15/2022	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79

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As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/15/2022	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
12/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
12/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
12/15/2022	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
12/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,491.48	17.25	2,508.73
12/15/2022	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
12/18/2022	Interest	89236TJH9	300,000.00	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	0.00	750.00	750.00
12/18/2022	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,232.76	15.69	4,248.45
12/20/2022	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,319.12	39.13	1,358.25
12/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,622.13	38.50	3,660.63
12/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,994.68	14.41	4,009.09
12/21/2022	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
12/25/2022	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
12/25/2022	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	0.00	13.75	13.75
12/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
12/26/2022	Interest	3137EAES4	300,000.00	FHLMC Note 0.25% Due 6/26/2023	0.00	375.00	375.00
12/30/2022	Call	747525AR4	500,000.00	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	500,000.00	5,416.67	505,416.67

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
DEC 2022					**1,475,288.77**	**28,844.46**	**1,504,133.23**
01/06/2023	Interest	3133ENKS8	750,000.00	FFCB Note 1.125% Due 1/6/2025	0.00	4,218.76	4,218.76
01/10/2023	Interest	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	0.00	312.50	312.50
01/11/2023	Maturity	89236TEL5	200,000.00	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	200,000.00	2,700.00	202,700.00
01/15/2023	Interest	79466LAG9	35,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	109.38	109.38
01/15/2023	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	5,685.83	98.29	5,784.12
01/15/2023	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,986.66	13.88	2,000.54
01/15/2023	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
01/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
01/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
01/15/2023	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,770.14	55.20	1,825.34
01/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
01/15/2023	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,492.28	16.51	2,508.79
01/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
01/15/2023	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	6,150.46	26.67	6,177.13
01/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
01/18/2023	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,234.07	14.38	4,248.45

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/20/2023	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,623.55	37.08	3,660.63
01/20/2023	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,322.08	37.00	1,359.08
01/21/2023	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,995.65	13.51	4,009.16
01/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
01/24/2023	Interest	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	0.00	4,250.00	4,250.00
01/25/2023	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
01/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
01/25/2023	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	4,161.13	13.75	4,174.88
01/31/2023	Interest	912828Z52	750,000.00	US Treasury Note 1.375% Due 1/31/2025	0.00	5,156.25	5,156.25
01/31/2023	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00
01/31/2023	Interest	912828V80	750,000.00	US Treasury Note 2.25% Due 1/31/2024	0.00	8,437.50	8,437.50
JAN 2023					**235,421.85**	**30,416.49**	**265,838.34**
02/06/2023	Interest	594918BX1	200,000.00	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	0.00	2,875.00	2,875.00
02/06/2023	Interest	857477BR3	90,000.00	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 2/6/2026	0.00	785.70	785.70
02/09/2023	Interest	69371RR40	80,000.00	Paccar Financial Corp Note 0.5% Due 8/9/2024	0.00	200.00	200.00
02/14/2023	Interest	3133ENPG9	415,000.00	FFCB Note 1.75% Due 2/14/2025	0.00	3,631.25	3,631.25
02/15/2023	Interest	912828B66	750,000.00	US Treasury Note 2.75% Due 2/15/2024	0.00	10,312.50	10,312.50

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/15/2023	Interest	91282CCT6	400,000.00	US Treasury Note 0.375% Due 8/15/2024	0.00	750.00	750.00
02/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
02/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
02/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
02/15/2023	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,980.23	13.30	1,993.53
02/15/2023	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,774.12	52.36	1,826.48
02/15/2023	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	5,501.48	90.43	5,591.91
02/15/2023	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
02/15/2023	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,493.10	15.76	2,508.86
02/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
02/15/2023	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	6,151.02	24.62	6,175.64
02/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
02/16/2023	Interest	06406FAD5	200,000.00	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	0.00	2,200.00	2,200.00
02/18/2023	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,235.37	13.08	4,248.45
02/20/2023	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,325.06	34.86	1,359.92
02/20/2023	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,624.97	35.66	3,660.63

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/21/2023	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,996.61	12.61	4,009.22
02/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
02/24/2023	Interest	3137EAEV7	300,000.00	FHLMC Note 0.25% Due 8/24/2023	0.00	375.00	375.00
02/25/2023	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	68,431.14	758.54	69,189.68
02/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
02/25/2023	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	4,162.13	12.61	4,174.74
02/28/2023	Interest	9128284Z0	750,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	10,312.50	10,312.50
FEB 2023					**103,675.23**	**34,028.07**	**137,703.30**
03/01/2023	Interest	46647PAH9	500,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	0.00	8,050.00	8,050.00
03/07/2023	Interest	24422EWB1	130,000.00	John Deere Capital Corp Note 2.125% Due 3/7/2025	0.00	1,381.25	1,381.25
03/08/2023	Interest	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	0.00	375.00	375.00
03/10/2023	Maturity	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	350,000.00	4,812.50	354,812.50
03/11/2023	Interest	89114QCB2	500,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	8,125.00	8,125.00
03/12/2023	Interest	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	0.00	5,031.25	5,031.25
03/15/2023	Maturity	912828ZD5	325,000.00	US Treasury Note 0.5% Due 3/15/2023	325,000.00	812.50	325,812.50
03/15/2023	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
03/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
03/15/2023	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	6,151.59	22.57	6,174.16
03/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
03/15/2023	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,493.91	15.01	2,508.92
03/15/2023	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	5,316.37	82.82	5,399.19
03/15/2023	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,973.73	12.72	1,986.45
03/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
03/15/2023	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,778.12	49.50	1,827.62
03/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
03/17/2023	Interest	931142ER0	40,000.00	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	0.00	210.00	210.00
03/18/2023	Interest	808513BN4	245,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	918.75	918.75
03/18/2023	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,236.68	11.77	4,248.45
03/19/2023	Interest	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.00	2,812.50	2,812.50
03/20/2023	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,328.04	32.72	1,360.76
03/20/2023	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,626.39	34.24	3,660.63
03/21/2023	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,997.58	11.71	4,009.29
03/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/23/2023	Interest	4581X0DZ8	260,000.00	Inter-American Dev Bank Note 0.5% Due 9/23/2024	0.00	650.00	650.00
03/25/2023	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	4,163.14	11.46	4,174.60
03/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
03/25/2023	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	68,643.27	569.79	69,213.06
03/31/2023	Interest	912828W71	750,000.00	US Treasury Note 2.125% Due 3/31/2024	0.00	7,968.75	7,968.75
03/31/2023	Interest	912828YG9	300,000.00	US Treasury Note 1.625% Due 9/30/2026	0.00	2,437.50	2,437.50
03/31/2023	Interest	9128286L9	750,000.00	US Treasury Note 2.25% Due 3/31/2026	0.00	8,437.50	8,437.50
03/31/2023	Interest	912828T26	750,000.00	US Treasury Note 1.375% Due 9/30/2023	0.00	5,156.25	5,156.25
03/31/2023	Interest	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.00	875.00	875.00
03/31/2023	Interest	91282CEF4	350,000.00	US Treasury Note 2.5% Due 3/31/2027	0.00	4,375.00	4,375.00
MAR 2023					**778,708.82**	**64,805.35**	**843,514.17**
04/15/2023	Interest	91282CBV2	500,000.00	US Treasury Note 0.375% Due 4/15/2024	0.00	937.50	937.50
04/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
04/15/2023	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,967.16	12.14	1,979.30
04/15/2023	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
04/15/2023	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,494.72	14.26	2,508.98
04/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/15/2023	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,782.12	46.64	1,828.76
04/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
04/15/2023	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	6,152.15	20.52	6,172.67
04/15/2023	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	5,130.48	75.46	5,205.94
04/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
04/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	0.00	38.46	38.46
04/16/2023	Interest	3137EAEY1	225,000.00	FHLMC Note 0.125% Due 10/16/2023	0.00	140.63	140.63
04/16/2023	Interest	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	0.00	1,100.00	1,100.00
04/18/2023	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,237.99	10.46	4,248.45
04/20/2023	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,331.03	30.57	1,361.60
04/20/2023	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,627.81	32.82	3,660.63
04/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	0.00	62.33	62.33
04/21/2023	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,998.55	10.81	4,009.36
04/25/2023	Interest	06406RBC0	280,000.00	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.35% Due 4/25/2025	0.00	4,690.00	4,690.00
04/25/2023	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	68,856.07	380.44	69,236.51
04/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/25/2023	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	4,164.15	10.32	4,174.47
APR 2023					**103,742.23**	**9,034.86**	**112,777.09**
05/01/2023	Interest	78015K7C2	500,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	5,625.00	5,625.00
05/03/2023	Maturity	037833AK6	200,000.00	Apple Inc Note 2.4% Due 5/3/2023	200,000.00	2,400.00	202,400.00
05/05/2023	Maturity	3137EAER6	305,000.00	FHLMC Note 0.375% Due 5/5/2023	305,000.00	571.88	305,571.88
05/06/2023	Interest	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	0.00	418.75	418.75
05/07/2023	Interest	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	875.00	875.00
05/08/2023	Interest	69371RR57	175,000.00	Paccar Financial Corp Note 0.9% Due 11/8/2024	0.00	787.50	787.50
05/12/2023	Interest	023135BW5	130,000.00	Amazon.com Inc Note 0.45% Due 5/12/2024	0.00	292.50	292.50
05/15/2023	Interest	91324PEB4	500,000.00	United Health Group Inc Callable Note Cont 5/15/2022 0.55% Due 5/15/2024	0.00	1,375.00	1,375.00
05/15/2023	Interest	912828R36	250,000.00	US Treasury Note 1.625% Due 5/15/2026	0.00	2,031.25	2,031.25
05/15/2023	Interest	912828WJ5	750,000.00	US Treasury Note 2.5% Due 5/15/2024	0.00	9,375.00	9,375.00
05/15/2023	Interest	912828U24	625,000.00	US Treasury Note 2% Due 11/15/2026	0.00	6,250.00	6,250.00
05/15/2023	Interest	91282CDH1	750,000.00	US Treasury Note 0.75% Due 11/15/2024	0.00	2,812.50	2,812.50
05/15/2023	Maturity	912828VB3	750,000.00	US Treasury Note 1.75% Due 5/15/2023	750,000.00	6,562.50	756,562.50
05/15/2023	Paydown	89232HAC9	115,952.13	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	4,943.81	68.36	5,012.17
05/15/2023	Paydown	89236XAC0	61,655.31	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,960.52	11.57	1,972.09

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2023	Paydown	02582JJT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
05/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,040.41	30.33	3,070.74
05/15/2023	Paydown	65479JAD5	46,602.75	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	1,786.12	43.78	1,829.90
05/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
05/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
05/15/2023	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	6,152.72	18.46	6,171.18
05/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,936.23	38.46	2,974.69
05/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
05/15/2023	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,495.53	13.51	2,509.04
05/17/2023	Interest	14913R2L0	500,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.00	1,125.00	1,125.00
05/18/2023	Paydown	43813KAC6	76,248.63	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,239.29	9.16	4,248.45
05/20/2023	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	3,629.23	31.40	3,660.63
05/20/2023	Paydown	92348AAA3	32,056.43	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	1,334.02	28.42	1,362.44
05/21/2023	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,999.51	9.91	4,009.42
05/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,854.18	62.33	3,916.51
05/22/2023	Maturity	3135G04Q3	245,000.00	FNMA Note 0.25% Due 5/22/2023	245,000.00	306.25	245,306.25
05/24/2023	Interest	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.00	206.25	206.25

Cash Flow Report

As of May 31, 2022

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,687.75	77.92	7,765.67
05/25/2023	Paydown	09690AAC7	50,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	4,165.16	9.17	4,174.33
05/25/2023	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	69,069.52	190.52	69,260.04
05/31/2023	Interest	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.00	456.25	456.25
05/31/2023	Interest	91282CAZ4	750,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	1,406.25	1,406.25
MAY 2023					**1,621,294.00**	**44,833.43**	**1,666,127.43**
TOTAL					**7,720,672.25**	**453,416.55**	**8,174,088.80**

Important Disclosures

Chandler Asset Management, Inc. (“Chandler”) is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

Information contained in this monthly statement is confidential and is provided for informational purposes only and should not be construed as specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of this statement, but may become outdated or superseded at any time without notice.

Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client’s Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Ratings: Ratings information have been provided by Moody’s, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities (“MBS”) reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody’s and Fitch respectively.

CITY of GARDENA

Report No. P-2022-12

TO: THE HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: PERSONNEL REPORT

1. Report the count of confirmed COVID-19 employee cases.
   Total Count: One-Hundred Seventy-Three (173)
   a. Administrative Services Department: Seven (7)
   b. City Clerk's Office: Three (3)
   c. Elected & City Manager's Offices: One (1)
   d. Community Development Department: Four (4)
   e. Transportation Department: Fifty-Five (55)
   f. Police Department: Forty-Seven (47)
   g. Public Works Department: Twenty-Eight (28)
   h. Recreation & Human Services Department: Twenty-Eight (28)

2. Report the Promotional Appointment of ***JAIME OROZCO*** to the position of Graffiti Technician***,*** Schedule 34 ($3,577 - $4,565/month***)*** with the Public Works Department effective June 13, 2022.

3. Report the Separation of Bus Operator, ***OSWALDO TORNERO JR.,*** of the Transportation Department, effective June 14, 2022. Mr. Tornero Jr. provided one year of full-time service.

4. Report the Service Retirement of Police Officer, ***WILLIAM McREYNOLDS***, of the Police Department, effective May 27, 2022. Officer McReynolds provided 22.25 years of service.

5. Report Community Services Coordinator, ***PAULINE MOSES,*** of the Recreation Department is on leave under the Family Medical Leave Act / California Family Rights Act (FMLA/CFRA) effective May 9, 2022.

6. Report the Recruitment for the Open/Competitive position of Transit Mechanic (GTrans Department). This recruitment is open until filled.

7. Report the Recruitment for the Open/Competitive position of Risk Management Analyst (Administrative Services Department). This recruitment is open until filled.

8. Report the Recruitment for the Open/Competitive position of Family Child Care Education Assistant II (Recreation Department). This recruitment is scheduled to close July 13, 2022.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.F
Section: CONSENT CALENDAR
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6590, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
CONTACT: CITY MANAGER

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:
On March 4, 2020, Governor Newsom declared a State of Emergency in California due to the threat of Coronavirus Disease 2019 ("COVID-19"). Also, on March 4, 2020, the County of Los Angeles Public Health Department declared a local health emergency in response to COVID-19 activity. On March 16, 2020, in response to the State and County actions and pursuant to Government Code Section 8550 et seq., including Section 8558(c), City Manager Clint Osorio proclaimed the existence of a local emergency in Gardena. On March 19, 2020, the City Council ratified the proclamation through its approval of Resolution No. 6441. On May 12, 2020 City Council adopted Resolution No. 6454, reaffirming Resolution No. 6441. On July 14, 2020 City Council adopted Resolution No.6469, reaffirming Resolution No. 6441. On September 8, 2020 City Council adopted Resolution No. 6478, reaffirming Resolution No. 6441. On October 27, 2020 City Council adopted Resolution No. 6483, reaffirming Resolution No. 6441. On December 15, 2020 City Council adopted Resolution No.6489, reaffirming Resolution No. 6441. On February 9, 2021 City Council adopted Resolution No. 6495, reaffirming Resolution No. 6441. On March 23, 2021 City Council adopted Resolution No. 6503, reaffirming Resolution No. 6441. On May 11, 2021 City Council adopted Resolution No. 6512, reaffirming Resolution No. 6441. On June 22, 2021 City Council adopted Resolution No. 6521, reaffirming Resolution No. 6441. On August 10, 2021 City Council adopted Resolution No. 6526, reaffirming Resolution No. 6441. On October 26, 2021 City Council adopted Resolution No. 6533, reaffirming Resolution No. 6441. On December 14, 2021 City Council adopted Resolution No. 6538, reaffirming Resolution No. 6441. On February 8, 2022 City Council adopted Resolution No. 6559, reaffirming Resolution No. 6441. On March 22, 2022 City Council adopted Resolution No. 6567, reaffirming Resolution No. 6441. On May 10, 2022 City Council adopted Resolution No. 6574, reaffirming Resolution No. 6441. Pursuant to Government Code Section 8630, the City Council is required to "review the need for continuing the local emergency at least once every 60 days until the governing body (i.e. the City Council) terminates the local emergency. The extension of the local emergency allows the City Manager and City Council to issue rules, regulations, and orders to deal with the COVID-

19 emergency. Additionally, it allows the City of Gardena to seek reimbursement from the State and Federal government for expenditures related to the COVID-19 emergency. Finally, it allows the City Manager and City Council to use the authority granted to them by the California Constitution, the Government Code and the Gardena Municipal Code to respond to the COVID-19 emergency. Efforts to stop the spread of the pandemic continue at the national, state and county levels. The conditions that required the declaration of a local emergency continue to exist as of this date. Staff therefore recommends the City Council adopt a resolution reaffirming and continuing the current declaration of a local emergency.

FINANCIAL IMPACT/COST:

Staff is continuing to pursue any available Federal and State reimbursement for all City costs incurred due to COVID-19.

ATTACHMENTS:

Resolution No. 6590.pdf

APPROVED:



_____

Clint Osorio, City Manager

RESOLUTION NO. 6590

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, on October 26, 2021, the City Council adopted Resolution No. 6533 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "M" and incorporated herein by this reference; and

WHEREAS, on December 14, 2021, the City Council adopted Resolution No. 6538 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6538 is

attached hereto as Attachment “N” and incorporated herein by this reference; and

WHEREAS, on February 8, 2022, the City Council adopted Resolution No. 6559 to reaffirm the City Manager’s declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6559 is attached hereto as Attachment “O” and incorporated herein by this reference; and

WHEREAS, on March 22, 2022, the City Council adopted Resolution No. 6567 to reaffirm the City Manager’s declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6567 is attached hereto as Attachment “P” and incorporated herein by this reference; and

WHEREAS, on May 10, 2022, the City Council adopted Resolution No. 6574 to reaffirm the City Manager’s declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6567 is attached hereto as Attachment “Q” and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council “shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency”; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021, Resolution No. 6533 on October 26, 2021, Resolution No. 6538 on December 14, 2021, Resolution No. 6559 on February 8, 2022, Resolution No. 6567 on March 22, 2022 and Resolution No. 6574 on May 10, 2022.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of June 2022.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

ATTACHMENT A

OFFICE of the CITY MANAGER
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9503

March 16, 2020
REF. 2020.060

A PROCLAMATION BY THE CITY MANAGER OF THE CITY OF GARDENA, CALIFORNIA, ACTING AS THE DIRECTOR OF EMERGENCY SERVICES, DECLARING THE EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Gardena Municipal Code Chapter 2.56.060 empowers the City Manager, as the Director of Emergency Services, to declare the existence or threatened existence of a local emergency when the City is affected or likely to be affected by a public calamity; and

WHEREAS, Government Code Section 8550 et seq., including Section 8558(c), authorize the City Manager to proclaim a local emergency when the City is threatened by conditions of disaster or extreme peril to the safety of persons and property within the City that are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, a novel coronavirus, COVID-19, causes infectious disease and was first detected in Wuhan City, Hubei Province, China in December 2019. Symptoms of COVID-19 include fever, cough, and shortness of breath; outcomes have ranged from mild to severe illness, and, in some cases, death. The Center for Disease Control and Prevention (CDC) has indicated the virus is a tremendous public health threat; and

WHEREAS, Chinese health officials have reported tens of thousands of cases of COVID-19 in China, with the virus reportedly spreading from person-to-person. COVID-19 illnesses, most of them associated with travel from Wuhan, are also being reported in 117 countries, with over 44,000 cases, including the United States; and

TASHA CERDA, Mayor / ART KASKANIAN, Mayor Pro Tem
MARK E. HENDERSON, Councilmember / DAN MEDINA, Councilmember / RODNEY G. TANAKA, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

WHEREAS, on January 30, 2020, the World Health Organization (WHO) declared the outbreak a "public health emergency of international concern". On January 31, 2020, United States Health and Human Services Secretary Alex M. Azar II declared a Public Health Emergency for the United States to aid the nation's healthcare community in responding to COVID-19. On March 11, 2020, the WHO elevated the public health emergency to the status of a pandemic; and

WHEREAS, on March 4, 2020, California Governor Gavin Newsom declared a State of Emergency in California; and

WHEREAS, on March 4, 2020, the County of Los Angeles Public Health Department declared a local health emergency in response to COVID-19 activity and, on March 11, 2020, announced the first death in the County due to COVID-19; and

WHEREAS, in declaring a State of Emergency, the Governor indicated that, as of March 4, 2020, there were 129 confirmed cases of COVID-19 in the United States, including 53 in California, and more than 9,400 Californians across 49 counties in home monitoring based on possible travel-based exposure to the virus, with officials expecting the number of cases in California, the United States, and worldwide to increase; and

WHEREAS, the Governor and the California Department of Health on March 11, 2020 issued a statement entitled "California Public Health Experts: Mass Gatherings Should be Postponed or Canceled Statewide to Slow the Spread of COVID-19," determining that gatherings should be postponed or canceled across the state until at least the end of March. Non-essential gatherings must be limited to no more than 50 people, while smaller events can proceed only if the organizers can implement social distancing of 6 feet per person. Gatherings of individuals who are at higher risk for severe illness from COVID-19 should be limited to no more than 10 people, while also following social distancing guidelines. Furthermore, essential gatherings should only be conducted if the essential activity could not be postponed or achieved without gathering, meaning that some other means of communication could not be used to conduct the essential function; and

WHEREAS, the Governor on March 12, 2020 issued Executive Order N-25-20, ordering, inter alia, that all residents are to heed the orders and guidance of state and local public health officials; and

WHEREAS; on March 13, 2020, the President of the United States issued a proclamation declaring the COVID-19 outbreak in the United States as a national emergency, beginning March 1, 2020; and

WHEREAS, the City of Gardena has the power to impose measures to promote social distancing including but not limited to limitations on public events; and

WHEREAS, Gardena is a densely populated city within Los Angeles County, which is the largest county in the United States, with one of the highest population densities; and

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen due to the potential introduction of COVID-19 to the City of Gardena and Los Angeles County; and

WHEREAS, such conditions are beyond the control of the services, personnel, equipment, and facilities of the City and require the combined forces of other political subdivisions to combat; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to implement measures to mitigate the spread of COVID-19, and to prepare to respond to an increasing number of individuals requiring medical care and hospitalization; and

WHEREAS, if COVID-19 spreads in California at a rate comparable to the rate of spread in other countries, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the mobilization of local resources, ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future

reimbursement by the state and federal governments will be critical to successfully responding to COVID-19; and

WHEREAS, the City Manager, as the City's Director of Emergency Services, has the power to declare a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code Chapter 2.56.060.

NOW, THEREFORE, IT IS PROCLAIMED AND ORDERED by the City Manager of the City of Gardena as follows:

A. As contemplated in the Emergency Services Act contained in Government Code Section 8550 et seq., including Section 8558(c), and Chapter 2.56 of the Gardena Municipal Code, a local emergency exists based on the existence of conditions of disaster or of extreme peril to the safety of persons and property caused by an epidemic, as detailed in the recitals set forth above.

B. The area of the City which is endangered/imperiled is the entire City.

C. During the existence of this local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and by local ordinances and regulations, including, but not limited to, Chapter 2.56 of the Gardena Municipal Code and any other applicable resolutions of this City;

A. The City Council shall review and ratify this proclamation within 7 days as required by state law, and if ratified, shall continue to exist until the City Council proclaims the termination of this local emergency. The City Council shall review the need for continuing the local emergency as required by state law until it terminates the local emergency, and shall terminate the local emergency at the earliest possible date that conditions warrant.

B. That the City of Gardena orders that, within the boundaries of the City of Gardena, the Public Health Experts' recommendations shall be deemed mandatory.

C. That a copy of this proclamation be forwarded to the Director of California Governor's Office of Emergency Services requesting that the Director find

it acceptable in accordance with State Law; that the Governor of California, pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in the City of Gardena; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

PROCLAIMED this 16th day of March, 2020.

Clint Osorio,
City Manager/Director of Emergency Services

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A PROCLAMATION OF LOCAL EMERGENCY FOR THE CITY OF GARDENA, CALIFORNIA BY THE CITY MANAGER (DIRECTOR OF EMERGENCY SERVICES) ON THE 16TH DAY OF MARCH, 2020.

ATTEST:

/s/ MINA SEMENZA

MINA SEMENZA, City Clerk

ATTACHMENT B

RESOLUTION NO. 6441

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, RATIFYING THE ACTION OF THE CITY MANAGER ACTING AS THE DIRECTOR OF EMERGENCY SERVICES IN PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY IN THE CITY OF GARDENA

WHEREAS, Gardena Municipal Code Chapter 2.56.060 empowers the City Manager, as the Director of Emergency Services, to declare the existence or threatened existence of a local emergency when the City is affected or likely to be affected by a public calamity; and

WHEREAS, Government Code Section 8550 et seq., including Section 8558(c), authorize the City Council to proclaim a local emergency when the City is threatened by conditions of disaster or extreme peril to the safety of persons and property within the City that are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, a novel coronavirus, COVID-19, causes infectious disease and was first detected in Wuhan City, Hubei Province, China in December 2019. Symptoms of COVID-19 include fever, cough, and shortness of breath; outcomes have ranged from mild to severe illness, and, in some cases, death. The Center for Disease Control and Prevention (CDC) has indicated the virus is a tremendous public health threat; and

WHEREAS, Chinese health officials have reported tens of thousands of cases of COVID-19 in China, with the virus reportedly spreading from person-to-person. COVID-19 illnesses, most of them associated with travel from Wuhan, are also being reported in 117 countries, with over 44,000 cases, including the United States; and

WHEREAS, on January 30, 2020, the World Health Organization (WHO) declared the outbreak a "public health emergency of international concern". On January 31, 2020, United States Health and Human Services Secretary Alex M. Azar II declared a Public Health Emergency for the United States to aid the nation's healthcare community in responding to COVID-19. On March 11, 2020, the WHO elevated the public health emergency to the status of a pandemic; and

WHEREAS, on March 4, 2020, California Governor Gavin Newsom declared a State of Emergency in California; and

WHEREAS, on March 4, 2020, the County of Los Angeles Public Health Department declared a local health emergency in response to COVID-19 activity and, on March 11, 2020, announced the first death in the County due to COVID-19; and

WHEREAS, in declaring a State of Emergency, the Governor indicated that, as of March 4, 2020, there were 129 confirmed cases of COVID-19 in the United States, including 53 in California, and more than 9,400 Californians across 49 counties in home monitoring based on possible travel-based exposure to the virus, with officials expecting the number of cases in California, the United States, and worldwide to increase; and

WHEREAS, the Governor and the California Department of Health on March 11, 2020 issued a statement entitled "California Public Health Experts: Mass Gatherings Should be Postponed or Canceled Statewide to Slow the Spread of COVID-19," determining that gatherings should be postponed or canceled across the state until at least the end of March. Non-essential gatherings must be limited to no more than 50 people, while smaller events can proceed only if the organizers can implement social distancing of 6 feet per person. Gatherings of individuals who are at higher risk for severe illness from COVID-19 should be limited to no more than 10 people, while also following social distancing guidelines. Furthermore, essential gatherings should only be conducted if the essential activity could not be postponed or achieved without gathering, meaning that some other means of communication could not be used to conduct the essential function; and

WHEREAS, the Governor on March 12, 2020 issued Executive Order N-25-20, ordering, inter alia, that all residents are to heed the orders and guidance of state and local public health officials; and

WHEREAS; on March 13, 2020, the President of the United States issued a proclamation declaring the COVID-19 outbreak in the United States as a national emergency, beginning March 1, 2020; and

WHEREAS, the City of Gardena has the power to impose measures to promote social distancing including but not limited to limitations on public events; and

WHEREAS, Gardena is a densely populated city within Los Angeles County, which is the largest county in the United States, with one of the highest population densities; and

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen due to the potential introduction of COVID-19 to the City of Gardena and Los Angeles County; and

WHEREAS, such conditions are beyond the control of the services, personnel, equipment, and facilities of the City and require the combined forces of other political subdivisions to combat; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to implement measures to mitigate the spread of COVID-19, and to prepare to respond to an increasing number of individuals requiring medical care and hospitalization; and

WHEREAS, if COVID-19 spreads in California at a rate comparable to the rate of spread in other countries, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the

health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the mobilization of local resources, ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future reimbursement by the state and federal governments will be critical to successfully responding to COVID-19; and

WHEREAS, on March 16, 2020 the City Manager, as the City's Director of Emergency Services, has declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code Chapter 2.56.060. A true and correct copy of the City Manager's Proclamation is attached hereto and incorporated herein by this reference as Attachment "A".

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Manager's Proclamation of Local Emergency dated March 16, 2020, and orders contained therein, is hereby ratified.

SECTION 2. As contemplated in the Emergency Services Act contained in Government Code Section 8550 et seq., including Section 8558(c), and Chapter 2.56 of the Gardena Municipal Code, a local emergency exists based on the existence of conditions of disaster or of extreme peril to the safety of persons and property caused by an epidemic, as detailed in the recitals set forth above.

SECTION 3. The area of the City which is endangered/imperiled is the entire City.

SECTION 4. During the existence of this local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and by local ordinances and regulations, including, but not limited to, Chapter 2.56 of the Gardena Municipal Code and any other applicable resolutions of this City;

SECTION 5. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

SECTION 6. That the City of Gardena orders that, within the boundaries of the City of Gardena, the Public Health Experts' recommendations shall be deemed mandatory.

SECTION 7. That the City Manager is authorized to furnish information, to enter into agreements, and to take all actions necessary to implement preventative measures to protect and preserve the public health of the City from the COVID-19 public health hazard.

SECTION 8. That a copy of this resolution and the emergency proclamation be forwarded to the Director of California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with State Law; that the Governor of California, pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in the

City of Gardena; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 19th day of March, 2020.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6441** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at an emergency meeting of said City Council held on the **19th day** of **March, 2020,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS HENDERSON, MEDINA AND TANAKA, MAYOR PRO TEM KASKANIAN AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT C

RESOLUTION NO. 6454

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, as of May 7, 2020, there have been 29,427 confirmed cases of COVID-19 in Los Angeles County, which have resulted in 1,418 deaths; and

WHEREAS, the numbers of confirmed cases and deaths continue to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19, and to prepare to respond to an increasing number of individuals requiring medical care and hospitalization; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of the Proclamation declared by the City Manager's Proclamation of Local Emergency dated March 16, 2020, including all orders contained therein.

SECTION 2. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 12th day of May, 2020.

Mark E. Henderson for

TASHA CERDA, Mayor

ATTEST:

Becky Romero

for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6454** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **12th day of May, 2020**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS KASKANIAN AND TANAKA, MAYOR PRO TEM HENDERSON, COUNCIL MEMBER FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT D

RESOLUTION NO. 6469

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19, and to prepare to respond to an increasing number of individuals requiring medical care and hospitalization; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of the Proclamation declared by the City Manager's Proclamation of Local Emergency dated March 16, 2020, including all orders contained therein.

SECTION 2. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 14th day of July, 2020.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6469** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **14th day of July, 2020,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBER KASKANIAN, MAYOR PRO TEM HENDERSON, COUNCIL MEMBERS TANAKA AND FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero

City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT E

RESOLUTION NO. 6478

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020 and Resolution No 6469 on July 14, 2020.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 8th day of September, 2020.

Tasha Cerda

TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6478** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **8th day of September, 2020,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBER KASKANIAN, MAYOR PRO TEM HENDERSON, COUNCIL MEMBERS TANAKA AND FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT F

RESOLUTION NO. 6483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020 and Resolution No. 6478 on September 8, 2020.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 27th day of October, 2020.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6483** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **27th day of October, 2020,** and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM HENDERSON, COUNCIL MEMBERS KASKANIAN, TANAKA, AND FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT G

RESOLUTION NO. 6489

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020 and Resolution No. 6483 on October 27, 2020.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 15 day of December, 2020.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Mina Semenza
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6489** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **15th** day of **December, 2020,** and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM HENDERSON AND COUNCIL MEMBERS TANAKA, KASKANIAN, FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT H

RESOLUTION NO. 6495

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020,

Resolution No. 6483 on October 27, 2020 and Resolution No. 6489 on December 15, 2020.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 9th day of February, 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6495** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **9th day of February, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS KASKANIAN AND TANAKA, MAYOR PRO TEM HENDERSON, COUNCIL MEMBER FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT I

RESOLUTION NO. 6503

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency

initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020 and Resolution No. 6495 on February 9, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 23rd day of March, 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6503** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **23rd day of March, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS TANAKA, KASKANIAN, MAYOR PRO TEM HENDERSON AND COUNCIL MEMBER FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

CITY OF GARDENA
FREEWAY CITY
(SEAL)
INCORPORATED 1930

ATTACHMENT J

RESOLUTION NO. 6512

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on M, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues to increase; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021 and Resolution No. 6503 on March 23, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 11th day of May, 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6512** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **11th day of May, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS HENDERSON, KASKANIAN, MAYOR PRO TEM TANAKA AND COUNCIL MEMBER FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT K

RESOLUTION NO. 6521

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021 and Resolution No. 6512 on May 11, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 22 day of June, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6521** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **22nd day of June, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBER HENDERSON, MAYOR PRO TEM TANAKA, COUNCIL MEMBERS KASKANIAN, FRANCIS AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT L

RESOLUTION NO. 6526

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021 and Resolution No. 6521 on June 22, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 10th day of August, 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6526** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **10th day of August, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS FRANCIS AND KASKANIAN, MAYOR PRO TEM TANAKA, COUNCIL MEMBER HENDERSON, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT M

RESOLUTION NO. 6533

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property

continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021 and Resolution No. 6526 on August 10, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original

Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 26th day of October, 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6533** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **26th day of October, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: MAYOR PRO TEM TANAKA, COUNCIL MEMBERS KASKANIAN, HENDERSON AND FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT N

RESOLUTION NO. 6538

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, on October 26, 2021, the City Council adopted Resolution No. 6533 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "M" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the

governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021 and Resolution No. 6533 on October 26, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 14th day of December 2021.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6538** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **14th day of December, 2021,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS HENDERSON AND KASKANIAN, MAYOR PRO TEM TANAKA, COUNCIL MEMBER FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT O

RESOLUTION NO. 6559

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, on October 26, 2021, the City Council adopted Resolution No. 6533 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "M" and incorporated herein by this reference; and

WHEREAS, on December 14, 2021, the City Council adopted Resolution No. 6538 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19

pandemic and Resolution 6441. A true and correct copy of Resolution No. 6538 is attached hereto as Attachment "N" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021,

Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021, Resolution No. 6533 on October 26, 2021 and Resolution No. 6538 on December 14, 2021.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 8th day of February 2022.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6559** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **8th day of February, 2022,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS HENDERSON AND KASKANIAN, MAYOR PRO TEM TANAKA, COUNCIL MEMBER FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT P

RESOLUTION NO. 6567

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, on October 26, 2021, the City Council adopted Resolution No. 6533 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "M" and incorporated herein by this reference; and

WHEREAS, on December 14, 2021, the City Council adopted Resolution No. 6538 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19

pandemic and Resolution 6441. A true and correct copy of Resolution No. 6538 is attached hereto as Attachment “N” and incorporated herein by this reference; and

WHEREAS, on February 8, 2022, the City Council adopted Resolution No. 6559 to reaffirm the City Manager’s declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6559 is attached hereto as Attachment “O” and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council “shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency”; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager’s Proclamation of Local Emergency dated March 16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020,

Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021, Resolution No. 6533 on October 26, 2021, Resolution No. 6538 on December 14, 2021 and Resolution No. 6559 on February 8, 2022.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 22nd day of March 2022.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6567** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **22nd day of March, 2022,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS FRANCIS AND HENDERSON, MAYOR PRO TEM TANAKA, COUNCIL MEMBER KASKANIAN, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

ATTACHMENT Q

RESOLUTION NO. 6574

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, due to the COVID-19 pandemic declared a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code section 2.52.060. A true and correct copy of the Proclamation is attached hereto as Attachment "A" and incorporated herein by this reference; and

WHEREAS, on March 19, 2020, the City Council adopted Resolution 6441 to thereby ratify the City Manager's declaration of the local emergency due to the COVID-19 pandemic) A true and correct copy of Resolution 6441 is attached hereto as Attachment "B" and incorporated herein by this reference; and

WHEREAS, on May 12, 2020, the City Council adopted Resolution No. 6454 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6454 is attached hereto as Attachment "C" and incorporated herein by this reference; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 6469 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6469 is attached hereto as Attachment "D" and incorporated herein by this reference; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 6478 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6478 is attached hereto as Attachment "E" and incorporated herein by this reference; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 6483 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6483 is attached hereto as Attachment "F" and incorporated herein by this reference; and

WHEREAS, on December 15, 2020, the City Council adopted Resolution No. 6489

to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6489 is attached hereto as Attachment "G" and incorporated herein by this reference; and

WHEREAS, on February 9, 2021, the City Council adopted Resolution No. 6495 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6495 is attached hereto as Attachment "H" and incorporated herein by this reference; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 6503 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6503 is attached hereto as Attachment "I" and incorporated herein by this reference; and

WHEREAS, on May 11, 2021, the City Council adopted Resolution No. 6512 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6512 is attached hereto as Attachment "J" and incorporated herein by this reference; and

WHEREAS, on June 22, 2021, the City Council adopted Resolution No. 6521 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6521 is attached hereto as Attachment "K" and incorporated herein by this reference; and

WHEREAS, on August 10, 2021, the City Council adopted Resolution No. 6526 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "L" and incorporated herein by this reference; and

WHEREAS, on October 26, 2021, the City Council adopted Resolution No. 6533 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6526 is attached hereto as Attachment "M" and incorporated herein by this reference; and

WHEREAS, on December 14, 2021, the City Council adopted Resolution No. 6538 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6538 is attached hereto as Attachment "N" and incorporated herein by this reference; and

WHEREAS, on February 8, 2022, the City Council adopted Resolution No. 6559 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6559 is attached hereto as Attachment "O" and incorporated herein by this reference; and

WHEREAS, on March 22, 2022, the City Council adopted Resolution No. 6567 to reaffirm the City Manager's declaration of the local emergency due to the COVID-19 pandemic and Resolution 6441. A true and correct copy of Resolution No. 6567 is attached hereto as Attachment "P" and incorporated herein by this reference; and

WHEREAS, Government Code Section 8630(c) states that a City Council "shall review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency"; and

WHEREAS, the numbers of confirmed cases of COVID-19 and deaths in the City of Gardena and Los Angeles County continues; and

WHEREAS, conditions of extreme peril to the safety of persons and property continue due to COVID-19 in the City of Gardena and Los Angeles County; and

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to take measures to mitigate the spread of COVID-19; and

WHEREAS, if COVID-19 spreads at a rate comparable to the rate of spread in other locations, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the reasons for declaring the local emergency still exist;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The City Council reaffirms all portions of Resolution 6441, including all findings stated therein.

SECTION 2. The City Council reaffirms the ongoing need for the local emergency initially declared on by the City Manager's Proclamation of Local Emergency dated March

16, 2020 and orders contained therein and subsequently ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021, Resolution No. 6533 on October 26, 2021, Resolution No. 6538 on December 14, 2021, Resolution No. 6559 on February 8, 2022 and Resolution No. 6567 on March 22, 2022.

SECTION 3. This local emergency shall continue to exist until the City Council proclaims the termination of this local emergency.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 10th day of May 2022.

Tasha Cerda
TASHA CERDA, Mayor

ATTEST:

Becky Romero
for MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF GARDENA)

I, MINA SEMENZA, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 6574** duly passed and adopted by the City Council of said City of Gardena, approved and signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of said City Council held on the **10th day of May, 2022,** and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBER HENDERSON, MAYOR PRO TEM TANAKA, COUNCIL MEMBERS KASKANIAN AND FRANCIS, AND MAYOR CERDA

NOES: NONE

ABSENT: NONE

Becky Romero
for City Clerk of the City of Gardena, California

(SEAL)

RESOLUTION NO. 6591

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, MAKING THE LEGALLY REQUIRED FINDINGS TO RE-AUTHORIZE THE USE OF TELECONFERENCING IN ACCORDANCE WITH ASSEMBLY BILL 361 FOR MEETINGS OF THE GARDENA CITY COUNCIL AND OTHER COMMISSIONS, COMMITTEES AND BOARDS SUBJECT TO STATE OPEN MEETING LAWS

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, on March 4, 2020, the Governor of the State of California, Gavin Newsom declared a State of Emergency in California to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the State prepare for broader spread of COVID-19; and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States declared a National Emergency due to the continue spread and the effects of COVID-19; and

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, did proclaim the existence of a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code Chapter 2.56.060; and

WHEREAS, the Governor's March 4, 2021, declaration of a state of emergency based on the COVID-19 pandemic remains in place; and

WHEREAS, the Proclamation of Existence of a Local Emergency issued by the City Manager, as the City's Director of Emergency Services on March 16, 2020, has been ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution

No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021, Resolution No. 6533 on October 26, 2021, Resolution No. 6538 on December 14, 2021, Resolution No. 6559 on February 8, 2022, Resolution No. 6567 on March 22, 2022 and Resolution No. 6574 on May 10, 2022, with the result that the proclamation of a local emergency based on the COVID-19 pandemic remains in place; and

WHEREAS, Paragraph 3 of Executive Order N-29-20, issued by the Governor on March 17, 2020, among other things, suspended the Brown Act requirements for teleconferencing, provided that notice and accessibility requirements were met, the public was allowed to observe and address the legislative body at the meeting, and the legislative body had a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, specifying that this suspension would remain in place during the period in which state or local public health officials have imposed or recommended social distancing measures; and

WHEREAS, paragraph 42 of Executive Order N-08-21, issued by the Governor on June 11, 2021, withdrew, and replaced paragraph 3 of Executive Order N-29-20's suspension of the Brown Act requirements for teleconferencing with a similar suspension of those requirements that it specified would remain in place only through September 30, 2021; and

WHEREAS, on September 16, 2021, the Governor signed into law Assembly Bill No. 361 ("AB 361"), which, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency, as that term is defined, when state or local health officials have imposed or recommended measures to promote social distancing or when the legislative body has determined that meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, AB 361 requires legislative bodies that hold teleconferenced meetings under its abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address

the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to attend via a call-in option or an internet-based service option, and to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body; and

WHEREAS, AB 361 requires the legislative body to take no further action on agenda items when there is a disruption which prevents the public agency from broadcasting the meeting, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments, until public access is restored; and

WHEREAS, AB 361 prohibits the legislative body from requiring public comments to be submitted in advance of the meeting and specifies that the legislative body must provide an opportunity for the public to address the legislative body and offer comment in real time; and

WHEREAS, AB 361 prohibits the legislative body from closing the public comment period and the opportunity to register to provide public comment, until the public comment period has elapsed or until a reasonable amount of time has elapsed, as specified; and

WHEREAS, when there is a continuing state of emergency, or when state or local officials have imposed or recommended measures to promote social distancing, AB 361 requires a legislative body to make specified findings not later than 30 days after the first teleconferenced meeting pursuant to these provisions, and to make those findings every 30 days thereafter, in order to continue to meet under AB 361's abbreviated teleconferencing procedures; and

WHEREAS, this body previously adopted a Resolution, which made the findings required by AB 361 to allow the City Council and all City Commissions, Committees and Boards to continue to meet under AB 361's abbreviated teleconferencing procedures, and authorized the City Council and all City Commissions, Committees and Boards to conduct meetings under AB 361's abbreviated teleconferencing procedures, without complying with the requirements set forth in Government Code Section 54953(b)(3), subject to compliance with the requirements set forth in Government Code Section 54953(e)(2); and

WHEREAS, in light of the continuing State and local declarations of emergency resulting from the COVID-19 pandemic, the continuing recommendation by Los Angeles County Public Health officials of measures to promote social distancing, and the imminent risks to the health of safety of attendees at meetings conducted in person, the City Council desires to again make the findings required by AB 361 to allow the City Council and all City Commissions, Committees and Boards to continue to meet under AB 361's abbreviated teleconferencing procedures.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. The City Council finds that the State and local declarations of emergency resulting from the COVID-19 pandemic remain in place, and that the state of emergency continues to directly impact the ability to meet safely in person.

SECTION 3. The City Council finds that local officials, namely, the Los Angeles County Department of Public Health, has continued to recommend measures to promote social distancing.

SECTION 4. As a result of the findings in Sections 1 through 3 above, the City Council and all City Commissions, Committees and Boards are authorized to conduct meetings under AB 361's abbreviated teleconferencing procedures, without complying with the requirements set forth in Government Code Section 54953(b)(3), subject to compliance with the requirements set forth in Government Code Section 54953(e)(2).

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed this Resolution and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this Resolution would be subsequently declared invalid or unconstitutional.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of June 2022.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

Transit Oriented Communities Technical Assistance Program (TOC TAP) Round 1

AWARD AGREEMENT

This Agreement ("Agreement") is dated March 31, 2022 for reference purposes only, and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and Gardena ("Recipient") for Development Standards Ordinance to Support 6th Cycle Housing Element -LACMTA Transit Oriented Communities Technical Assistance Program (TOC TAP) ID# 9200000000TOC2202 as described in this Agreement and the attachments hereto ("Project").

WHEREAS, as part of Round 1 of the TOC TAP Program, the LACMTA Board of Directors, at its meeting on October 22, 2020, authorized funding implementation activities for Los Angeles County jurisdictions and other eligible applicants with up to $200,000 for technical assistance needed to build local jurisdiction capacity in TOC subject areas and/or explore the feasibility of implementing TOC planning programs.

WHEREAS, the Recipient is subject to all program requirements within the TOC Grant Writing Assistance and Technical Assistance Program Guidelines ("Guidelines") and to the terms and conditions contained in this Agreement.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this Agreement consist of the following, and each is incorporated by reference as if fully set forth herein:

1. Part I - Specific Terms of the Agreement
2. Part II - General Terms of the Agreement
3. Attachment A - Project Schedule and Budget
4. Attachment B - Scope of Work
5. Attachment C - Reporting and Expenditure Instructions
6. Attachment D - Quarterly Progress/Expense Report

In the event of a conflict, the Specific Terms of this Agreement and Attachments A, B, C and D shall have precedence in that order and shall prevail over the General Terms.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By:_____ Date:_____

Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

Dawyn R. Harrison
Acting County Counsel

By: _____ Date: 5/23/2022

Deputy

RECIPIENT:

CITY OF GARDENA

By: _____ Date:_____

Clint Osorio
City Manager

APPROVED AS TO FORM:

By: _____ Date: 06/06/2022

Carmen Vasquez
City Attorney

PART I
SPECIFIC TERMS OF THE AGREEMENT

1. The Title of the Project is Development Standards Ordinance to Support 6th Cycle Housing Element - LACMTA Transit Oriented Communities Technical Assistance Program ID# 9200000000TOC2202.

2. To the extent the Funds are available, LACMTA shall provide to Recipient a one-time award of General Funds, based on Project eligibility and funds available, in the amount of $39,000 (the "Funds") for the Project in accordance with the terms of this Agreement. LACMTA Board of Directors' action of October 22, 2020, approved TOC Technical Assistance Program.

3. This one-time award shall be on a reimbursement basis. Recipient must provide the appropriate supporting documents with the Quarterly Progress/Expense Report, (Attachment D).

4. Recipient may contribute the Award Funding Commitment (local match), to the Project in the amounts and toward the Scope of Work, all as specified in (Attachment A). In each Quarterly Progress/Expense Report (Attachment D), Recipient shall report on the use of the local match which should be consistent with Attachment A. If Recipient does not meet its local match commitment, it shall be considered a default under this Agreement and LACMTA will have the remedies available to it under Part II, Sections 12 and 13. Any changes in the Recipient Award Funding Commitment must be made by mutual agreement of the parties and documented in an amendment to this Agreement.

5. Recipient shall complete the Project as described in the "Scope of Work," attached to this Agreement as **Attachment B**. The Scope of Work includes a description of the Project and a detailed description of the work and tasks to be completed, including project deliverables, by Recipient. Project work shall adhere to the Project Schedule and Budget attached to this Agreement as **Attachment A**, consistent with the Reporting and Expenditure Instructions as referenced as "Instructions" as Attachment C. If Recipient is consistently behind schedule in meeting milestones or in delivering the Project, in accordance with Attachments A and C then LACMTA shall have the option to terminate this Agreement for default as described in Part II, Sections 12 and 13 and deobligate funds as described in Part II, Section 8.

6. Eligible Project expenses and reporting procedures are defined in the Reporting and Expenditure Instructions attached to this Agreement as **Attachment C.** The form of the Quarterly Progress/Expense Report is attached as **Attachment D.** LACMTA shall withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of the Scope of Work (Attachment B).

7. The duration of the Agreement, as evidenced in **Attachment A**, shall be thirty-six (36) months and all eligible costs shall be incurred during this period. The funds may be

deobligated if the Project is not completed within thirty-six (36) months from the fully executed Agreement date.

8. Recipient shall ensure that the award funded work is consistent with implementation of strategies contained in the Guidelines. If upon review of the Quarterly Progress/Expense Report (Attachment D), LACMTA finds that the Project is not consistent with the Guidelines, LACMTA may find Recipient to be in default and shall have the remedies as described in Part II, Sections 12 and 13. LACMTA may also deobligate funds as described in Part II, Section 8.

PART II
GENERAL TERMS OF THE AGREEMENT

1. TERM:

1.1 The term of this Agreement shall commence on the date this Agreement is fully executed and shall expire upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work (Attachment B) has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to Recipient. The parties understand and agree there are certain covenants and agreements which specifically remain in effect after expiration or termination of this Agreement.

1.2 Should LACMTA determine there are insufficient Funds available for the Project, LACMTA may terminate this Agreement by giving written notice to Recipient at least thirty (30) days in advance of the effective date of such termination. If this Agreement is terminated pursuant to this section, LACMTA will not reimburse Recipient any costs incurred after the termination date.

2. INVOICE BY RECIPIENT:

2.1 Unless otherwise stated in this Agreement, the Quarterly Progress/Expense Report (Attachment D), with supporting documentation of expenses and project progress as described in Part II, Section 4.1 of this Agreement, and other documents as required pursuant to this Agreement, shall satisfy LACMTA invoicing requirements. Expenses that are not invoiced within sixty (60) days after the lapsing date as defined in the Lapsing Policy, Part II, Section 8.1 below are not eligible for reimbursement.

Send invoices with supporting documentation to:
gallardofa@metro.net, and, once reviewed and approved to: accountspayable@metro.net

3. USE OF FUNDS:

3.1 Recipient shall utilize the Funds to complete the Project as described in the Scope of Work (Attachment B) and in accordance with the Reporting and Expenditure Instructions (Attachment C). Recipient shall be eligible for the Funds up to the award amount specified in Part I, Section 2 of this Agreement subject to the terms and conditions contained herein.

3.2 Recipient shall not use the Funds to substitute for any other funds or projects not specified in this Agreement. Further, Recipient shall not use the Funds for any expenses or activities above and beyond the approved Scope of Work (Attachment B).

3.3 Recipient must use the Funds in the most cost-effective manner. If Recipient intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with Recipient's contracting procedures and consistent with State law. Recipient staff or consultant with project oversight roles cannot award work to companies in which they have a financial or personal interest. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

3.4 Recipient may change budgetary amount per task within the Scope of Work (Attachment B), subject to LACMTA approval as set forth in Part II, Section 10 hereof.

3.5 Recipient's employees, officers, councilmembers, board members, agents, or consultants (a "Recipient Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a Recipient Party (b) any member of a Recipient Party's immediate family, (c) a partner of a Recipient Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

4. DISBURSEMENT OF FUNDS:

4.1 Recipient shall submit the Quarterly Progress/Expense Report (Attachment D) within thirty (30) days after the close of each quarter. Should Recipient fail to submit such reports within ten (10) days of the due date or if Recipient submits incomplete reports, LACMTA will not reimburse Recipient until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expense Report (Attachment D) shall include all appropriate supporting documentation (such as contractor invoices, receipts, etc.) as set forth in the Instructions (Attachment C). All supporting documents must include a clear justification and explanation of their relevance to the Project. If no activity has occurred during a particular quarter, Recipient will still be required to submit the Quarterly Progress/Expense Report (Attachment D), indicating that no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a month, then Recipient can submit such an invoice once per month with supporting documentation.

4.2 Disbursements shall be made on a reimbursement basis in accordance with the provisions of this Agreement.

4.3 LACMTA will make all disbursements electronically unless an exception is requested in writing. Disbursements via Automated Clearing House (ACH) will be made at no cost to Recipient. Recipient must complete the ACH form and submit such form to LACMTA before

funding award reimbursement payments can be made. ACH Request Forms will be provided by LACMTA staff.

4.4 Expenses that are not invoiced within sixty (60) days after the lapsing date specified in Part II, Section 8.1 below are not eligible for reimbursement.

4.5 Any Funds expended by Recipient prior to the execution of this Agreement by LACMTA shall not be reimbursed.

5. REPORTING AND AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS:

5.1*[1] LACMTA and/or its designee shall have the right to conduct audits of the Project, as it deems appropriate, such as financial and compliance audits; interim audits; pre-award audits; performance audits; and final audits. LACMTA will commence a final audit within six months of receipt of an acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by Recipient and invoiced to LACMTA and such costs, charges, and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization, including actual indirect rates for the period covered by the Agreement period under review). Recipient agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). Recipient shall reimburse LACMTA for any expenditure not in compliance with this Agreement and the Guidelines. Recipient's eligible expenditures submitted to LACMTA for this Project shall be in compliance with the Reporting and Expense Instructions (Attachment C) and Office of Management and Budget ("OMB") Circular A-87. The allowability of costs for Recipient's contractors, consultants and suppliers submitted to LACMTA through Recipient's Quarterly Progress Reports/Expense Report (Attachment D) shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulations, Subpart 31 (FAR), whichever is applicable. Any use of the Funds which is expressly prohibited under this Agreement shall be an ineligible use of the Funds and may be disallowed by LACMTA audit. Findings of the LACMTA audit are final. When LACMTA audit findings require Recipient to return monies to LACMTA, Recipient shall return such monies within thirty (30) days after the final audit is sent to Recipient.

5.2* Recipient's records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records"). Recipient's records shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify direct and indirect costs (including overhead allocations) as

[1] See Part II, Section 15.6 for asterisk

they may apply to costs associated with the Project. These records must be retained by Recipient for 3 years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

5.3* Recipient shall cause all contractors to comply with the requirements of this Part II, Sections 5.1 and 5.2 above. Recipient shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

5.4* LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall be afforded access to all of the records of Recipient and its contractors related to the Project and shall be allowed to interview any employee of Recipient and its contractors through final payment to the extent reasonably practicable.

5.5* LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of Recipient and its contractors, shall have access to all necessary records, including reproduction at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this Agreement.

5.6* In addition to LACMTA's other remedies as provided in this Agreement, LACMTA shall withhold the Funds and/or recommend not to approve a future Award to Recipient if the LACMTA audit has determined that Recipient failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and/or is materially out of compliance with other terms and conditions as defined by this Agreement, including the access to records provisions of this Part II, Section 5.

5.7* Recipient shall certify monthly invoices by reviewing all contractor and subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with OMB Circular A-87 or FAR Subpart 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.8* Recipient shall also certify final costs of the Project to ensure all costs are in compliance with OMB Circular A-87 or FAR Subpart 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.9 Whenever possible, in exercising its audit rights under this Agreement, LACMTA shall rely on Recipient's own records and audit work to minimize direct audit of contractors, consultants, and suppliers.

6. ONE-TIME AWARD:

6.1 This is a one-time only Award subject to the terms and conditions agreed to herein. This award does not imply nor obligate any future funding commitment on the part of LACMTA.

7. SOURCES AND DISPOSITION OF FUNDS:

7.1 The obligation for LACMTA to award the Funds for the Project is subject to sufficient Funds being made available for the Project by LACMTA. If such Funds are not made available for the Project, LACMTA shall have no obligation to provide the Funds for the Project, unless otherwise agreed to in writing by LACMTA.

7.2 Recipient shall be responsible for any and all cost overruns for the Project.

7.3 If the Funds are insufficient to complete the Project, Recipient may modify the Scope of Work (Attachment B) to allow project completion with other funds available to Recipient. LACMTA shall have the right to review and approve or reject any proposed changes to the Scope of Work (Attachment B).

7.4 If at any time, Recipient receives outside funding for the Project in addition to the Funds identified in the Scope of Work (Attachment B) at the time this Agreement was executed, this Agreement shall be amended to reflect such additional funding. If, at the time of final invoice, funding for the Project (including the Funds and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds as specified in the Scope of Work (Attachment B), and the Funds required for the Project shall be reduced accordingly.

8. TIMELY USE / RECERTIFICATION / DEOBLIGATION OF FUNDS:

8.1 Recipient must demonstrate timely use of the Funds and effective implementation of project scope of work by:

(i) Executing this Agreement within sixty (60) days of receiving formal transmittal of the Agreement from LACMTA.
(ii) Meeting the Project milestone and deliverable due dates as stated in the Project Schedule and Budget (Attachment A) and Scope of Work (Attachment B).
(iii) Timely submitting of the Quarterly Progress/Expense Reports (Attachment D) as defined in Part II, Section 2 of this Agreement and the Reporting and Expenditure Instructions (Attachment C); and

(iv) Expending funds granted within thirty-six (36) months from the date the Agreement is fully executed. Expenses that are not invoiced within sixty (60) days after the lapsing date are not eligible for reimbursement.

(v) Procuring contract/consultant to complete funding award Scope of Work (Attachment B) within six (6) months of Agreement execution with LACMTA.

(vi) Notifying LACMTA as soon as Recipient is aware of any changes and circumstances which alter the eligibility of the approved project.

If Recipient fails to meet any of the above conditions, the project shall be considered lapsed and will be submitted to LACMTA for deobligation.

8.2 In the event that the timely use of the Funds and effective implementation of the project scope of work is not demonstrated as described in Part II, Section 8.1 of this Agreement, the Project will be reevaluated by LACMTA as part of its annual budget recertification of funds and TOC TAP deobligation process. The Funds may be deobligated and reprogrammed to another project by LACMTA. If Recipient does not complete one element of the Project, as described in the Scope of Work (Attachment B) due to all or a portion of the Funds lapsing, the entire Project may be subject to deobligation at LACMTA's sole discretion. In the event that all the Funds are reprogrammed, this Agreement shall automatically terminate.

9. EXTENSIONS TO LAPSE DATE

9.1 Time extensions may be granted under the following conditions:

a. Project delay due to an unforeseen and extraordinary circumstance beyond the control of the project sponsor (legal challenge, act of God, etc).

b. Project delay due to an action that results in a change in scope of work or project schedule that is mutually agreed upon by LACMTA and the project sponsor prior to the extension request.

c. Project fails to meet completion milestone, however public action on the proposed regulatory change(s) has been scheduled and noticed to occur within 60 days of the scheduled completion milestone.

d. Upon full execution of Agreement, Recipient has committed to having the staffing necessary to fulfill the Scope of Work. Therefore, inadequate staffing shall not be considered a basis for administrative extensions to the lapse date or appeal of deobligation of funds.

e. Time extensions longer than 6 months will require a formal written amendment of the Agreement Pursuant to Part II, Section 10.1 below.

f. Time extensions 6 months or shorter may be granted by the Metro Senior Director consistent with Part II, Section 10.2, below.

10. AMENDMENTS

10.1 Amendments to this Agreement shall be in writing executed by the parties. Formal written amendments are required for (i) changes to the award funding amount, (ii) changes to the Project Funding, (iii) changes to the Scope of Work (Attachment B), and/or (iv) time extensions longer than 6 months. Formal written amendments shall be approved and signed by the LACMTA Chief Executive Officer or his/her designee and Recipient.

10.2 Notwithstanding the forgoing, Recipient may transfer funds between line items within the Scope of Work and Budget or make non-material schedule changes, subject to LACMTA written approval without a formal amendment to this Agreement. Recipient may also seek a one-time 6-month extension pursuant to Part II, Section 9.1, above. In order to transfer funds or make non-material schedule changes, Recipient shall submit a memo to LACMTA Senior Director describing (i) justifications for the time extension; (ii) the amount of proposed transfer of funds, and between which line items; (iii) how the proposed transfer will affect the Scope of Work; and (iv) how the Scope of Work and deliverables are still achievable if the proposed transfer is effectuated. LACMTA will have fifteen (15) working days to approve or disapprove the proposed change, and such approval or disapproval may be provided either by written memo or by email from the Metro Senior Director with concurrence from the Metro Senior Executive Officer.

11. NOTICE

11.1 Notice shall be given to the parties at the address specified below unless otherwise notified in writing of change of address. Any notice required or permitted to be delivered hereunder shall be deemed to be delivered upon receipt at the correct address by United States mail, postage prepaid, certified or registered mail, return receipt requested, or by Federal Express or other reputable overnight delivery service addressed to the parties hereto as follows:

LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
Attention: Fabian Gallardo, Manager, Mail Stop 99-22-2
One Gateway Plaza
Los Angeles, CA 90012
213.922.3084
gallardofa@metro.net

Recipient's Address:

City of Gardena
Attention: Greg Tsujiuchi
1700 W. 162nd St.
Gardena, CA 90247
gtsujiuchi@cityofgardena.org

12. DEFAULT:

12.1 A Default under this Agreement is defined as any one or more of the following: (i) Recipient fails to comply with the terms and conditions contained herein or in the Instructions, (Attachment C); or (ii) Recipient is consistently behind schedule in meeting milestones or in delivering the Project; or (iii) Recipient fails to perform satisfactorily or makes a material change, as determined by LACMTA at its sole discretion, to the Scope of Work (Attachment B) or the Project Funding without LACMTA's prior written consent or approval as provided herein.

13. REMEDIES:

13.1 In the event of a Default by Recipient, LACMTA shall provide written notice of such Default to Recipient with a 30-day period to cure the Default. In the event Recipient fails to cure the Default or to commit to cure the Default and commence the cure within such 30-day period, and thereafter diligently continue such cure to completion to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this Agreement; (ii) LACMTA may make no further disbursements of Funds to Recipient; and/or (iii) LACMTA may recover from Recipient any Funds disbursed to Recipient as allowed by law or in equity.

13.2 Effective upon receipt of written notice of termination from LACMTA, pursuant to Section 13.1, Recipient shall not undertake any new work or obligation with respect to this Agreement unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of Recipient.

13.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

14. COMMUNICATIONS:

14.1 Recipient shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding

Agreement Communications Materials Guidelines" available at http://metro.net/partners-civic. The Funding Agreement Communications Materials Guidelines may be changed from time to time during the course of this Agreement. Recipient shall be responsible for complying with the latest Funding Agreement Communications Materials Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

14.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to community outreach materials, press events, public and external newsletters, printed materials, advertising, websites, radio and public service announcements, electronic media, and construction site signage, as well as the plan or other primary deliverables funded by the Award. A more detailed definition of "Communications Materials" is found in the Funding Agreement Communications Materials Guidelines.

14.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Award Recipients to use is included in the Recipient Funding Agreement Communications Guidelines.

14.4 Recipient shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

14.5 The LACMTA staff shall be responsible for monitoring Recipient compliance with the terms and conditions of this Section. Recipient failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

15. OTHER TERMS AND PROGRAM CONDITIONS:

15.1 This Agreement, along with its Attachments, constitutes the entire understanding between the parties with respect to the subject matter herein. The Agreement shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original Agreement or the same level of authority. Adoption of revisions or supplements to the Attachments shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

15.2* In the event that there is any court proceeding between the parties to enforce or interpret this Agreement to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

15.3* Neither LACMTA nor any officer or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by Recipient under or in connection with any work performed by and or service provided by

Recipient, its officers, agents, employees, contractors, and subcontractors under this Agreement. Recipient shall fully indemnify, defend with counsel approved by LACMTA, and hold LACMTA and its subsidiaries, and their respective directors, officers, agents, and employees harmless from and against any suits and causes of actions, claims, losses, liability, damages, costs and expenses, including without limitation, any costs or liability on account of bodily injury, death or personal injury of any person, or damage to or loss of property, any environmental obligation, and any legal fees, in any way arising out of the acts or omissions to act related to Project or this Agreement, without requirement that LACMTA first pay such claims.

15.4 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

15.5* Recipient shall comply with and ensure that work performed under this Agreement is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements, and the applicable requirements and regulations of LACMTA. Recipient acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

15.6 Recipient agrees that those sections of this Agreement marked with an **asterisk** be included in every contract entered into by Recipient or its contractors relating to work performed under this Agreement and LACMTA shall have the right to review and audit such contracts.

15.7 Recipient shall not assign this Agreement, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his/her designee, and any assignment without said consent shall be void and unenforceable at the option of LACMTA.

15.8* This Agreement shall be governed by California law. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

15.9 The covenants and agreements of this Agreement shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assignees.

15.10 Recipient will advise LACMTA prior to any key Project staffing changes.

15.11 Recipient in the performance of the work described in this Agreement is not a contractor nor an agent or employee of LACMTA. Recipient attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. Recipient shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

15.12 Recipient is required to share their proposed draft RFP, draft consultant contract and draft regulatory documents to LACMTA project staff prior to City approval.

15.13 Quarterly briefings will be conducted with Metro staff throughout the project schedule at significant milestones, i.e., kick off meetings, draft documents, outreach events and committee approvals, etc.

15.14 Recipient shall demonstrate that it can meet project milestones and stay within the budget identified in this Agreement. If at the time Recipient has expended seventy-five percent (75%) of the Award Funds and Recipient has not demonstrated that the work is sufficiently complete consistent with this Agreement. LACMTA's Senior Director will notify Recipient's Project Manager through written notice that payments will cease until a mutually agreed-to cost control plan is in place. In the case of insufficient funds to complete the Project, no further payments will be made and Recipient will identify and secure additional funds to complete the project identified in Attachment A.

15.15 Recipient will be required to participate in bi-annual surveys to help Metro identify areas of program improvement and collect information about the Project, including, but not limited to, how the Project is improving equitable outcomes and aligning with Metro's TOC Policy.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
TRANSIT ORIENTED COMMUNITIES TECHNICAL ASSISTANCE PROGRAM
(TOC TAP)

ATTACHMENT A - PROJECT BUDGET AND TIMELINE

Project Title: Development Standards Ordinance to Support 6th Cycle Housing Element
Sponsor: City of Gardena

List each principle tasks and subtasks, providing both the budget and timeline for each. Add or delete rows as needed.

		Fund Sources			Fiscal Years											
					2021		2022				2023				2024	
Task #	**Task Title**	**Metro**	**Other**	**Total Cost**	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
1	Data gathering and review	$6,500	$0	$6,500												
2	Consultation with city staff and stakeholders	$3,000	$0	$3,000												
3	Drafting residential standards for target area	$17,000	$0	$17,000												
4	Prepare Categorical Exemption	$1,000	$0	$1,000												
5	Planning Commission and City Council	$11,500	$0	$11,500												
	Totals	**$39,000**	**$0**	**$39,000**												

ATTACHMENT B

SCOPE OF WORK

Project Title:

Development Standards Ordinance to Support 6th Cycle Housing Element

Project Funding:

LACTMA Award Amount: $39,000
Local Match Amount: $0
Total Project Amount: $39,000

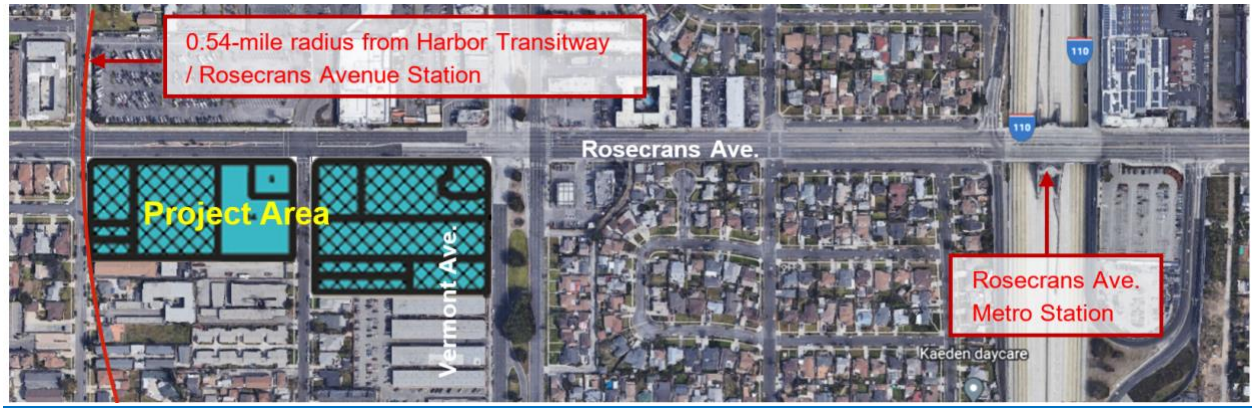
Project Background:

The City of Gardena applied for the Transit Oriented Communities Technical Assistance Program (TOC TAP) to assist the City in meeting its Regional Housing Needs Allocation (RHNA) for the 2021-2029 Housing Element cycle. Although the City's application was favorably received, only two small portions of the City met the minimum threshold to qualify for the program based on transit criteria. Of the two areas, only one was identified by the City's Draft Housing Element as an area that would be eligible for residential development and require the establishment of appropriate development standards to support it. Currently the City's zoning map designates this area for Commercial and has no development standards for residential as it is a prohibited use in the zone.

The City of Gardena will revise the Scope of its application to focus on the portion of the City that is targeted for an H-5 housing overlay in the Draft Housing Element and is also within a 0.54-mile radius of a major transit stop, which in this case is the intersection of the Harbor Transitway and Rosecrans Avenue. This proposal is offered to the City of Gardena's Community Development Director in support of the City's efforts to amend its zoning to meet its RHNA through the TOC TAP, which, through adherence to Metro's TOC policies can be used as a template for further development of housing overlays in the City.

The project will create incentives through density bonus and allow flexibility in development standards specifically for the project area. Although this will create the framework for the H-5 overlay chapter of the Gardena Municipal Code, the substance and details of the standards will be unique to the project area due to its proximity to the Metro station.

Project Location:



TASK 1: DATA GATHERING AND REVIEW

Necessary resources to consult will include the Gardena General Plan; Gardena Zoning Ordinance; Gardena Draft 6th Cycle 2021-2029 Housing Element; Gardena's application for Metro TOC Technical Assistance Program; Los Angeles Metropolitan Transportation Authority TOC Technical Assistance Program Guidelines. Other documents may be necessary.

Deliverable: Summary memo of relevant goals and policies that pertain to project.

TASK 2: CONSULTATION WITH CITY STAFF AND STAKEHOLDERS

Simultaneous to the production of deliverables described by this proposal, the City will be preparing four housing overlays to allow residential developments in commercial and industrial zones over many parts of the City. It is important to not work at cross purposes to that effort, so regular consultation with City staff will be important to ensure this work can be performed, evaluated for CEQA, and adopted independent of the other work.

Although future residents of any housing built under new standards developed for this program cannot be identified and interviewed (except as part of a focus group as discussed below), the people who build the apartments they rent are available and know market demands, trends, construction feasibility and costs. Gardena has a few very active local residential developers who can provide insight and advice on matters of importance related to the development of workable development standards.

Another very useful group of developers that will be consulted are local affordable housing developers. Nonprofit affordable housing developers can be reached through the Southern California Association of Nonprofit Housing (SCANH). Helpful insight is hoped to be gained about development standards and the relative usefulness of various incentives and design features. Similar insight, but from the possible tenant's perspective, will be sought from surveying community-based organizations (CBO) that focus on housing issues or those that

focus on the Gardena area and the needs of its lower income, homeless, and others in need. From these groups we hope to distill knowledge of design and development features that can make lower- and moderate-income life without an automobile more feasible, which can then be converted into standards of development.

Outreach to local developers and nonprofit developers will likely be conducted by interviews or surveys followed up by interviews, depending on the responses. If possible, housing advocacy CBOs will be interviewed directly. Local CBOs, including churches, will preferably be organized into a focus group or two. Local knowledge of the struggles people have while navigating life in the City may prove very helpful in this project and a robust set of discussion in focus group meetings is the best way to bring that out. Any opportunity for CBOs to bring those they assist into the focus group would be welcomed and would serve as the best way to include public input.

Additional consultation with staff will be used to ensure that the work product of this effort can be readily transferred to other parts of Gardena that are serviced primarily by Gardena Transit (GTrans). Nearly every square foot of the City is designated as a High-Quality Transit Corridor and is within a 1/2 mile walk to a GTrans bus that operates on a frequent schedule, but the intersections with other frequent lines occurs primarily outside the City. Nevertheless, GTrans lines connect to many important locations and transfer stops with Metro. Any effort to reduce reliance on personal automobiles and encourage GTrans use would be the next logical use of whatever ordinance results from this project. The standards developed for this project may not be applicable without some modification, but the work will be substantially completed by this work.

Deliverables: Summary memo of consultation meetings; Draft ordinance outline and strategy summary.

TASK 3: DRAFTING RESIDENTIAL STANDARDS FOR TARGET AREA

Although the target area will have an overlay designation that will be shared with hundreds of properties across the City that will allow up to 50 dwellings per acre, by virtue of its unique proximity to a major transit stop the development standards for the target area sites will be scrutinized and evaluated for alternative development standards. Focus will be on reducing the tendency for zoning standards to induce private automobile ownership, and other ways to improve the likelihood of public transit use by the residents in the target area.

A strong focus of the City's new housing overlays is on developing affordable housing. The H-5 overlay is one of four overlays planned to be created within the next several months. The H-5 overlay, according to the Housing Element, proposes a minimum permitted density of 31 units per acre and a maximum of 50. The California Department of Housing and Community Development considers densities over 30 per acre to be sufficiently dense to stimulate affordable housing development.

The H-5 overlay density will be higher than any residential zone currently in Gardena, so there are no development standards to borrow from within the municipal code. Although this project will not be developing those standards, it is safe to predict that the required parking for each unit will be a major point of discussion among the community and elected and appointed officials. Fortunately, affordable housing laws dramatically restrict parking cities may impose, especially when the housing is near a major transit stop.

The intent of this project is to customize development standards to 1) encourage use of alternatives to personal automobiles, 2) make affordable units less costly to build, and 3) encourage units to be designed around human use rather than vehicle needs. These goals, human-oriented design, construction cost reduction, and encouraging alternate mobility options, will guide the process of developing standards in the project area.

Deliverables: Draft ordinance; Revised drafts of ordinance (up to 2).

TASK 4: PREPARE CATEGORICAL EXEMPTION

Deliverable: Categorical Exemption prepared for City.

TASK 5: PLANNING COMMISSION AND CITY COUNCIL

For this project Gregg McClain will prepare the Planning Commission report, a presentation with slide show, and resolution recommending approval by the City Council. For the City Council Gregg McClain will prepare the ordinance, report, and presentation with slide show.

Deliverables: Draft ordinance, Planning Commission report, Planning Commission resolution, PowerPoint presentations, City Council report; and final ordinance.

Transit Oriented Communities Technical Assistance Program (TOC TAP)

Attachment C

Reporting & Expenditure Instructions

REPORTING PROCEDURES

1. Attachment D (Quarterly Progress/Expense Report) is required for all projects. The Recipient shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, Recipient will submit a quarterly report to LACTMA staff, and, once reviewed and approved to accountspayable@metro.net. Detailed invoicing instruction may be obtained from LACMTA staff.

2. The Quarterly Progress/Expense Report covers all activities related to the project and lists all costs incurred. It is essential that Recipient provide complete and adequate responses to all the questions. The expenses listed must be accompanied by supporting documentation with a clear explanation of the purpose and relevance of each expense to the project. Expenses must reflect the local match charged to the project, as relevant.

3. In cases where there are no activities to report, problems causing delays, a clear explanation, including actions to remedy the situation, must be provided.

4. Recipients are required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter. Projects not delivered in a timely manner will be reevaluated by LACMTA as part of its annual budget recertification of funds and considered under the deobligation process.

5. The Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	***Report Due Date***
July – September	November 1
October – December	February 1
January – March	May 1
April – June	August 1

Upon completion of the Project a final invoice that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

ELIGIBLE COSTS

Applicants will develop and submit a budget as part of the application. Funds awarded will not exceed the budget submitted and may be less if the key objectives can be achieved at lower costs. Any cost overruns shall be the responsibility of the applicant. The TOC TAP Program can fund:

a. Third party consulting costs directly providing services with respect to the project will be eligible for funding. Such eligible costs shall not include overtime costs.

b. Costs associated with community outreach may include food, and non-cash incentives. Such proposed expenditures must be approved by Metro in advance of incurring costs.

NON-ELIGIBLE COSTS

a. Third party consultants and contracted staff costs such as equipment, furniture, rental vehicles, mileage, food, office leases or space cost allocations.

b. Any activity or expense charged above and beyond the approved Attachment B (Scope of Work) **is considered ineligible** and will not be reimbursed by LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his or her designee. Any expense charged to the project or local match must be clearly and directly related to the project.

c. Any activity or expense charged as local match cannot be applied to any other LACMTA-funded or non-LACMTA-funded projects; activities or expenses related to a previously funded project cannot be used as local match for the current project.

d. Administrative cost is the ongoing expense incurred by the Recipient for the duration of the project and for the direct benefit of the project as specified in Attachment B (Scope of Work). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting, and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project. Ineligible expenses include Recipient staff mileage, meals, travel, vouchers for meals, etc.

e. LACMTA is not responsible for and will not reimburse any costs incurred by the Recipient prior to the execution of the Agreement, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or his or her designee.

f. The Agreement is considered executed when the LACMTA Chief Executive Officer or his or her designee signs the document.

DEFINITIONS

* Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

* Excessive Cost: Any expense deemed "excessive" by LACTMA staff would be adjusted to reflect a "reasonable and customary" level. For a detailed definition of "reasonable cost," please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations.*

* Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope of Work is considered ineligible.

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
TRANSIT ORIENTED COMMUNITIES TECHNICAL ASSISTANCE PROGRAM (TOC TAP)
ATTACHMENT D - QUARTERLY PROGRESS/EXPENSE REPORT

AGENCY NAME: City of Gardena

PROJECT TITLE: Development Standards Ordinance to Support 6th Cycle Housing Element

AGENCY PROJECT MANAGER: Greg Tsujiuchi

METRO CONTACT: Fabian Gallardo

Date	
Invoice #	
Quarter	
Agreement #	9200000000TOC2202
Agreement Execution Date	
Agreement Lapse Date	
Payment Term	Net 30

SECTION 1: QUARTERLY DETAILED LISTING OF EXPENSES AND CHARGES

All expenses and charges, including Metro funding and local match contribution, must be itemized and listed below. Each item (e.g. invoices, receipts) listed must be included by an invoice and/or other supporting documentation.

Consultant Name and Invoice #	Tasks and/or Subtasks Charged	Total Amount	Amount Charged to Funding Agreement (FA)	Amount Charged to Local Match
Total Quarterly Expenditures		**$ -**	**$ -**	**N/A**
Retention Amount (5%)			$ -	
Net Invoice Amount (Less Retention)			$ -	
Expenditures to Date (Include. this Quarter)				
Total Project Budget		$ 39,000.00	$ 39,000.00	
% of Project Expended to Date		0%	0%	
Balance Remaining		$ 39,000.00	$ 39,000.00	

SECTION 2: FA EXPENDITURES TO DATE

Task Number and Title	Funding Agreement Expenditures to Date (Incl. this Quarter)	Funding Agreement Total Budget	Funding Agreement % Expended
Task 1: Data Gathering and Review		$ 6,500.00	0%
Task 2: Consultation with City Staff and Stakeholders		$ 3,000.00	0%
Task 3: Drafting Residential Standards for Target Area		$ 17,000.00	0%
Task 4: Prepare Categorical Exemption		$ 1,000.00	0%
Task 5: Planning Commission and City Council		$ 11,500.00	0%
Total:	**$ -**	**$ 39,000.00**	

SECTION 3: PROJECT STATUS

Describe work completed for each subtask charged this quarter. Indicate if subtasks are on track, running behind, or 6+ months behind schedule.

Task Number and Title	Progress Made This Quarter	Task Status
Task 1		
Data Gathering and Review		
Task 2		
Consultation with City Staff and Stakeholders		
Task 3		
Drafting Residential Standards for Target Area		
Task 4		
Prepare Categorical Exemption		
Task 5		
Planning Commission and City Council		

SECTION 4: PAYMENT CERTIFICATION

I certify that I am the responsible Project Manager or fiscal officer and representative of the Agency and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature ***Date***

Name ***Title***

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.I
Section: CONSENT CALENDAR
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Appointments of Representatives to the South Bay Workforce Investment Board (SBWIB)
CONTACT: COMMUNITY DEVELOPMENT

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:
On June 15, 2022, the Gardena Economic Business Advisory Commission (GEBAC) recommended that the City Council appoint the following individuals to serve on the South Bay Workforce Investment Board (SBWIB) as representatives of the City of Gardena's Public Sector and Business Private Sector:

- Jackie Choi, Economic Development Manager at City of Gardena, to serve as the public sector representative under an existing 4-year term of office expiring June 30, 2025. Ms. Choi would be replacing Mr. Dela Cruz, the former Economic Development Manager. Mr. Greg Tsujiuchi, Director of Community Development, will serve as an alternative.
- Jenifer Harris, Director of Special Populations at Behavioral Health Services, Inc., to serve a 4-year term of office as a business private sector representative from July 1, 2022, to June 30, 2026. Ms. Harris will be replacing Mr. David Fleck, who is resigning from the Board due to his upcoming retirement in August of 2022. Please refer to the attached resume and bio for more information on Ms. Harris.
- Patrick Caster, Chief Executive Officer at Memorial Hospital of Gardena, to serve as a business private sector representative under an existing 4-year term of office expiring June 30, 2024. Mr. Caster is replacing Mr. Kevan Mefcalfe as he left the Memorial Hospital of Gardena. Please refer to the attached resume and bio for more information on Mr. Caster.

The purpose of the SBWIB is to ensure the involvement of the business and industrial community, including small businesses, education, labor organizations, community-based organizations, economic development agencies, and one-stop delivery system partners in workforce development activities. The SBWIB also oversees a local cooperative relationship with the Participating Cities that will most effectively satisfy the labor demand needs of the business community and enhance the economic well-being of individuals in need of workforce development services.

The appointment made by the City of Gardena will be ratified by the Inglewood Mayor and City Council as the SBWIB's Chief Local Elected Officials (CLEO).

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

Letter from GEBAC
Jenifer Harris - Resume.pdf
Patrick Caster - Resume.pdf

June 28, 2022

Honorable Mayor and City Council
City of Gardena
1700 West 162nd Street
Gardena, CA 90745

Dear Honorable Mayor and City Council:

On behalf of the Board of Directors of the Economic Development Advisory Committee, please accept the nomination of the following individuals to be appointed to serve on the South Bay Workforce Investment Board as representatives of the City of Gardena economic and community development and business private sector:

> Jackie Choi, Economic Development Manager, City of Gardena to serve as the economic and community development representative under an existing 4-year term of office expiring June 30, 2025.
>
> Jenifer Harris, Director of Special Populations, Behavioral Health Services, Inc., to serve a 4-year term of office as a business private sector representative from July 1, 2022, to June 30, 2026.
>
> Patrick Caster, Chief Executive Officer, Memorial Hospital of Gardena, to as a business private sector representative under an existing 4-year term of office expiring June 30, 2024.

Thank you for your acceptance.

Sincerely,

Steve Rogers
Chairperson

JENIFER HARRIS

22027 S. Vermont Avenue | Apt. 27 | Torrance, CA 90502
310.903.6708 – jenerharris@gmail.com

PROFILE

Passionate Leader with 20 years of comprehensive experience in grassroots organizing and community engagement. Strong interpersonal skills, staff supervision and development. A self-starter and well-versed in relationship building, fundraising, and program development.

SKILL SUMMARY

- Grassroots Organizing: Base Building; Leadership Development; Youth, Parent, and Community Engagement; Campaign and Strategy Development
- Certified Grant Writer, Management and Fundraising Experience
- Data Collection: Key informant interviews, program evaluation, environmental scans, community needs assessments, pre/post-tests, and focus groups.
- LBNP Emerging Leaders Program
    - Leadership Styles and Management, Board Development, Fund Development
- Public Speaking, Facilitation, and Curriculum Development
- Event Planning and Coordination, Successful Project Management and Volunteer Recruitment
- CAUSE 2018 Leadership Institute, CAUSE Leadership Network Member
- SCLN Leadership Los Angeles 2019 Fellow
- Member of the Nonprofit Professionals of Color Collective with Dodge and Rutgers Institute for Ethical Leadership

EXPERIENCE

Mar. 2019-Currently Connected to Lead Gardena, CA
Founder & Executive Director

- Key Accomplishments: Coordinated leadership development programming for at-promise middle school girls, transitional aged youth, and professionals. Coordinated parent workshops focused on having the conversation with their children about law enforcement and helping their child manage trauma related to interactions with law enforcement.
- Supervise and train staff, interns, and volunteers.
- Coordinate programming, development, and fundraising efforts with the support of the board.
- Build key partnerships within the communities we serve.

Jul. 2015-Currently Behavioral Health Services, Inc. Gardena, CA
Director of Special Populations

- Key Accomplishments: Scheduled presenter at the 2020 Global Alcohol Policy Alliance in Dublin; Workshop presenter at the January 2019 North American Cannabis Summit; Consulted with the State of Illinois on environmental scan development; Poster Presenter at the 2017 National Cannabis Summit; Workshop Presenter at the 2017 Statewide Substance Use Disorder Conference; created our annual Drugs Kill Dreams Youth Summit; coordinated numerous town hall events focused on alcohol and other drugs; lead the coordination in bi-annual prescription drug events in partnership with the

Torrance Police Department, Lomita Sheriff's Station, and Torrance Memorial Medical Center; developed our school-based youth program creating visibility, receiving Torrance Unified School District approval for all middle and high schools, and tripling student participation in the program; interviewed by Torrance CitiCable's News Break Live program (https://www.youtube.com/watch?v=DwvlDHA4Zic); and held our first summer, winter, and spring programs for youth ages 11-17 for students from LAUSD and TUSD.

- Supervise Prevention staff and provide development opportunities.
- Conducting community needs assessments, key informant interviews, environmental scans, evaluations, etc.
- Organize drug-free presentations, activities, and events for youth and adults in Los Angeles County.
- Conduct meetings with elected officials, law enforcement, residents, school administration, and youth.
- Membership and collaboration with South Bay Communities Creating Change (SBC3), Rethinking Access to Marijuana (RAM), DCFS Regional Community Alliance, TUSD Building Bridges Collaborative, and the LAP3 Regional Collaborative.

Aug. 2014-Mar. 2015 Asian American Drug Abuse Program, Inc. Los Angeles, CA
Community Organizer (Contract, Temporary)

- Program development for the Inglewood and Gardena contracts.
- Supervisory consultation with management.
- Developed curriculum for youth training programs and facilitated focus groups to inform programming.
- Recruited, trained, and guided both youth and adult volunteer base in all aspects of community organizing, which included planning, implementing, and evaluating drug-free presentations, events, and policies in their community.

Oct. 2013-Apr. 2014 SEIU-United Healthcare Workers Los Angeles, CA
Union Representative/Organizer

- Key Accomplishments: Coordinated weekly Affordable Care Act (ACA) Enrollment events in Los Angeles County, including the largest ACA event county-wide; worked on CA State legislation targeting the hospital industry to improve the quality of life and care for Californians; and represented employees in the Kaiser Division located in Harbor City, Torrance, Gardena, Carson, Long Beach, Lomita, and Moreno Valley totaling over 1,750 members.
- Worked with the Executive Board members, shop stewards and committee representatives to design and implement campaigns to build organizational power and be responsible for the effective functioning of the Union including leadership identification, recruitment, development, and training of members, stewards, and new staff.

Feb. 2011-Oct. 2013 Californians for Justice Long Beach, CA
Lead Organizer

- Key Accomplishments: Coordinated our youth-led Food for Thought Campaign targeting school food, providing more fresh fruits and vegetables, and creating easily accessible community gardens for low-income communities of color; created and managed our regional volunteer program; lead community-wide advocacy and organizing efforts leading to the passage of two policies in Long Beach creating Healthy School Zones and targeting alcohol-related nuisances; and increased our organizational fundraising.
- Organizational Leadership Roles: Executive Management and Budget Committee.

- Coordinated organizing activities in the Long Beach Region, managed the regional budget and office.
- Supervised organizing staff and interns and developed and guided individual and regional organizing work plans.
- Lead and trained organizers and youth in base building efforts and leadership development through afterschool and community outreach, classroom presentations, phone banking, recruitment, support of school-based chapters, and political education workshops.
- Coordinated and supported local and statewide education organizing through action research, campaign, strategy and power analysis, coordinating campaign events and delegations, and electoral organizing. Some of the local and statewide initiatives were the Food for Thought Campaign, Building Healthy Communities Youth Committee, Boys & Men of Color, North Long Beach Heal Zone, and the Local Control Funding Formula.
- Supported and developed an inter-generational model of organizing high school students, college students, and young parents to fight for educational justice in their schools and communities.
- Participated in grassroots fundraising efforts and supported foundation proposals and site visits.

VOLUNTEERISM & APPOINTED POSITIONS

Jul. 2004-Currently Gardena Drug & Alcohol Abuse Prevention Task Force Gardena, CA
Treasurer, Board Member

- Key Accomplishments: Coordinate annual Red Ribbon Week activities, organize fundraising campaigns and grant writing, implement community-wide and school-based drug-free activities, and present and train youth and adult volunteers in the coalition and community. Immediate past Board Chairperson.

Jul. 2019-Currently Share A Meal Los Angeles, CA
Volunteer

- Prepare and serve burritos and water to house-less folx living in Skid Row - weekly.

EDUCATION

2016-2018 El Camino College Torrance, CA

- Courses: *Human Relations in Organizations, Human Resources Management, Intro to Business, Computer Information Systems (Excel & Office Products).*

2004-2012 El Camino College Torrance, CA

- Degree: *AS in Political Science*

2000-2004 Gardena High School Gardena, CA

- Graduated: *June 2004*

Jenifer Harris
Bio

Jen Harris works to co-power youth, parents, and communities in Southern California – prioritizing leadership development, drug prevention, and social justice issues. She presents nationally using each opportunity to increase her impact.

After being involved in a car accident in the summer of 2001, Jen broke her thumb and tore ligaments in her wrist delaying her high school sports career. To keep busy, she joined clubs and became a member of the High School Task Force – a youth group focused on drug prevention. There she began organizing as a youth advocate and helped pass Smoke-Free Parks in Gardena, CA. In 2004, she became a member of the Gardena Drug and Alcohol Abuse Prevention Task Force and a year later she was hired as a Community Organizer with the Asian American Drug Abuse Program, Inc. (AADAP). She actively participated in community-wide advocacy and organizing efforts leading to the passage of Tobacco Retail Licensing in the cities of Gardena, Lawndale, and Cerritos.

After leaving AADAP, Jen became a Lead Organizer with Californians for Justice. She led educational and racial justice organizing efforts in Long Beach, CA and contributed to statewide efforts leading to the passage of the Local Control Funding Formula in California. Additionally, she coordinated advocacy efforts that led to the passage of Healthy School Zones and the Alcohol Nuisance Abatement Ordinance in the city of Long Beach. She supported the efforts of Building Healthy Communities, Boys & Men of Color, and the North Long Beach Heal Zone.

Jen Harris briefly worked with SEIU – United Healthcare Workers (UHW) as a Union Rep/Organizer. During her time with UHW she coordinated weekly Affordable Care Act (ACA) Enrollment events in Los Angeles County, including the largest ACA event county-wide, worked on CA State legislation targeting the hospital industry to improve the quality of life and care for Californians, and represented over 1,750 employees in the Kaiser Division.

During Jen's career at Behavioral Health Services, Inc. as Director of Special Populations/Prevention Coordinator she experienced many accomplishments. Some of which were, creating and coordinating the annual Drugs Kill Dreams Summit and Program, receiving employee of the quarter and employee of the year in both 2017 and 2020, applying and receiving funding as the only Los Angeles County contractor to work on youth problem gambling, presenting nationally about her program at the National and North American Cannabis Summits and statewide at the Statewide Substance Use Disorder Conference, securing approval from the Torrance Unified School District (TUSD) for her program to be in all TUSD middle and high schools, consulting with the state of Illinois to help them develop environmental scans for the city of Chicago, and being interview by Torrance CitiCable's News Break Live program. With Jen's leadership and vision, the South Bay Prevention program has grown to touch many lives.

In 2019, Jen Harris founded Connected to Lead. An organization whose mission is to create space for people of all ages to make meaningful connections while strengthening the leader within

them. Connected to Lead has engaged leaders through their Lead NOW programs, youth and parent workshops, and community events.

In 2021, Jen founded Giving God Glory. Giving God Glory is their daily posture. They encourage and inspire believers to deepen their relationship with the Trinity - God, Jesus, and The Holy Spirit. They walk with non-believers to introduce them to the Trinity, help them to develop a personal relationship with Jesus, and support anyone returning home to the Lord.

Outside of the office, Jen enjoys going to church, volunteering, event planning, and bowling. She is the Treasurer and former Chair of the Gardena Drug and Alcohol Abuse Prevention Task Force and has served as a Human Services Commissioner with the City of Gardena, President of the El Camino Lions Club, and Event Chair with the Relay for Life of Gardena.. She is a volunteer with Share A Meal providing burritos and water to people living on the street in Skid Row.

Jen has said, "If I don't do anything else... I look to inspire, encourage, & motivate. I look to connect people to resources & make a difference, even if I only touch the life of one person.”

PATRICK CASTER

(562) 646-7236
Patrick.Caster@gmail.com



PROFESSIONAL EXPERIENCE

Memorial Hospital of Gardena **2022 to Present**
Chief Executive Officer & President

- Full P&L, Operational and Clinical responsibility for 172 bed acute care hospital in Los Angeles County
- Achieved significant HCAHPS improvement through the implementation of best practice Patient Experience initiatives
- Decreased employee turnover by 50% and employed successful direct hire initiatives which decreased the use of contract labor/registry by 75%
- Increased population health capitated risk lives by 35%

Dignity Health California Hospital Medical Center **2017 to Present**
Chief Operating Officer/Senior Vice President (a CommonSpirit Health company)

- Responsible for all hospital operations including Clinical Laboratory, Pharmacy, Inpatient Rehabilitation Services, Imaging Services, Food and Nutrition Services, Environmental Services, Facilities Engineering, Security, Communications, Biomedical Engineering, Real Estate Management
- Turnaround financial performance to become the highest earning hospital out of 40 hospitals in the system earning more than $120 million in the last fiscal year with a payer mix that includes 86% Medicaid
- Second highest volume trauma center in Los Angeles
- Improved physician satisfaction to become the second highest rated hospital in the system

- Tripled number of capitated lives for population health program
- Chair Value Add and Capital Committee as well as Chair of CommonSpirit's National Operations Committee

University of California San Francisco/Canopy Health & Bay Health Development
Chief Financial Officer **2015 to 2017**

- Chief Financial Officer for University of California San Francisco Health Ventures Canopy Health and Bay Health Development (Bay Area Accountable Care Network)
- Hill Physicians Group, John Muir Physicians Group and Marin/Meritage Medical Group all had ownership interest in the venture along with UCSF
- Grew two ventures from startup to $240M in less than 3 years
- Established several partnerships with area health systems
- Contract/consulting assignment

Tenet Health Desert Region, Palm Springs, CA **2013 to 2015**
Chief Operating Officer

- Facility CEO responsible for Operations and Support Services.
- Quality/Patient Safety and Patient Experience exceeding annual the goals set for these areas
- Managed multi-location clinics, medical offices and Urgent Care Center as well as 2 ASCs
- Responsible for directing new location construction and improvement processes with particular success keeping projects on time and on budget
- Improved physician satisfaction (Net Promoter) results by 30%

EDUCATION

Bachelor of Science in Business Administration
Gannon University, Pennsylvania

Business Administration, Finance
Gannon University, Pennsylvania

Patrick Caster
Bio

Patrick has more than 25 years' experience in healthcare Operations and Finance. He has held senior executive positions in notable organizations such as the University of California Health System, Tenet Health and CommonSpirit/Dignity Health. For the last five years, Patrick has served as the Chief Operating Officer for Dignity Health's California Hospital Medical Center (CHMC) in Los Angeles, a CommonSpirit Health company. CommonSpirit Health is the second largest hospital company in the United States and the largest nonprofit hospital company in the country. CHMC is the highest volume nongovernmental trauma center in Los Angeles County. At CHMC, Patrick oversaw all hospital operations, as well as construction of a new $220 million patient tower, which includes a new 56-bed Emergency Department. He was the founding President of Advicare Health Plan, which he grew rapidly from start up. Advicare was later purchased by national managed care company WellCare/Centene. Additionally, Patrick was the founding Chief Financial Officer for Canopy Health Plan and BayHealth Development, two start-up organizations owned by the University of California San Francisco Health System.

Patrick has been a Board member for the Downtown Los Angeles South Park Business Improvement District for 4 years and was appointed by the Governor to serve as the healthcare representative for the Regulatory Reform Task Force aimed at creating a more business friendly environment.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.J
Section: CONSENT CALENDAR
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6569, Authorizing the Director of Public Works or City Engineer to execute Right-of-Way Certifications and to sign Federal-Aid funding documents associated with grant funding allocations pursuant to Master Agreement No. 07-5276F15 between the City of Gardena and the State of California.
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

On September 25, 2012, the City Council approved Resolution No. 6057 authorizing the City Manager to execute agreements and amendments with the State of California for Federal and State funded transportation projects. This resolution was approved during a time when no permanent position of Director of Public Works or City Engineer existed. With this in mind and in order to streamline the processes with the State, the Public Works Department is requesting that a new resolution 6569 be approved allowing the Director of Public Works or City engineer to execute Right-of-Way Certification and Federal-Aid Funding documents in accordance with the Caltrans Master Agreement No. 07-5276F15 approved by Council on June 14, 2022.

FINANCIAL IMPACT/COST:
None.

ATTACHMENTS:
Resolution 6569 Caltrans MA New Version.pdf

APPROVED:



_____
Clint Osorio, City Manager

RESOLUTION NO. 6569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS OR CITY ENGINEER TO EXECUTE RIGHT OF WAY CERTIFCATION AND TO SIGN FEDERAL-AID FUNDING DOCUMENTS ASSOCIATED WITH GRANT FUNDING ALLOCATIONS PURSUANT TO MASTER AGREEMENT NO. 07-5276F15 BETWEEN THE CITY OF GARDENA AND THE STATE OF CALIFORNIA

WHEREAS, the Master Agreement No. 07-5276F15 between the City of Gardena and the State of California for federal-aid projects was approved by the City of Gardena on June 14, 2022; and

WHEREAS, the implementation of the program is through the California Department of Transportation (Caltrans); and

WHEREAS, pursuant to Section 17.08.14.11 of Chapter 17 of the Caltrans Right of Way Manual, “Right of Way” Certification must be executed by an authorized official of the City of Gardena; and

WHEREAS, a resolution giving a responsible agency official blanket authority to execute Right of Way Certifications must be adopted,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE:

SECTION 1. The City Council of the City of Gardena approves and authorizes the Director of Public Works or City Engineer to execute right of way certifications.

SECTION 2. The City Council of the City of Gardena approves and authorizes the Director of Public Works or City Engineer to sign federal / state documents associated with the grant funding allocation process.

SECTION 3. The Mayor shall sign this Resolution and the City Clerk shall certify to passage and adoption of this resolution; shall cause the original of the same to be entered in the book of resolutions of said City of Gardena, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of meeting of which the same is passed and adopted.

Passed, approved, and adopted this_____day of _____, 2022.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.K
Section: CONSENT CALENDAR
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Acceptance and Notice of Completion for the Rowley Park Baseball Diamond Restroom Rehabilitation Project, JN 968.
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:
Staff respectfully recommends that the City Council accept the work and order the recordation of the Notice of Completion for the Rowley Park Baseball Diamond Restroom Rehabilitation Project, JN 968, which includes the following work:

1. Site Preparation - Demolition of the existing 61-year old restroom building, site preparation, and utility relocations. Work performed by Deark E&C. - Gardena CA.
2. Prefabricated Modular Restroom Structure - Manufacturing and placement of prefabricated modular restroom structure with four (4) single occupants, two (2) outside lavatories and air dryers. This meets all other California Building Code compliances. Work performed by StructureCast - Bakersfield, CA.

Sufficient Funds to complete this project were appropriated by the City Council during the 2020-2021 Capital Improvement Budget using Park in-lieu funds.

FINANCIAL IMPACT/COST:
Amount of Expense: $315,356
Funding Source: Park in-lieu

ATTACHMENTS:
NOC_Rowley RR_JN 968-Deark.doc
NOC_Rowley RR_JN 968-StructureCast.doc

APPROVED:



_____

Clint Osorio, City Manager

RECORDING REQUEST BY AND MAIL TO:

Mina Semenza, City Clerk
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN, that:

1. The undersigned is the duly authorized representative of the City of Gardena, a Municipal Corporation of the State of California located within the County of Los Angeles in said State at 1700 West 162 Street, Gardena, California 90247.
2. That on the 12th day of October 2021, the City Council of said City entered into contract with Deark E&C, Inc. whose address is 1830 W. 147th St., Gardena, CA 90249 for the improvement titled Rowley Park Baseball Diamond Restroom Rehabilitation Project - Site Preparation, JN 968 in accordance with City of Gardena Plans and Specifications.
3. That all of the work and improvement was located at 13220 Van Ness Ave., Gardena in said City. The owner of the location is the City of Gardena.
4. That all of the work and improvement contemplated in and under said contract was substantially completed on May 4th, 2022.
5. That the City Council formally accepted this work and improvement on June 28, 2022.

The undersigned, being first duly sworn, states: That he is the duly authorized representative of the City of Gardena, the political subdivision of the State of California which conducted the proceedings for the improvement titled Rowley Park Baseball Diamond Restroom Rehabilitation Project - Site Preparation, JN 968 in said City, that he has read the foregoing "Notice of Completion" and knows the facts recited therein are true.

IN WITNESS THEREOF, I have hereunto subscribed my name as the duly authorized representative of said City this ___ day of _____ 2022.

City of Gardena

Kevin Kwak

RECORDING REQUEST BY AND MAIL TO:

Mina Semenza, City Clerk
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN, that:

1. The undersigned is the duly authorized representative of the City of Gardena, a Municipal Corporation of the State of California located within the County of Los Angeles in said State at 1700 West 162 Street, Gardena, California 90247.
2. That on the 22nd day of October 2019, the City Council of said City entered into contract with StructureCast whose address is 8261 McCutchen Road, Bakersfield CA. 93311 for the improvement titled Rowley Park Baseball Diamond Restroom Rehabilitation Project – Prefabricated Modular Restroom, JN 968 in accordance with City of Gardena Plans and Specifications.
3. That all of the work and improvement was located at 13220 Van Ness Ave., Gardena in said City. The owner of the location is the City of Gardena.
4. That all of the work and improvement contemplated in and under said contract was substantially completed on May 4th, 2022.
5. That the City Council formally accepted this work and improvement on June 28, 2022.

The undersigned, being first duly sworn, states: That he is the duly authorized representative of the City of Gardena, the political subdivision of the State of California which conducted the proceedings for the improvement titled Rowley Park Baseball Diamond Restroom Rehabilitation Project - Prefabricated Modular Restroom, JN 968 in said City, that he has read the foregoing "Notice of Completion" and knows the facts recited therein are true.

IN WITNESS THEREOF, I have hereunto subscribed my name as the duly authorized representative of said City this ___ day of _____ 2022.

City of Gardena

Kevin Kwak

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, June 21, 2022 – 7:00 PM

1700 W. 162nd Street, Gardena, California

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed Assembly Bill 361 that temporarily suspend requirements of the Brown Act. Gardena Board/Commission/Committee Members may attend this meeting telephonically.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at planningcommission@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference: https://us02web.zoom.us/j/89056043939
- Via Phone Conference Phone number: US +1 669 900 9128, Meeting ID: 890 5604 3939 Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**
   1. Steve Sherman
   2. Deryl Henderson
   3. Stephen Langley
   4. Jules Kanhan
   5. Kale Eaton

3. **APPROVAL OF MINUTES**

   3.A MAY 17, 2022
   22_05_17 PCMIN.pdf

4. **ORAL COMMUNICATIONS**
   This is the time where the public may address the Planning and Environmental Quality Commission's jurisdiction. Comments should be limited to three minutes.

5. **PUBLIC HEARING ITEMS**

   5.A **CONDITIONAL USE PERMIT #4-22**
   A request for a conditional use permit, per section 18.32.030.C of the Gardena Municipal Code, to operate an adult day care facility within an 11,830 square foot tenant space in an existing medical and professional office building located in the General Commercial (C-3) zone and direction to staff to file a Notice of Exemption as an Existing Facility.
   APPLICANT: David Kim
   LOCATION: 1045 Redondo Beach Blvd, Suites 150-190 (APN: 6114-028-050)
   Staff Report (4-22).pdf
   Resolution (4-22).pdf
   Conditions of Approval (4-22) - Adult day care.pdf
   Project Plans (CUP #4-22).pdf

   5.B
   ENVIRONMENTAL ASSESSMENT #5-21, ZONE TEXT AMENDMENT #2-21, ZONE CHANGE #1-21, CONDITIONAL USE PERMIT #1-21, SITE PLAN #3-21

   The applicant requests the following to develop a new U-Haul Moving, Storage, Retail store:
   - Zone Text Amendment (ZTA #2-21) to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way in the Heavy Commercial (C-4) zone.
   - Zone Change (ZC #1-19) to change the zoning of the site from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;
   - Conditional Use Permit (CUP #1-21) to allow for the self-storage facility within the C-4 Zone;

- Site Plan Review (SPR #3-21) to approve the proposed site plan to develop a new 177,573 gross square foot, five-story storage facility to the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use within the southern portion;

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-21)
APPLICANT: AMERCO Real Estate Company/U-Haul
LOCATION: 14206 Van Ness Avenue (APNs: 4061028051, 023, 033)
Staff Report.pdf
ATTACHMENT A - Resolution No. PC 10-22 (MND).pdf
Exhibit A - Draft Initial Study/Mitigated Negative Declaration with Appendices.pdf
Exhibit B - Final Mitigated Negative Declaration (REVISED June 21, 2022)
Exhibit C - Mitigated Monitoring and Reporting Program.pdf
ATTACHMENT B - Resolution No. PC 11-22.pdf
Exhibit A - Conditions of Approval.pdf
Exhibit B - Project Plans.pdf
Exhibit C - Draft Ordinance approving the Zone Change and Zoning Amendment.pdf
Exhibit D - Zone Change #1-21 Map.pdf

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

7. **PLANNING & ENVIORNMENTAL QUALITY COMISSIONERS' REPORTS**

8. **ADJOURNMENT**
The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00pm on July 5, 2022.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 17th day of June 2022.

/s/ GREG TSUJIUCHI
Greg Tsujiuchi, Secretary
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting Notice and Agenda of the
Planning and Environmental Quality Commission
Tuesday, May 17, 2022

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, May 17, 2022, in the 1700 W. 162nd Street, Gardena, California.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference: https://us02web.zoom.us/j/82339137670
- Via Phone Conference Phone number: US +1 669 900 9128,
- Meeting ID: 823 3913 7670
  Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**
   Present: Chair Stephen P Langley; Vice Chair Deryl Henderson; Commissioner Steve Sherman; Commissioner Jules Kanhan; Commissioner Kale Eaton.

3. **APPROVAL OF MINUTES**

   3.A March 15, 2022

   A motion was made by Vice Chair Henderson and seconded by Chair Langley to approve the minutes of the meeting on March 15, 2022. The minutes were approved 4-0-1

Ayes:	Henderson, Langley, Kanhan, Eaton
Noes:	None
Absent:	Sherman

4. **ORAL COMMUNICATIONS**
   Chair Langley invited anyone from the public to speak on any issues not on the agenda; however, there were no members of the public wishing to speak under oral communications.

5. **PUBLIC HEARING ITEMS**

5.A **Site Plan Review (SPR#10-21) & Vesting Tentative Map No. 82437 (VMT#3-21)**

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:

- Site Plan Review (SPR #10-21) to construct 22, three-story townhomes in four buildings;
- Vesting Tentative Map No. 82437 (VMT #3-21) subdividing the property for 22 condominium units;
- Density Bonus to allow the density increase of 4 units and concession for reduction in open space requirements and waivers from the minimum project and size reduction of setbacks; and
- 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.
- APPLICANT: G3 Urban Inc. (Representative Mitch Gardner)
- Location 2545 Marine Avenue (APN: 4064-023-018)

Senior Planner Amanda Acuna, presented the Staff Report and recommended that the Planning Commission open the public hearing, receive testimony from the public and adopt Resolution #8-22, approving Site Plan Review #10-21 and Vesting Tentative Map #3-21, subject to the attached Conditionals of Approval, and directing staff to file a notice of exemption.

Lisa Kranitz spoke about a public comment made, prior to the meeting, regarding the parking easement with the north-western apartment.

The applicant elaborated more about the project and the public comment, about parking, has been settled with the applicant and apartment property owner.

Chair Langley opened the public hearing.

Justin Carroll, neighboring resident, raised concerns about his property's sound, light, noise, and privacy with the project's finished construction. He has requested a higher raised wall on the north property line than the six-foot proposed wall for his concerns. Mr. Carroll also raised awareness to the possible increase in accidents of the Marine Avenue and Dublin Avenue intersection as it is prone to many car accidents.

Tyler Moor and two other neighboring residents also commented in agreement to Mr. Carroll's concerns and in addition, they noted to be cautious of visibility access for the northeast view of Marine Avenue and Dublin Avenue.

The applicant responded that through an environmental analysis, there are no negative impacts of the stated concerns to the project, nor the neighboring properties. He will also accommodate the request for a higher than six-foot wall to the permitted maximum of a seven-foot wall, as stated from Ms. Acuna, as a new condition of approval. In response to the visibility on the intersection corner, the proposed landscape plan will not be a cause of issue as it will follow the maximum

landscape height of the Municipal Code and in addition, will work with Staff during construction to confirm that visibility will not be affected.

Chair Langley asked if there will be any problems with on-street parking at the corner of Marine Avenue and Dublin Avenue and easement with the neighboring apartment property.

The applicant stated that the residents of the project will be instructed that they will not be allowed to park in the apartment's parking lot and will have ample parking within the property.

Mr. Tsujiuchi also added that street parking, on the stated corner, is not available as it is striped red and has an existing fire hydrant

Vice Chair Henderson wanted clarification on where the noise impact will be, as with the construction of a three-story residential project and proposed block wall, there will be a sound barrier instead of a fenced vacant lot.

Ms. Kranitz confirmed that there are no noise impacts based on the submitted environmental noise impact with its CEQA Exemption.

Chair Langley closed the public hearing.

MOTION: It was moved by Commissioner Eaton and seconded Vice Chair Henderson to adopt Resolution No. PC 8-22 approving Site Plan Review #10-21 and VMT #3-21, subject to the attached Conditionals of Approval, and directing staff to file a notice of exemption.

The motion passed by the following roll call vote:

Ayes:	Eaton, Henderson, Sharman, Kanhan
Noes:	Langley

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Tsujiuchi mentioned that a Youth and Government event will be held at a later date once details are confirmed with help from the Parks and Human Services Department.

7. PLANNING & ENVIORNMENTAL QUALITY COMISSIONERS' REPORTS

Vice Chair Henderson asked if the Planning Commission are approving projects on based on the Housing Element and how can City Council deny or object to a project.

Ms. Kranitz responded that if the project follows all development standards and is compliant with Housing Code regulations, the City may not deny the project unless the project does not meet an objective standard and may only condition subjective standards.

Commissioner Kanhan stated that the Planning Commissioner's Conference was a great experience and Mr. Tsujiuchi had requested in the budget for all Commissioners to attend the next conference held in Southern California.

Chair Langley asked staff, in relation to the automated parking structure, what happens if a car leaks oils and fluids, if it will fall on the cars below.

Ms. Acuna responded that each parking space has its own platform but will reach out to the developers for clarity.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 8:32 P.M.

Respectfully submitted,

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 9-22
CONDITIONAL USE PERMIT #4-22
AGENDA ITEM #5.A

DATE: June 21, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: David Kim

LOCATION: 1045 Redondo Beach Blvd, Suites 150-190 (APN: 6114-028-050)

REQUEST: A request for a conditional use permit, per section 18.32.030.C of the Gardena Municipal Code, to operate an adult day care facility within an 11,830 square foot tenant space in an existing medical and professional office building located in the General Commercial (C-3) zone and direction to staff to file a Notice of Exemption as an Existing Facility.

BACKGROUND/SETTING

On March 8, 2022, an application for a conditional use permit was submitted to allow the operation of an adult day care facility at the Gardena Professional Medical Plaza located at the northeast corner of West Redondo Beach Boulevard and Berendo Avenue. Although the application is for "adult day care," the facility is actually a community care facility as explained below. The terminology does not change the analysis as both are subject to a conditional use permit.

The Gardena Professional Medical Plaza is a 114,364 square foot (-sf), five-story commercial building that includes various medical office uses, a vocational and technical educational institution, retail, and other general office uses. The subject property has two surface parking lots located to the east ends of the property and a four-story parking structure is located north of the commercial building which also provides parking for the businesses.

The subject property is zoned General Commercial (C-3) and is bounded by West Redondo Beach Boulevard to the south, Berendo Avenue to the west, Vermont Avenue

to the east, and private properties to the north and southeast of the site, as shown in Figure 1. The subject property is adjacent to C-3 zoning to the north, east, and south as well as Business and Professional Office (C-P) zoning to the west. Adjacent land uses include a nursing home, parking structure, and single-family residences to the north, retail and commercial services to the east, general office and the Gardena Memorial Hospital to the west across Berendo Avenue, and the Hustler Casino to the south across West Redondo Beach Boulevard (Table 1 – Surrounding Uses).

FIGURE 1 – ZONING MAP

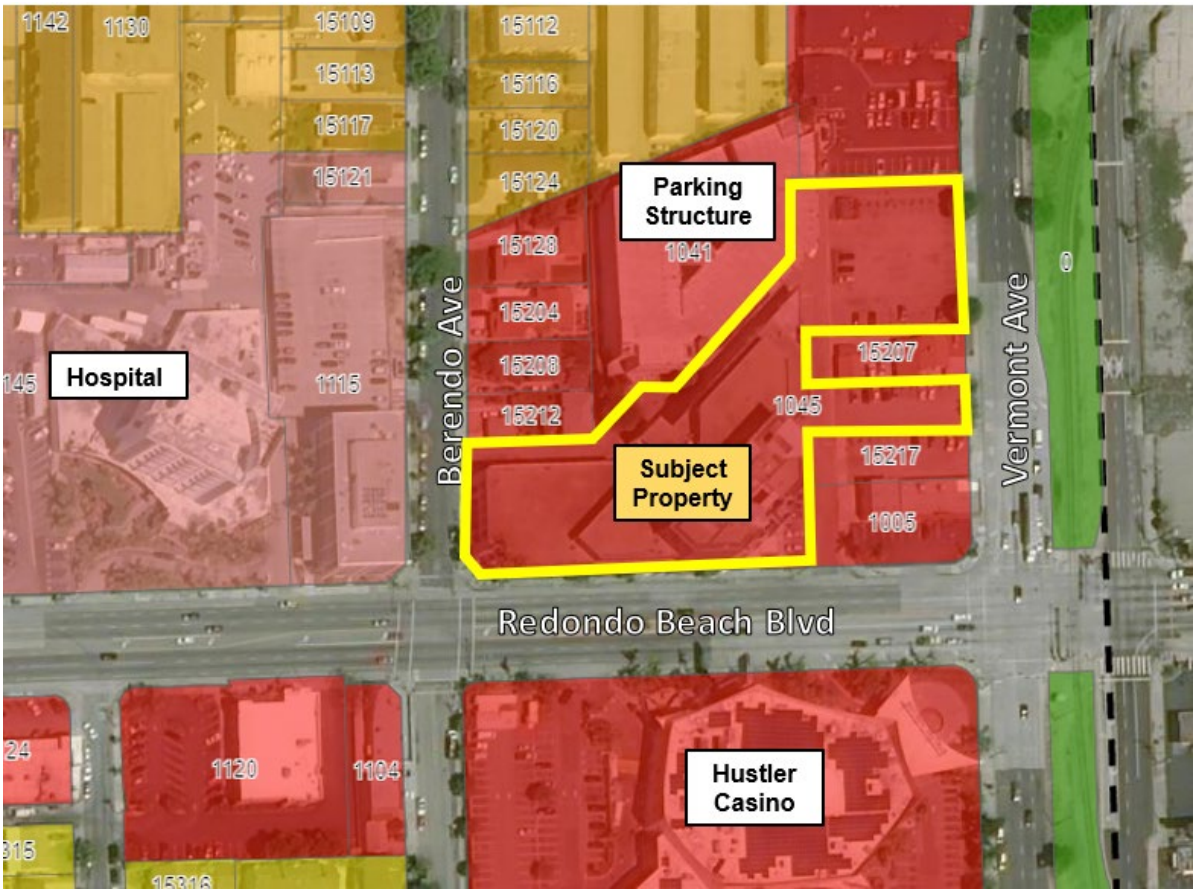


TABLE 1 – SURROUNDING USES

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Medical/Professional Offices
North	C-3	General Commercial	Nursing Home Parking Structure Single Family Homes
South	C-3	General Commercial	Hustler Casino
East	C-3	General Commercial	Retail and Commercial Services
West	C-P	General Commercial	Professional Offices Gardena Memorial Hospital

PROJECT DESCRIPTION

The applicant is proposing to occupy a 11,830-sf commercial tenant space within the Gardena Professional Medical Plaza, which will include interior improvements to ground levels Suites 150, 170, 180 and 190 to operate an adult day care facility. The existing tenant spaces are currently occupied by a Veterans Affair office, children's learning center and two vacant spaces that were previously used as a cafeteria and professional office space. The applicant is proposing interior improvements to combine all spaces for an adult day care facility that will include an occupational therapy and physical therapy room, multi-purpose rooms, a community hall, an extended kitchen, nursing room, ADA compliant restrooms, and multiple office spaces. The facility will offer daily services to the elderly and adults with chronical medical, cognitive, or mental health conditions and/or disabilities. The proposed adult day care facility will provide the following services to all clients:

- Professional nursing services;
- Social Services assistance that will include case management, counseling and care coordination with a social worker, and caregiver support;
- Therapeutic activities including recreational activities by activity coordinator; physical therapy and occupational therapy with exercise by licensed physical/occupational therapists and program aides;
- Transportation to and from the facility; and
- Breakfast and lunch prepared in the existing full kitchen.

Although the proposed adult day care facility will offer services to adults of all ages, the facility's target market is senior citizens in need of supplemental care while their primary caretakers are busy during the day. The facility will staff 35 full-time and part-time employees whose hours will range between 6:00 AM and 6:00 PM. The facility will serve at most 240 participants at a time. Standard hours of operation are from 8:00 AM to 2:00

PM, Mondays through Fridays. It should be noted that the facility will not provide licensed medical treatment or procedures on site.

The applicant is requesting the approval of a conditional use permit to allow for the operations of an adult day care facility in the C-3 zone and direction to staff to file a notice of exemption from the provision of the California Environmental Quality Act as an Existing Facility project.

ANALYSIS

Pursuant to section 18.32.030.C of the Gardena Municipal Code (GMC), a conditional use permit is required for a community care facility the General Commercial (C-3) zone. The Zoning Ordinance defines a community care facility as:

" Any state-licensed facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally disordered, or incompetent persons, and abused or neglected children, and includes those facilities and programs described in Health and Safety Code Section 1502 et seq. as the same may be amended from time to time. . ." (GMC Section 18.04.125)

The applicant is requesting to operate a state licensed adult day care facility, and will not provide licensed medical treatment or procedures on site. Therefore, the requested use falls under the definition for a community care facility. The subject property is zoned General Commercial (C-3); therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to operate an adult day care center at the subject location. The findings for the conditional use permit are incorporated in the Resolution by reference.

CONDITIONAL USE PERMIT

In accordance with GMC Section 18.46.040.F, in order to grant a conditional use permit, the Planning Commission must make the following findings:

1. **That the use if one for which a conditional use permit is authorized;**
   Pursuant to GMC Section 18.32.030.C, a community car facility is subject to a conditional use permit in the C-3 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow an adult day care facility at the subject location.

2. **That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;**
   The subject tenant space is located within a commercial building that includes various medical and professional services. Surrounding uses include other

medical and healthcare facilities like the Gardena Memorial Hospital to the west and a nursing home directly north of the subject location. This area is an ideal location for an adult day care facility which will provide recreational and health services for elderly adults.

The General Plan designates the subject property as a General Commercial land use, which in intended to provide for a wide range of larger scale commercial uses to serve both the needs of the City and the region. The proposed project is consistent with the following goals and policies set forth in the Gardena General Plan:

- Economic Development Goal 1: Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market and maintains a sound tax base for the City, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- Environmental Justice Goal 5: Encourage physical activity and improved physical fitness.
- EJ Policy 5.1: Prioritize increasing opportunities for physical activity within DACs.
- EJ Policy 5.8: Encourage walking, biking, carpooling, use of public transit and other alternative modes of transportation to minimize vehicular use and associated traffic noise.

  The facility will bring a different business type to the area, as adult day service programs offer an alternative to nursing home care for those who do not need 24-hour skilled nursing. The new facility will preserve the quality of the existing Gardena Professional Medical Plaza, while creating jobs and contributing to the City's tax base. This facility will encourage physical activity by providing unique amenities to the adult and elderly community such as therapeutic activities including recreational activities by activity coordinator, physical therapy and occupational therapy with exercise by licensed physical therapists. These programs are designed to help people stay mentally and physically active, while reducing their isolation, improving their health, and preventing decline of their abilities.

  The subject site is located in a disadvantaged community (DACs), as identified in the Appendix A of the Gardena Environmental Justice Element. The proposed adult day care facility will increase opportunities for physical activity to the adult and elderly community in this area of the City. Lastly, the facility will also provide an alternative mode of transportation by offering shuttle services

to and from the site for all clients, therefore, minimizing vehicular use and associated traffic noise.

3. **That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**
The proposed use will be making tenant improvements to a 11,830-sf space within an existing five-story commercial building. The applicant's request to operate an adult day care center does not include any type of exterior improvements that will alter the existing buildings footprint or the exterior façade as previously approved.

   There are currently several businesses operating within the commercial building on the subject property. These uses include medical and professional office spaces, retail, and a vocational trade school. With the proposal of an adult day care the subject property is required to provide a total of 517 parking spaces for all uses on-site, as shown in Table 2.The Gardena Medical Plaza offers 475 parking spaces in the four-story parking structure to the north, 40 spaces in the surface parking to the northeast of the site, 12 spaces in the surface parking lot to the southeast of the site, 10 parking spaces abutting the building and four parallel parking spaces. In total there are 541 parking spaces, including 10 accessible spaces, for the commercial building. The applicant is also proposing a dedicated shuttle loading zone along the building entrance.

   Traffic impacts are not anticipated as the subject property meets the City's off-street parking requirements. In addition, the facility will provide shuttle services for its clients. Most of the clients are expected to use such transportation services due to the mental and physical conditions that inhibit their ability to drive, as is the case with the other adult day care centers. This will ultimately reduce the number of clients driving their personal automobiles as well as parking their personal automobiles on-site.

TABLE 2 – PARKING STANDARDS

Use	Standard	Provided	Requirement
Day Care Facility	1/200-sf	11,830	60
	1/Employee	35	35
	1/10 Clients	240	24
	1/Company Vehicle	7	7
Professional Offices	1/300-sf	43,116	144

Medical Office	1/200-sf	31,431	157
Retail	1/200-sf	1,293	6
Vocational School	1/50-sf of gross classroom space	4,188	84
Total Required:			517 Spaces
Total Provided:			541 paces

4. **That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and**

   Vehicular access to the site is provide by West Redondo Beach Boulevard, Vermont Avenue, and Berendo Avenue. The Circulation Plan of the Gardena General Plan designates West Redondo Beach Boulevard and Vermont Avenue as arterial roadways and Berendo Avenue as a local street. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Local streets are designed to provide a vehicular, pedestrian and bicycle access to individual parcels throughout the City. The use of the property for an adult day care facility is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

5. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.**

   The conditions of approval for Conditional Use Permit #4-22, will ensure that the day care facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the proposed project will take place, already exists. The operation of an adult day care facility is seen as a negligible expansion of use.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the operations of an adult day care is not considered significant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. The existing building where the adult day care facility is taking place is not considered

a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution PC 9-22 approving Conditional Use Permit #4-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC -22
- Exhibit A: Conditions of Approval
- Exhibit B: Project Plans

RESOLUTION NO. PC 9-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #4-22 TO OPERATE AN ADULT DAY CARE FACILITY WITHIN AN 11,830 SQUARE FOOT TENANT SPACE IN AN EXISTING MEDICAL AND PROFESSIONAL OFFICE BUILDING LOCATED IN THE GENERAL COMMERCIAL (C-3) ZONE AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION AS AN EXISTING FACILITY

1045 REDONDO BEACH BLVD, SUITES 150-190 (APN: 6114-028-050)

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

SECTION 1. RECITALS.

A. On March 8, 2022, an application for a conditional use permit was submitted to allow the operation of an adult day care facility at the Gardena Professional Medical Plaza located (the "Project") at 1045 Redondo Beach Blvd, Suites 150-190 (the "Property");

B. The General Plan Land Use Plan designation of the Property is General Commercial, and the zoning is C-3 (General Commercial);

C. The Property is bounded by West Redondo Beach Boulevard to the south, Berendo Avenue to the west, Vermont Avenue to the east, and private properties to the north and southeast of the site;

D. On June 9, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for June 21, 2022, at 7 PM;

E. On June 21, 2022, the Planning and Environmental Quality Commission held a 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 and Environmental Quality 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. CONDITIONAL USE PERMIT #4-22

Conditional Use Permit #4-22 to allow an adult day care facility located in the General Commercial zone as shown on the plans presented to the Planning Commission on June 21, 2022, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

The request to operate a state licensed adult day care facility, will not include providing licensed medical treatment or procedures on site. Therefore, the requested use falls under the definition for a community care facility. The subject property is zoned General Commercial (C-3); therefore, the application for a conditional use permit is deemed proper and, if approved, will authorize the applicant to operate an adult day care center at the subject location.

B. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The Property is located within a commercial building that includes various medical and professional services. Surrounding uses include other medical and healthcare facilities like the Gardena Memorial Hospital to the west and a nursing home directly north of the subject location. This area is an ideal location for an adult day care facility which will provide recreational and health services for elderly adults. As shown in the staff report, which is incorporated by reference, the Project is consistent with various goals and policies set forth in the Gardena General Plan.

C. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

The Project includes improvements to a 11,830-sf space within an existing five-story commercial building and does not include any type of exterior improvements that will alter the existing buildings footprint or the exterior façade as previously approved.

There are currently several businesses operating within the commercial building on the Property. These uses include medical and professional office spaces, retail, and a vocational trade school. The Property is required to provide a total of 517 parking spaces for all uses on-site. The Property offers 475 parking spaces in the four-story parking structure to the north, 40 spaces in the surface parking to the northeast of the site, 12 spaces in the surface parking lot to the southeast of the site, 10 parking spaces abutting the building and four parallel parking spaces. In total there are 541 parking spaces, including 10 accessible spaces, for the

commercial building. Dedicated shuttle loading zone will be provided along the building entrance.

Traffic impacts are not anticipated as the subject property meets the City's off-street parking requirements. In addition, the facility will provide shuttle services for its clients. Most of the clients are expected to use such transportation services due to the mental and physical conditions that inhibit their ability to drive, as is the case with the other adult day care centers. This will ultimately reduce the number of clients driving their personal automobiles as well as parking their personal automobiles on-site.

D. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;

Vehicular access to the site is provide by West Redondo Beach Boulevard, Vermont Avenue, and Berendo Avenue. The Circulation Plan of the Gardena General Plan designates West Redondo Beach Boulevard and Vermont Avenue as arterial roadways and Berendo Avenue as a local street. Arterial roadways are designed to connect traffic from smaller roadways to freeway interchanges and regional roadway corridors and are the principal urban thoroughfares of the City. Local streets are designed to provide a vehicular, pedestrian and bicycle access to individual parcels throughout the City. The use of the property for an adult day care facility is not expected to generate more traffic than the existing uses, and therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the Project.

E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #4-22, will ensure that the day care facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. CALIFORNIA ENVIROMENTAL QUALITY ACT FINDINGS.

The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

A. Class 1—Section 15301 - Existing Facilities - the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the proposed project will take place, already exists. The operation of an

adult day care facility is seen as a negligible expansion of use.

B. The Project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the adult day care is not considered significant. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. The building on the Property is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of the Project.

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

SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 21st day of June 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 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 21st day of June 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:
NOES:
ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Project Plans

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4-22

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) 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 floor plan layout shall be in accordance with the plans approved by the Commission 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.

GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. 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 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 attorneys' fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #4-22 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a business license.

PLANNING

PL1. The applicant shall ensure that the maximum number of clients at any given time is 240. This number may be increased upon approval of a parking study by the Community Development Director.

PL2. The applicant shall ensure that clients are not allowed to stay overnight nor live at the facility.

PL3. The applicant shall not deviate from the approved floor plan without approval from the Planning and Environmental Quality Commission.

BUILDING & SAFETY

BS1. The applicant shall comply with all applicable portions of the City adopted version of the California Building Standards Code (Title 24, California Code of Regulations)

BS2. The applicant shall comply with the State and Federal Accessibility code.

BS3. The applicant shall comply with the Los Angeles County Fire code.

BS4. The applicant shall obtain separate permits for electrical, plumbing, and mechanical work.

BS5. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

BS6. The applicant shall obtain licensure from the California Department of Social Services and/or the California Department of Health Services.

BS7. The applicant shall ensure that that the facility be maintained in a clean, litter-free, odor-free and pest-free condition, per daily basis.

BS8. The applicant shall submit plans and specifications to the Building Division for review.

BS9. The applicant shall ensure that the Conditions of Approval be printed on the working drawings.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall submit plans and specifications to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review prior to building permit issuance.

David Kim, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

_____ _____

David Kim Date

CHANGE OF USE FROM EXISTING OFFICE (B) TO ADULT DAY CARE (I-4)

1045 W.REDONDO BEACH BLVD., ADULT DAY CARE FACILITIES

1045 WEST REDONDO BEACH BLVD., GROUND LEVEL., GARDENA, CALIFORNIA 90247

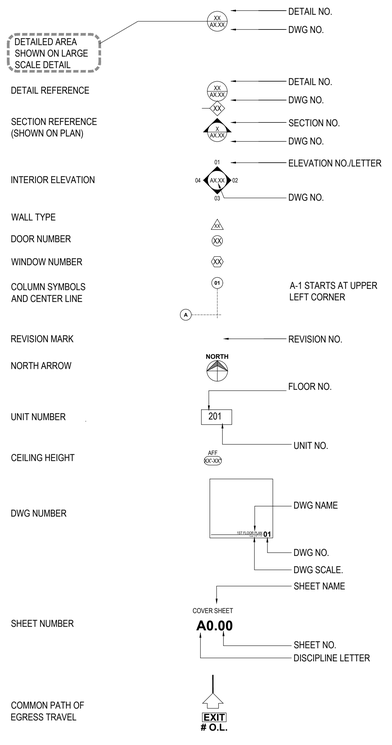
CITY OF GARDENA PLAN CHECK NOTES

a. PLAN CHECK APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
b. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS A SUCCESSFUL INSPECTION WORK IS OBTAINED WITHIN 365 DAYS OF THE PERMIT ISSUANCE.
c. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS.
d. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE.

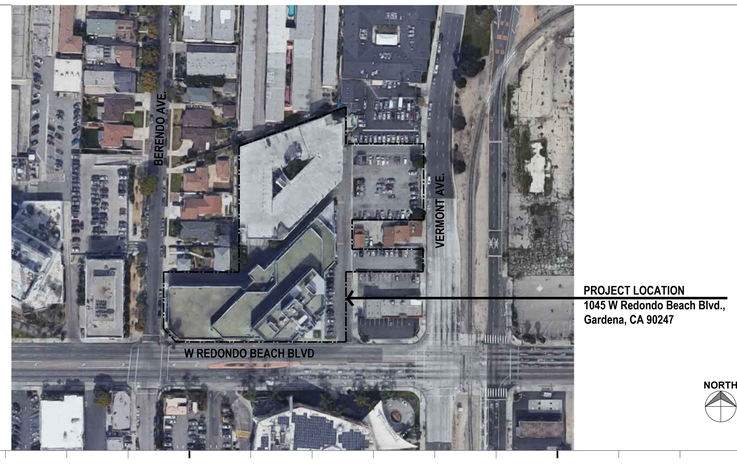
ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
A/C	AIR CONDITIONING	LB.	POUND
A.F.F.	ABOVE FINISHED FLOOR	LVL.	LEVEL
AC.T.	ACOUSTIC TILE	L.F.	LINEAR FOOT(FEET)
ADMIN.	ADMINISTRATION	LVR.	LOUVER
ALUM.	ALUMINUM	LT.WT.	LIGHTWEIGHT
ALT.	ALTERNATE		
AMT.	AMOUNT	MAS.	MASONRY
ANOD.	ANODIZED(D)	MATL.	MATERIAL
APPR.	APPROXIMATELY	MAX.	MAXIMUM
ASPH.	ASPHALT	M.B.	MACHINE BOLT
		MECH.	MECHANIC(AL)
BD.	BOARD	MEMBR.	MEMBRANE
BIT.	BITUMINOUS	MFR.	MANUFACTURER
BLD'G	BUILDING	MIN.	MINIMUM
BLKG	BLOCKING	MISC.	MISCELLANEOUS
BM	BEAM	MT.(D.)(G.)	MOUNT(ED)(ING)
		MTL.	METAL
C.B.	CATCH BASIN		
CEM.	CEMENT	(N)	NEW
C.F.	CUBIC FEET	NC	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO.	NUMBER
CLR.	CLEAR	N.R.C.	NOISE REDUCTION COEFFICIENT
CMU	CONCRETE MASONRY UNITS	N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CORR.	CORRIDOR	O.F.D.	OVERFLOW DRAIN
C.T.	CERAMIC TILE	O.L.	OCCUPANT LOAD
		OPENG	OPENING
DEMO.	DEMOLITION	O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
DET.	DETAIL		
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER		
DIM.	DIMENSION	PAV.	PAVING, PAVEMENT
DISP.	DISPENSER, DISPOSAL	P.H.	PANIC HARDWARE
DN	DOWN	PL.	PLATE
DR.	DOOR	P.LAM.	PLASTIC LAMINATE
D.S.	DOWNSPOUT	PLAS.	PLASTER, PLASTIC
DTL.	DETAIL	PLBG.	PLUMBING
DWG.	DRAWINGS	PLYWD	PLYWOOD
		PNT.	PAINT
(E)	EXISTING	PREFAB.	PREFABRICATE(D)
EA.	EACH	PREFIN.	PREFINISH(ED)
E.J.	EXPANSION JOINT	P.S.F.	POUNDS PER SQUARE FOOT
ELEV.	ELEVATION, ELEVATOR	P.S.I.	POUNDS PER SQUARE INCH
E.P.	ELECTRICAL PANEL	PTD.	PAINTED
EQ.	EQUAL		
EQUIP.	EQUIPMENT	QUAL.	QUALITY
EXH.	EXHAUST	QUAN.	QUANTITY
EXTG.	EXISTING		
EXP.	EXPAND(SION), EXPOSED	R.B.	RUBBER BASE
		R.C.P.	REINFORCED CONCRETE PIPE
F.A.	FIRE ALARM	R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN, FIRE DAMPER	REF.	REFERENCE
F.E.	FIRE EXTINGUISHER	REFRIG.	REFRIGERATOR
F.E.C.	FIRE EXTINGUISHER CABINET	REG.	REGISTER
F.F.	FINISH FLOOR	REINF.	REINFORCEMENT
F.G.	FINISH GRADE	REQ.	REQUIRED
F.H.C.	FIRE HOSE CABINET	RET.	RETAINING
F.H.R.	FIRE HOSE RACK	R.L.	ROOF LEADER, RAIN LEADER
FIN.	FINISH	RM	ROOM
FL.	FLOOR	RT.	RIGHT
FLASH.	FLASHING		
FND.	FOUNDATION	S.C.	SOLID CORE
F.O.C.	FACE OF CONCRETE	SCHED.	SCHEDULE
F.O.F.	FACE OF FINISH	S.D.	STORM DRAIN, SOAP DISPENSER
F.O.M.	FACE OF MASONRY	SQ.FT.	SQUARE FOOT(FEET)
F.O.S.	FACE OF STUDS	SHT.	SHEET
FT.	FOOT, FEET	SHTG.	SHEATING
FTG.	FOOTING	SIM.	SIMILAR
		SPEC.	SPECIFICATION
GA.	GAUGE	STD.	STANDARD
GALV.	GALVANIZED	STL.	STEEL
G.C.	GENERAL CONTRACTOR	STO.	STORAGE
GL.	GLASS, GLAZING	SSTL.	STAINLESS STEEL
GR.	GRADE	STRUCT.	STRUCTURAL
GRD.	GUARD	SUSP.	SUSPENDED
GYP.	GYPSUM		
GYP. BD.	GYPSUM BOARD	T.	TREAD, TILE, TOILET
		TEL.	TELEPHONE
H.B.	HOSE BIBB	TEMP.	TEMPORARY
H.C.	HOLLOW CORE	T.O.C.	TOP OF CURB
HD.	HEAD	T.O.CONC.	TOP OF CONC.
HDWD.	HARDWOOD	T.O.M.	TOP OF MASONRY
HDWR.	HARDWARE	T.O.P.	TOP OF PARAPET
HM	HOLLOW METAL	T.O.S.	TOP OF SLAB
HORIZ.	HORIZONTAL	T.O.W.	TOP OF WALL
HT.	HEIGHT	TR.	TRENCH
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	TYP.	TYPICAL
HYD.	HYDRANT	U.N.O.	UNLESS NOTED OTHERWISE
I.C.	INTERCOM	V.B.	VAPOR BARRIER, VINYL BASE
I.D.	INSIDE DIAMETER	V.C.T.	VINYL COMPOSITION FLOOR TILE
INFO.	INFORMATION	VERT.	VERTICAL
INSUL.	INSULATION	VEST.	VESTIBULE
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
INV.	INVERT	V.T.	VINYL TILE
J.B.	JUNCTION BOX	W/	WITH
JT.	JOINT	W/O	WITHOUT
		WD	WOOD
K.D.	KNOCK DOWN	W.I.	WROUGHT IRON
KIT.	KITCHEN, KITCHENETTE	W.W.F.	WELDED WIRE FABRIC
K.O.(P)	KNOCK OUT (PANEL)	W.W.M.	WELDED WIRE MESH

GRAPHIC SYMBOLS



VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.01	COVER SHEET, PROJECT DATA
A1.01	EXISTING SITE PLAN
A1.02	PROPOSED PARKING PLAN & ACCESSIBLE PATH OF TRAVEL

PROJECT DATA

PROJECT DESCRIPTION	CHANGE OF USE FROM EXISTING OFFICE (B OCC.) TO ADULT DAY CARE FACILITY (I-4 OCC.)
SCOPE OF WORK	NEW NON-STRUCTURAL PARTITIONS AND NEW FINISHES IN THE EXISTING BUILDING ON THE GROUND FLOOR. NO CHANGES OF AREA. PROVIDING NON-MEDICAL CARE TO PERSONS 18 YEARS OF AGE OR OLDER IN NEED OF PERSONAL SERVICES, SUPERVISION, OR ASSISTANCE ESSENTIAL FOR SUSTAINING THE ACTIVITIES OF DAILY LIVING OR FOR THE PROTECTION OF THE INDIVIDUAL ON LESS THAN A 24-HOUR BASIS.
BUILDING AREA	EXISTING BUILDING TOTAL FLOOR AREA: 114,364 SQ.FT. (NO CHANGE) 846
OCCUPANCY	GROUP I-4 (ADULT DAY CARE) - CHANGE OF USE FROM OFFICE
TYPE OF CONSTRUCTION	TYPE I - FULLY SPRINKLERED
NO. OF STORIES	EXISTING 5-STORY W/ DETACHED PARKING STRUCTURE & SURFACE PARKING
ZONING:	GAC3
LOT NO.	4
LEGAL DESCRIPTION	GARDENA TRACT FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 4
ASSESSOR PARCEL NO. (APN)	6114-028-050
TRACT	GARDENA TRACT

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE (CBC)
2020 LOS ANGELES COUNTY FIRE CODE (CFC)
2021 GARDENA MUNICIPAL CODE (GMC)
W/ CITY OF GARDENA AMENDMENTS

PROJECT DIRECTORY

LANDLORD	ARCHITECT:
GARDENA PROFESSIONAL MEDICAL PLAZA, LP.	CORBeL ARCHITECTS
CARE OF JAMISON SERVICES, INC. 500 E. SPRING ST., SUITE 320 LONG BEACH, CA 90815 T. 562.429.4672	3450 Wilshire Blvd, Suite 1000 LOS ANGELES, CA 90010 T. 213 739 9902 F. 213 739 9906
CONTACT: Juliette Kim	CONTACT: David S. Kim
E-mail: juliettekim@jamisonservices.com	E-mail: dkim@corbelarchitects.com

NOTICE TO CONTRACTORS

THE WRITTEN AGREEMENT, DRAWINGS, SPECIFICATIONS AND ANY ADDENDA COMPRISE THE CONTRACT FOR THIS PROJECT. THEY SHALL BE TREATED AS ONE ENTITY. THEREFORE, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO READ AND COMPREHEND ALL THESE DOCUMENTS IN ORDER TO PROPERLY COMPLETE THE CONSTRUCTION. ANY RELATED CONNECTIONS OR PROCEDURES THAT ARE PERTINENT TO COMPLETE THE WORK IN THIS CONTRACT, BUT OCCUR OUTSIDE THE AREAS DETAILED IN THIS SET OF DRAWINGS SHALL BE INCLUDED AS PART OF THE CONTRACT.

PARKING SUMMARY

	TOTAL NO. OF PARKING STALL	ACCESSIBLE PARKING STALL
EXISTING	541 (PARKING STRUCTURE: 474 NORTH-EAST PARKING LOT: 34 EAST PARKING LOT - 1: 20 EAST PARKING LOT - 2: 13)	11 (2 VAN ACCESSIBLE)
REQUIRED	531	11 (2 VAN ACCESSIBLE)
PROPOSED	541	11 (2 VAN ACCESSIBLE)

TABLE 11B-208.2 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

VAN PARKING SPACES
FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

CORBeL architects
www.corbelarchitects.com
3450 Wilshire Blvd Suite 1000
Los Angeles, California 90010
T: 1 213 739-9902
F: 1 213 739-9906

Project:

1045 W.REDONDO BEACH BLVD. ADHC
1045 W. Redondo Beach BLVD. GRND. FL.,
Gardena, CA 90247

Project Owner:

GARDENA PROFESSIONAL MEDICAL PLAZA, LP.
1045 W. Redondo Beach BLVD.,
Gardena, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
REVIEW	1/4/2022

Project No: 21042

Drawn By:

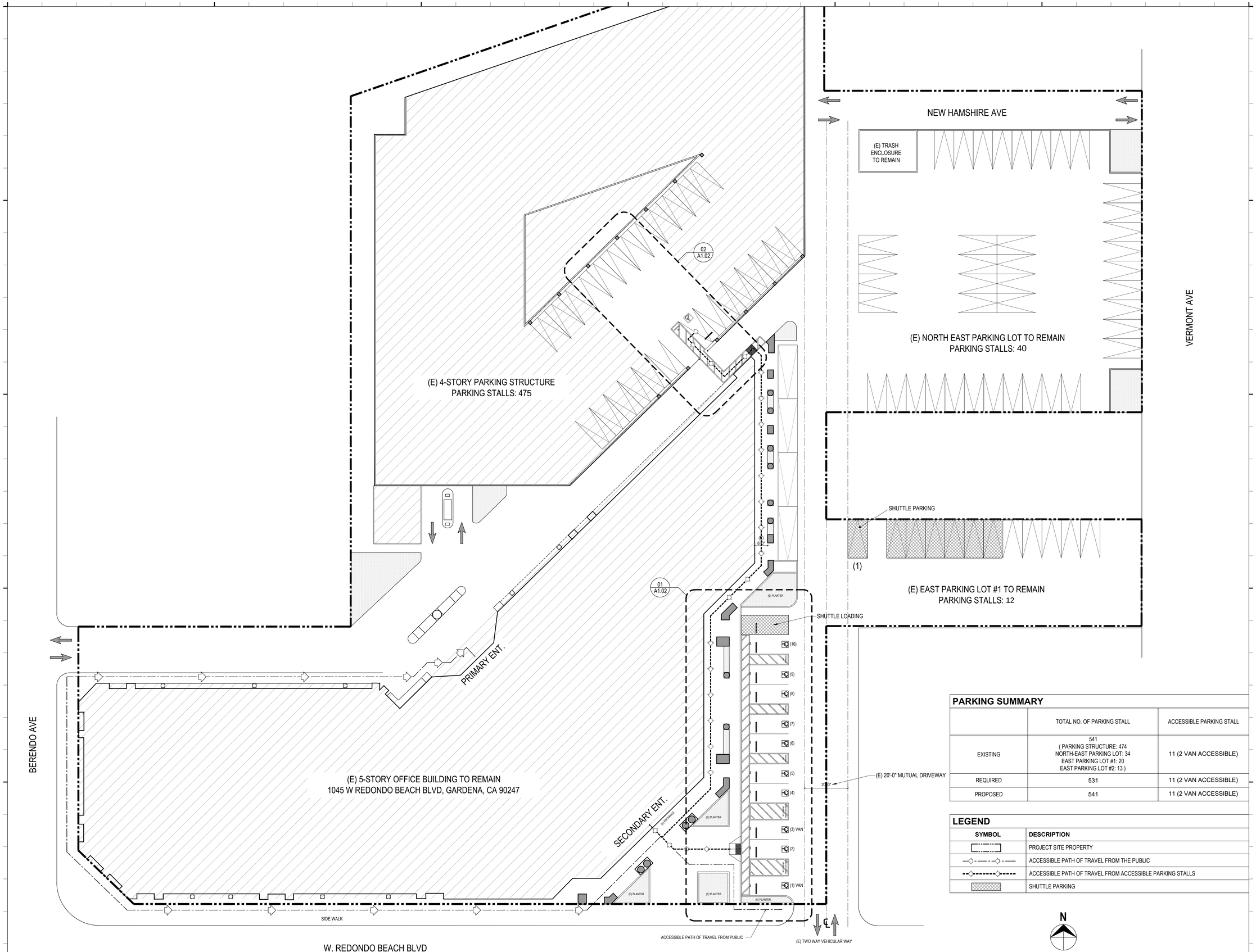
Checked By:

Sheet Name:

COVER SHEET

Sheet No: **A0.00**

REVIEW SET



PARKING SUMMARY

	TOTAL NO. OF PARKING STALL	ACCESSIBLE PARKING STALL
EXISTING	541 (PARKING STRUCTURE: 474 NORTH-EAST PARKING LOT: 34 EAST PARKING LOT #1: 20 EAST PARKING LOT #2: 13)	11 (2 VAN ACCESSIBLE)
REQUIRED	531	11 (2 VAN ACCESSIBLE)
PROPOSED	541	11 (2 VAN ACCESSIBLE)

LEGEND

SYMBOL	DESCRIPTION
	PROJECT SITE PROPERTY
	ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC
	ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS
	SHUTTLE PARKING

SITE PLAN 01
Scale: 1/16"=1'-0"

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Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
REVIEW	1/4/2022

Project No: 21042
Drawn By:
Checked By:

Sheet Name:

PROPOSED PARKING PLAN

Sheet No: A1.02

REVIEW SET



GROUND FLOOR_EXISTING FLOOR PLAN **01**

Scale: 1/8" = 1'-0"

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Project:

1045 W.REDONDO BEACH ADHC

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Project Owner:

-

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
-	1/21/2022

Project No: 21042

Drawn By:

Checked By:

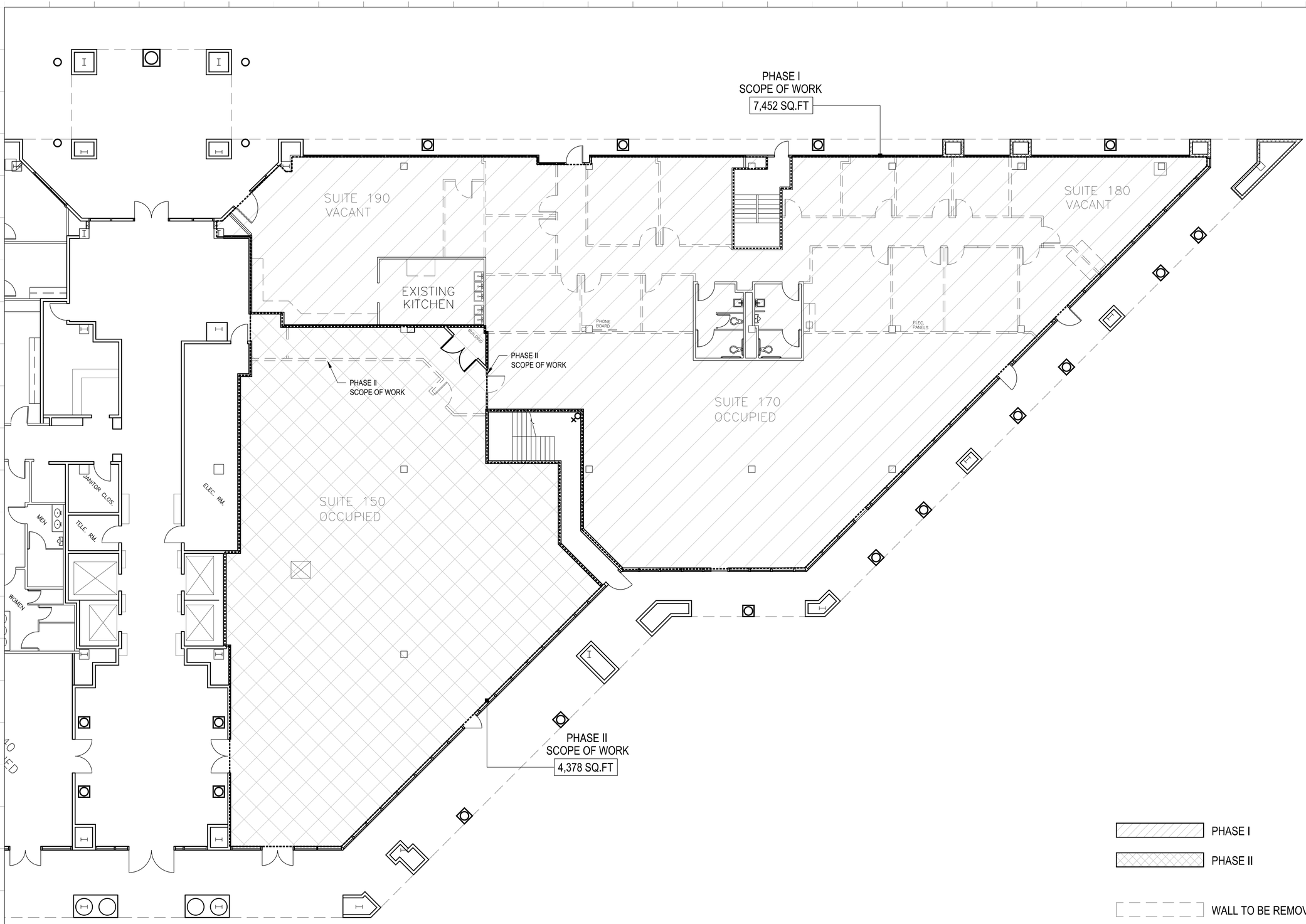
Sheet Name:

GROUND FLOOR
EXISTING PLAN

Sheet No:

A01

DESIGN REVIEW SET



GROUND FLOOR_DEMO PLAN **01**
Scale: 1/8" = 1'-0"

CORBeL architects
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Project:

1045 W.REDONDO BEACH ADHC

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Project Owner:

-

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
-	1/21/2022

Project No: 21042

Drawn By:

Checked By:

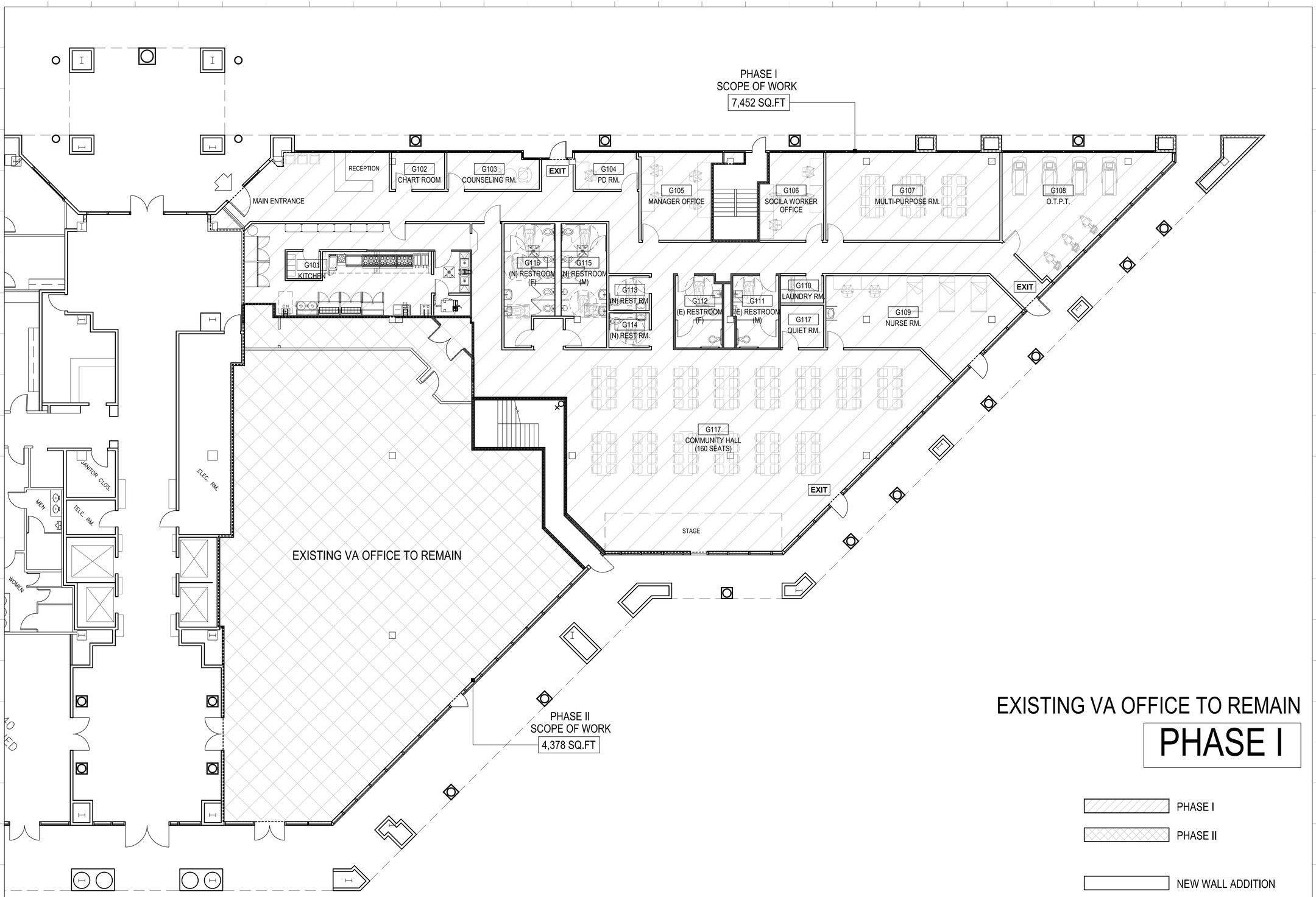
Sheet Name:

GROUND FLOOR
DEMOLITION PLAN

Sheet No:

A02

DESIGN REVIEW SET



EXISTING VA OFFICE TO REMAIN

PHASE I

PHASE I

PHASE II

NEW WALL ADDITION

EXISTING WALL TO REMAIN

GROUND FLOOR_PROPOSED PLAN (PHASE I) **01**

Scale: 1/8" = 1'-0"

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Project:

1045 W.REDONDO BEACH ADHC

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Project Owner:

-

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
-	1/21/2022

Project No: 21042

Drawn By:

Checked By:

Sheet Name:

PHASE I
GROUND FLOOR
PROPOSED PLAN

Sheet No:

A03

DESIGN REVIEW SET

PHASE I & II
SCOPE OF WORK
11,830 SQ.FT

RECEPTION
G102 CHART ROOM
G103 COUNSELING RM.
EXIT
G104 PD RM.
G105 MANAGER OFFICE
G106 SOCIAL WORKER OFFICE
G107 O.T.P.T.
MAIN ENTRANCE
G101 KITCHEN
G116 (N) RESTROOM (F)
G115 (N) RESTROOM (M)
G113 (N) REST RM.
G114 (N) REST RM.
G112 (E) RESTROOM (F)
G111 (E) RESTROOM (M)
G110 LAUNDRY RM.
G121 QUIET RM.
G109 NURSE RM.
EXIT
G119 QUIET RM.
G118 MULTI-PURPOSE RM.
G117 MULTI-PURPOSE RM.
EXIT
JANITOR CLOS.
ELEC. RM.
MEN
TELE. RM.
G120 COMMUNITY HALL (240 SEATS)
STAGE
WOMEN
EXIT

AFTER RELOCATION OF VA OFFICE

PHASE II

NEW WALL ADDITION

EXISTING WALL TO REMAIN

GROUND FLOOR_PROPOSED PLAN (PHASE II) **01**
Scale: 1/8" = 1'-0"

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Project:

1045 W.REDONDO BEACH ADHC

1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Project Owner:

-
1045 W.REDONDO BEACH BLVD.,
GARDENA, CA 90247

Engineer:

Architect / Engineer Seal:

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ISSUED	DATE
-	1/21/2022

Project No: 21042

Drawn By:

Checked By:

Sheet Name:

PHASE II
GROUND FLOOR
PROPOSED PLAN

Sheet No: **A04**

DESIGN REVIEW SET

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NOs. PC 10-22 & PC 11-22
ENVIRONMENTAL ASSESSMENT #5-21
ZONE TEXT AMENDMENT #2-21
ZONE CHANGE #1-21
CONDITIONAL USE PERMIT #1-21
SITE PLAN REVIEW #3-21
APNs: 4061028051, 023, 033

AGENDA ITEM # 5.B

DATE: June 21, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: AMERCO Real Estate Company (Representative: Doug Brumfield)

LOCATION: 14206 Van Ness Avenue

REQUEST: The applicant requests the following to develop a new U-Haul Moving, Storage, Retail store:

1) Zone Text Amendment (ZTA #2-21) to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way in the Heavy Commercial (C-4) zone.
2) Zone Change (ZC #1-19) to change the zoning of the site from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;
3) Conditional Use Permit (CUP #1-21) to allow for the self-storage facility within the C-4 Zone;
4) Site Plan Review (SPR #3-21) to approve the proposed site plan to develop a new 177,573 gross square foot, five-story storage facility to the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use within the southern portion;

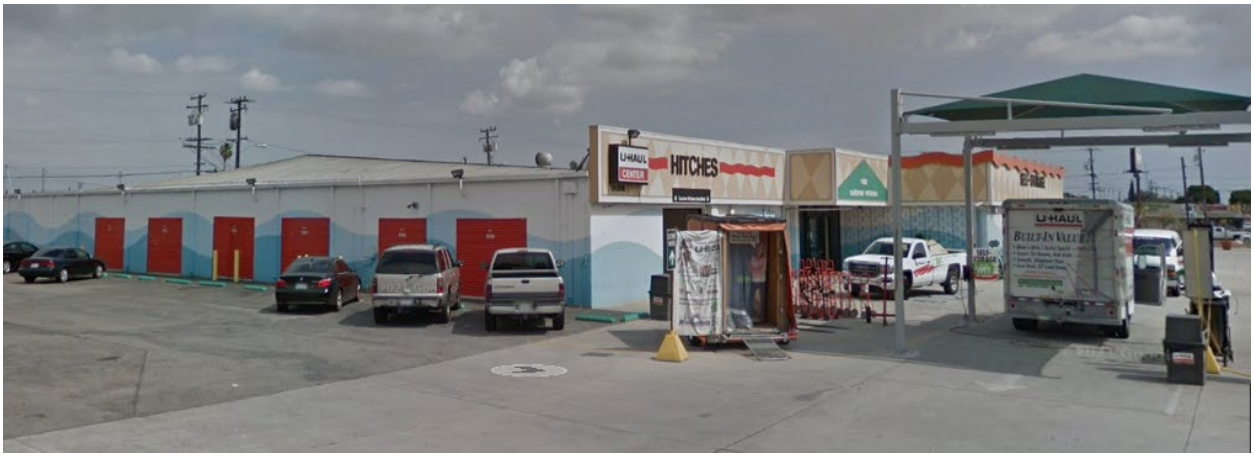
Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-21).

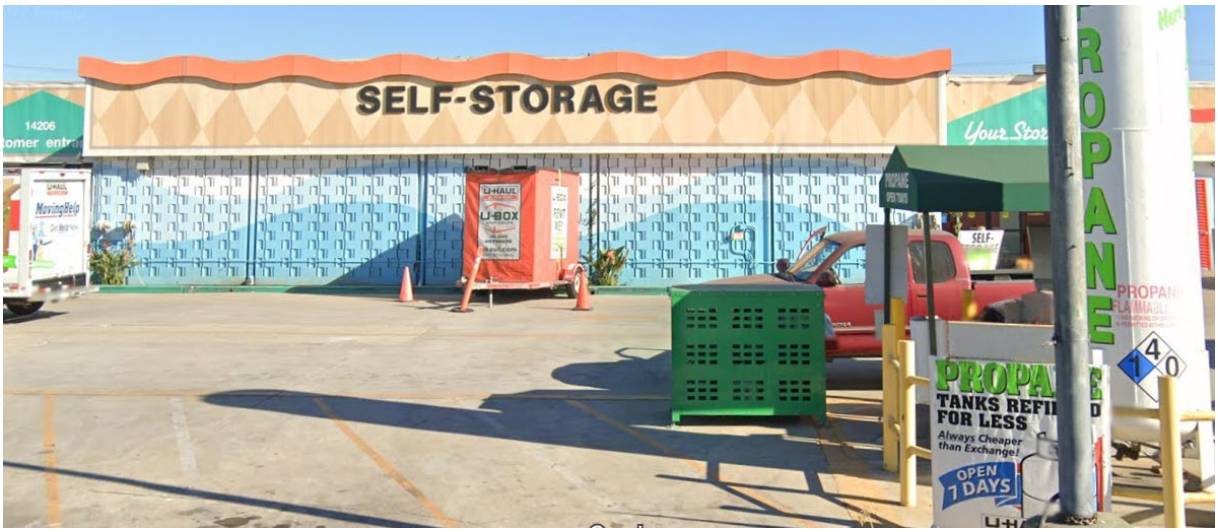
BACKGROUND/SETTING

On March 4, 2021, an application for a zone text amendment, zone change, site plan review, conditional use permit was submitted to develop a new U-Haul Moving, Storage, Retail store on a 4.2-acre lot located at the northeast corner of Van Ness Avenue and Rosecrans Avenue (Figure 2 – Vicinity Map). The project site is a relatively flat primarily rectangular shaped property. The site is developed with an existing U-Haul Moving and Storage that provides self-storage units, truck and trailer rentals for moving and retail sales of packaging supplies. The U-Haul facility currently consists of two single-story structures to the north of the property. Located to the southern portion of the site, adjacent to Rosecrans Avenue, is an unoccupied former restaurant building, that has been vacant since 1999. The northwestern corner of the subject site is separated by a fence and currently provides 10 parking spaces for use by patrons of the adjacent United States Post Office per a lease agreement. The southwestern corner is currently being leased to G3 Urban and contains a sales trailer to market and sell their new homes being constructed in the area.

The U-Haul facility has been in operation since 1983 when the area was under the jurisdiction of Los Angeles County. The facility operates from two single story structures; one 31,795-sf building used for self-storage, retail, and office space and an 8,285-sf building located to the north end of the property that includes additional storage units. In addition to providing self-storage spaces, the facility also includes rentals of U-Haul trucks and trailers, retail sales of packaging supplies, and propane tanks and refills. The entire site is paved with minimal landscaping located along the southernmost portion of the eastern property boundary and interspersed along the northern property boundary. Given that the facility is almost 40 years old, it does not meet current development standards, the site is in poor condition, and the buildings are outdated and unattractive. Rental vehicles line Van Ness Avenue (Figure 1 – Site Photos).

FIGURE 1 – SITE PHOTOS





The subject property is zoned General Commercial (C-3) and Mixed-Use Overlay (MUO) and is bounded by Van Ness Avenue to the west, Rosecrans Avenue to the south, and private properties to the north and east, as shown in Figure 3. North of the subject site is a United States Post Office, and the property is zoned General Industrial (M-2). The property to the east is zoned C-3 and MUO and is developed with a mixed-use project with live-work and residential townhomes. South of the site, across Rosecrans Avenue, are a mix of retail and commercial service uses located in the C-3, MUO and Parking (P) zones. West of the subject site, across Van Ness Avenue, is a commercial shopping center located in the Neighborhood, MUO, and P zones (Table1- Surrounding Uses).

FIGURE 2: VICINITY MAP

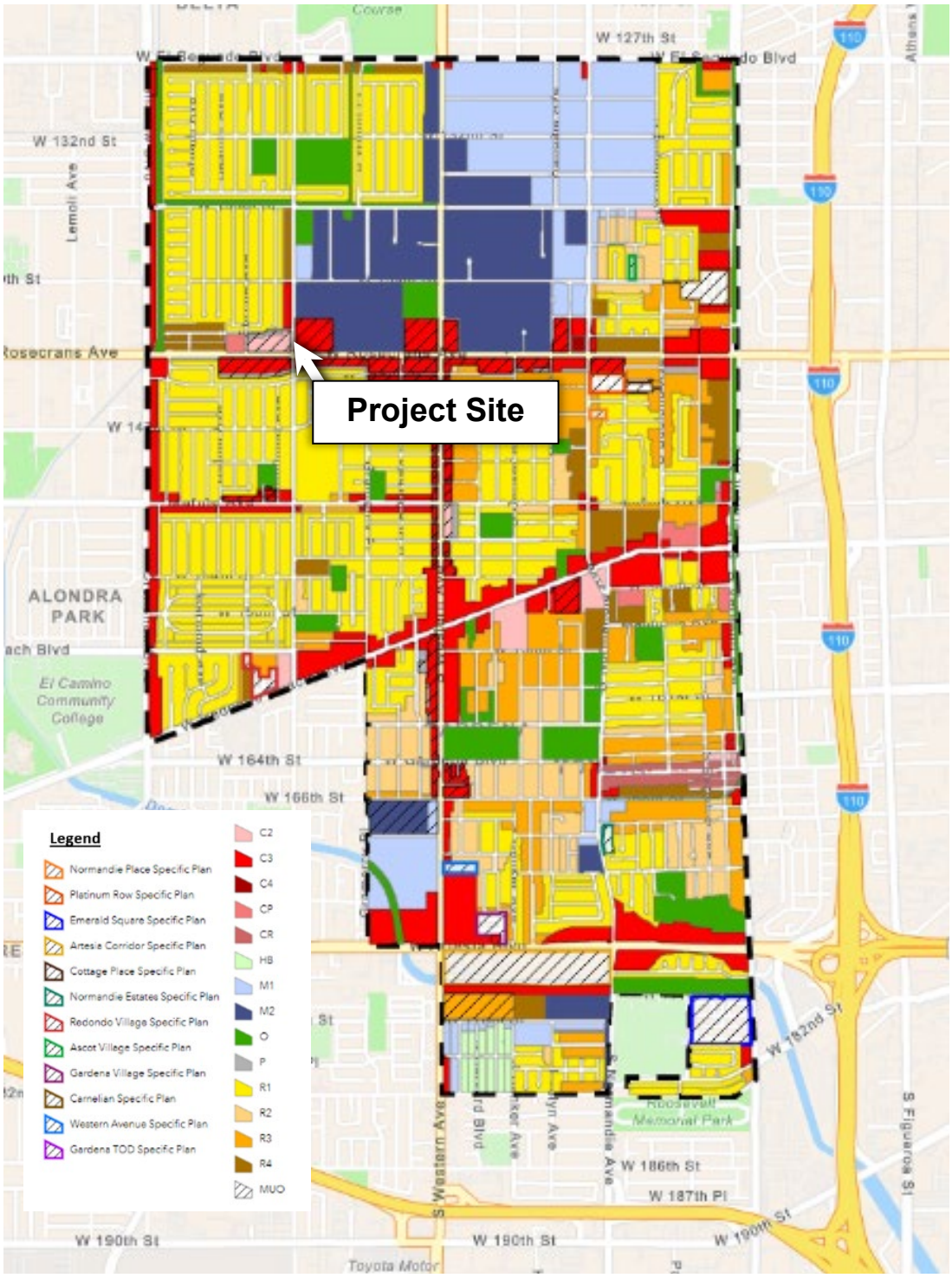


FIGURE 3: ZONING MAP

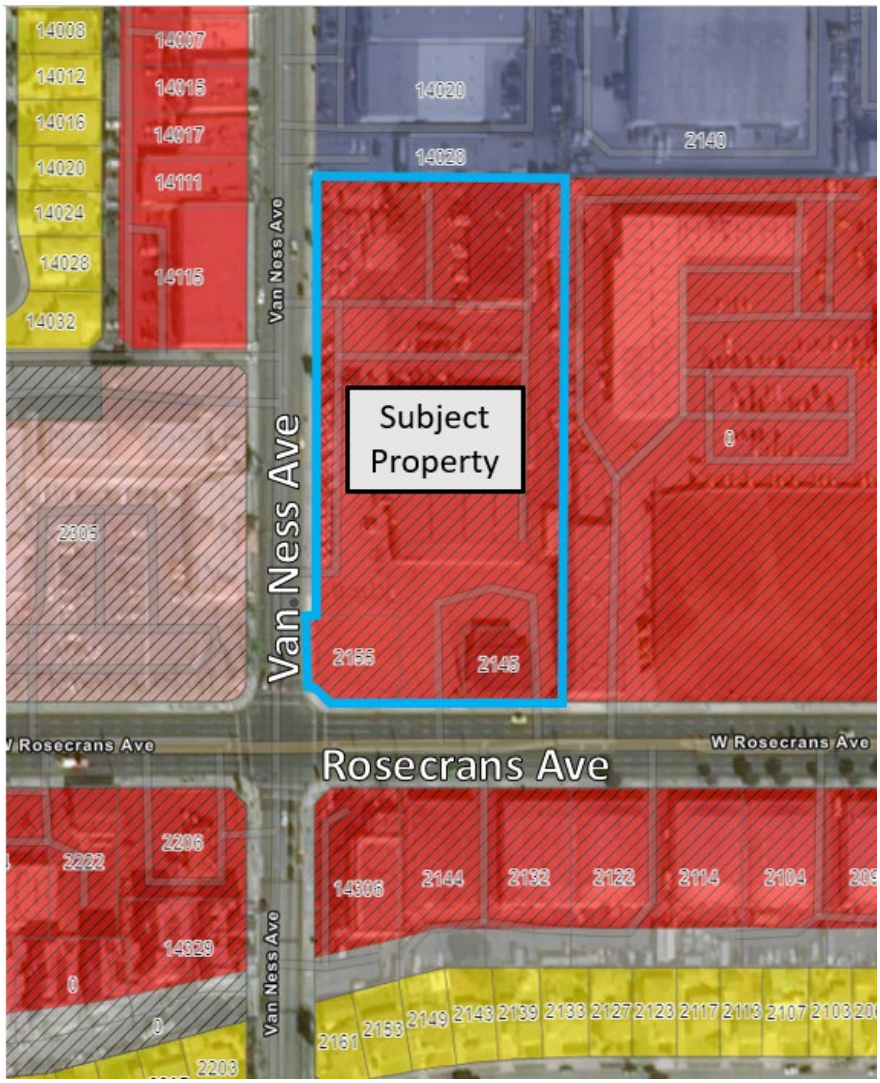


TABLE 1 – SURROUNDING USES

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3/MUO	General Commercial Mixed-Use Overlay	U-Haul storage, rental and retail, Vacant restaurant Building
North	M-2	Industrial	United States Post Office
South	C-3/MUO/P	General Commercial Mixed-Use Overlay	Retail and Commercial Services
East	C-3/MUO	General Commercial Mixed-Use Overlay	Live-Work and Residential Condominiums
West	C-2/MUO/P	Neighborhood Commercial Mixed-Use Overlay	Commercial Shopping Center

PROJECT DESCRIPTION

The applicant is proposing to remove all existing on-site structures and construct an approximately 177,573 gross square foot (-sf), five-story storage facility to be located within the northern portion of the site and a separate 8,000-sf single-story building for retail sales and office use to be located within the southern portion of the site, adjacent to Rosecrans Avenue (Figure 4: Site Plan). The project area consists of three parcels (APNs: 4061028051, 023, 033) that total an area of 4.2-acres. As part of the redevelopment of the site, the applicant is required to provide a ten-foot-wide roadway easement to the City along the western property line of the southwest corner property that abuts Van Ness Avenue (APN: 4061-028-023). The proposed storage facility would provide a total of 1,620 storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet distributed throughout the five levels. All storage units would have interior access and customers would utilize a card swiping style identification card to gain access to their storage unit. The facility will continue to provide truck and trailer rentals, which will be kept in the "shunting area" located in the proposed covered first level of the facility. Additional security features would include day and night security cameras with 24-hour digital video surveillance with remote and web base viewing. The existing propane tank and guardrail and two marquee signs would remain in their current locations.

The applicant's request will not only include the redeveloped of the existing self-storage facility into a modern facility that meets current development standards but that will also provide a quality design commercial center on a prominent thoroughfare within the City. There will be five designated displayed parking stalls along Van Ness Avenue, for the U-Haul rental trucks. The applicant's proposal will also introduce new landscaping throughout the site, including ten-foot landscape planters along the perimeters of the property and the street frontages along Rosecrans Avenue and Van Ness Avenue.

The U-Haul Moving and Storage Store would continue to be open Monday through Thursday and Saturday from 7:00 am to 7:00 pm; Friday from 7:00 am to 8:00 pm; and Sunday from 9:00 am to 5:00 pm. The new U-Haul Moving and Storage Store would employ 10-15 employees with alternating shifts.

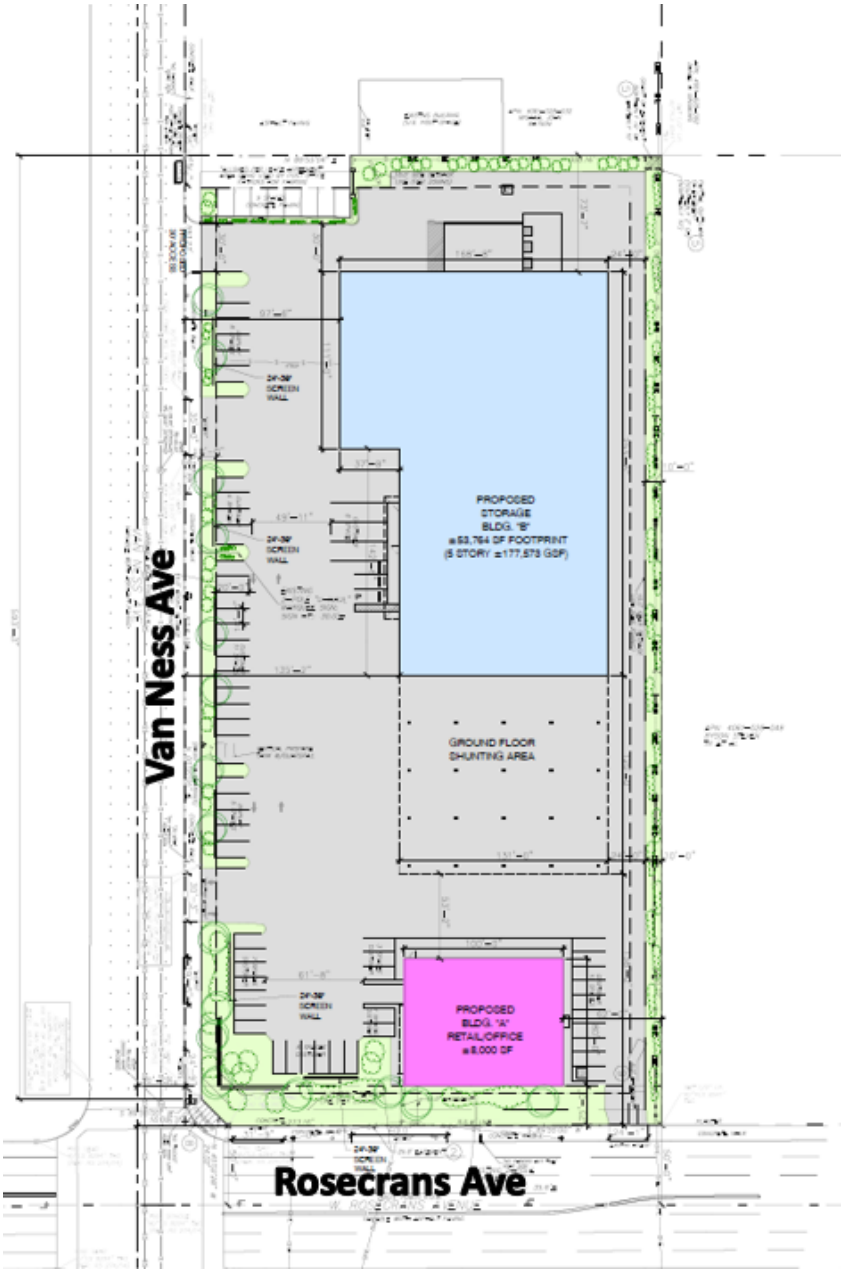
In order to allow for the construction of the redeveloped self-storage facility, the applicant is requesting approval of the following:

1) Zone Text Amendment (ZTA #2-21) to amend Gardena Municipal Code Section 18.34.030 in the C-4 zone to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way.
2) Zone Change (ZC #1-19) to change the zoning of the site from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;
3) Conditional Use Permit (CUP #1-21) to allow for the self-storage facility within the C-4 Zone;

4) Site Plan Review (SPR #3-21) to approve the proposed site plan to develop a new 177,573 gross square foot, five-story storage facility to the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use within the southern portion;

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-21). The Planning Commission has authority to approve the CUP and SPR and makes a recommendation to the City Council on the ZTA and ZC.

FIGURE 4: SITE PLAN



ANALYSIS

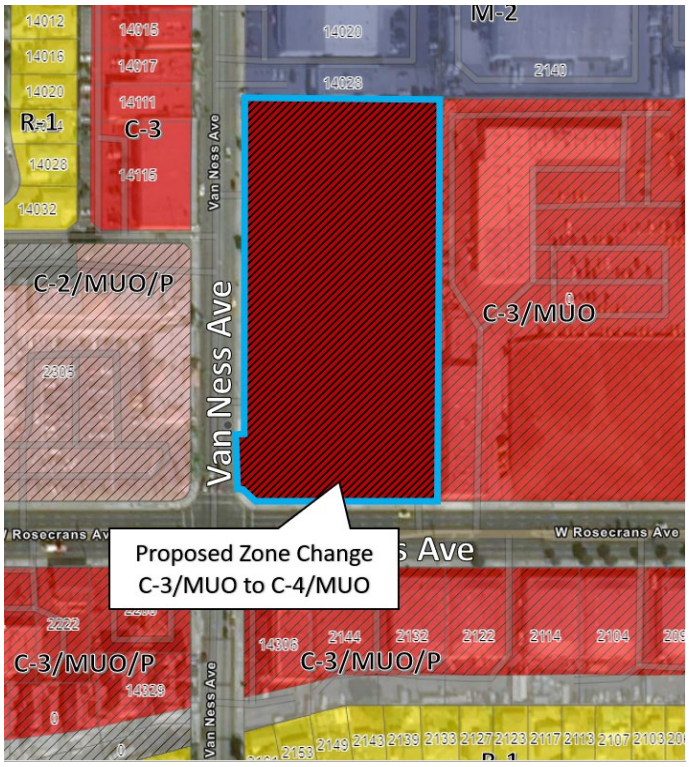
ZONING AMENDMENTS & GENERAL PLAN CONSISTENCY

Per Gardena Municipal Code Section (GMC) 18.52.010, whenever the public necessity, convenience, general welfare, or good land use and zoning practices require, the council may amend, supplement or change the land use designation, regulations, zone boundaries or classifications of property in accordance with the procedures of the California Government Code, as supplemented by the provisions of the GMC.

Zone Change

The existing use on the property, self-storage facility, is considered a legal non-conforming use as the property is zoned C-3 and MUO, and self-storage facilities are only allowed in the Industrial zones (M-1/M-2) and the Heavy Commercial (C-4) zones through a conditional use permit. As mentioned, the existing U-Haul facility has been in operation on the subject site since 1983. At this time this business is looking to continue serving the moving and storage needs of the community by redeveloping this site. In order to redevelop and expand the existing facility, the applicant is requesting to change the zoning of the site from C-3 with a MUO to C-4 with a MUO (Figure 5: Proposed Zone Change). This zone change will allow the existing self-storage business to continue to provide their services to local residents and expand them to the surrounding communities while also supporting the City's economic growth, subject to an approved conditional use permit.

FIGURE 5: PROPOSED ZONE CHANGE



The corresponding General Plan Land Use designation to the C-4 zoning is General Commercial. According to the City of Gardena Land Use Map the project site is designated General Commercial with a Mixed-Use Overlay. Therefore, if approved the proposed zone change will be consistent the existing land use designation of the subject property. The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. The maximum permitted floor area ratio (FAR) is 0.5 in general and up to 2.75 for specific uses when allowed by the Zoning Code. The Mixed-Use Overlay land use designation 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.

Zone Text Amendment

In addition to needing a zone change, the project also requires a zone text amendment to allow a greater amount of self-storage facilities to front a major collector or arterial street.

Currently, GMC section 18.034.030.X provides that self-storage facilities in the C-4 shall not exceed more than seventy-five feet of ground floor street frontage on a major collector or arterial street, or are otherwise buffered by another allowed, or conditionally allowed, use, including a retail component of the facility.

The proposed self-storage building will front Van Ness Avenue, a major collector street. The entire ground floor is designed for the self-storage use, therefore, exceeding the seventy-five feet frontage currently allowed. Therefore, the applicant is requesting GMC Section 18.34.030.X be amended to read as follows:

X. Self-storage facilities; provided that:

1. The facility complies with the requirements of Section 18.46.030C.17; and

2. If the facility fronts on a major collector or arterial street it shall be set back at least 50 feet from the public right-of-way. If not set back at least 50 feet, then no more than 75 feet of the total building frontage facing the collector or arterial street on the ground floor

> may be the self-storage building(s). Any other portion of building(s) fronting the street are permitted if they are allowed or conditionally allowed uses in the zone, including a retail component of the self-storage use; and

Because the existing facility is a legally established nonconforming use, the business cannot be expanded or extended and there is no incentive for U-Haul to improve the property. Nor can the City require improvements provided that the property does not constitute a public nuisance. U-Haul has indicated that it has no intention of selling the property and absent the requested entitlements, the property will remain in its current state.

With the amendments, the property will be able to be redeveloped with a modern facility that meets current development standards, including setbacks and landscaping.

General Plan Consistency

Allowing the zone change and zone text amendment would be consistent with various goals and policies of the General Plan including the following:

Table 2 – General Plan Consistency

Table 2a – Land Use

LU Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses.	
LU Policy 2.1: Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.	The project will include ample landscaping provided throughout the site, including ten-foot landscape planters along the perimeters of the property and the street frontages along Rosecrans Avenue and Van Ness Avenue.
LU Policy 2.1: Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.	The majority of the site is paved and has minimal landscaping along the along the southernmost portion of the eastern property boundary and interspersed along the northern property boundary. The project will introduce more landscaping throughout the site, exceeding the minimum requirements of the City's Zoning Code.

LU Policy 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.	As conditioned, the project will consolidate three lots into a larger commercial property.
<u>LU Goal 3:</u> Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.	
LU Policy 3.2: Encourage the upgrade and rehabilitation of existing commercial and industrial building facades and sites.	The existing U-Haul facility has been in operation since 1983 and has made minimal improvements to the building over the past several years. The project includes the redevelopment and upgrade of the existing facility to provide quality services to the City and surrounding communities.

Table 2b – Economic Development

<u>Economic Development Goal 1</u>: Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.	
ED Policy 1.5: Support regional-serving commercial development at key focus areas – Artesia Boulevard Corridor and the areas around the three intersections along Rosecrans Avenue at Van Ness, Western and Normandie.	The project includes maintain a local business that provides jobs and services and maintains the City tax base. The existing facility is located at the northeast corner of Van Ness Avenue and Rosecrans Avenue. The U-Haul moving and self-storage facility will not only service the City of Gardena but expand its services to the surrounding South Bay region.
<u>Economic Development Goal 2:</u> Expand, retain, and revitalize quality businesses.	
ED Policy 2.1: Encourage the assemblage of small commercial parcels to accommodate quality commercial development.	As conditioned, the project will consolidate three lots into a larger commercial property to develop a new, modern U-Haul Moving and Storage facility.

Table 2c – Community Design

DS Goal 4: Achieve high quality design for commercial uses.	
DS 4.1: Promote a strong relationship between buildings and the street.	All new buildings will be setback a minimum 10-feet from the public rights-of-way and include various trees and shrubbery.
DS 4.2: Provide functional pedestrian connections between adjacent commercial uses.	As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.
DS 4.8: Require loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment to be concealed from view and located as far as possible from adjacent residences.	All the loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment to be concealed from view and located as far as possible from adjacent residences.

SITE PLAN REVIEW #3-21

Per GMC section 18.44.010, site plan review is required for any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought, in which case, the site plan shall be processed concurrently with the other discretionary approvals. Site plan review is also required for properties fronting Rosecrans Avenue. In order to approve a site plan the Commission must make the following findings:

- That the proposed development and physical design of the development are consistent with the intent and general purpose of the general plan and municipal code; and
- The development will not adversely affect the orderly and harmonious development of the area and the general welfare.

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 applicant is proposing to remove all existing on-site structures and construct a new five-story storage facility to be located within the northern portion of the site and a separate single-story building for retail sales and office use to be located within the southern portion of the site, adjacent to Rosecrans Avenue. As shown above the project would be consistent will various goal and polices of the General Plan, and as part of the site plan review analysis the proposed project has been reviewed for compliance with the development standards of the proposed C-4 zone. As shown in Table 3, the project will meet or exceed all development standards including, but not limited to, minimum setback,

maximum building height, minimum landscaping, maximum fence and wall height. Therefore, the proposed development and physical design of the development are consistent with the intent and general purpose of the general plan and municipal code.

Table 3 – Development Standards

Standard	Required	Proposed	Compliant?
Minimum Lot Area	7,500-sf	4.2 acres	Yes
Minimum Lot Dimensions	Width: 50 ft	290 ft	Yes
	Depth: 150 ft	610 ft	Yes
Maximum Height	65 ft	62 ft 2 in	Yes
Maximum FAR *(Self-Storage facility)*	2.75	1.01	Yes
Minimum Setbacks			
Front (southern)	10 ft	10 ft	Yes
Side (eastern)	None	34 ft	Yes
Side (western)	10 ft	97.5 ft	Yes
Rear (northern)	None	73.6 ft	Yes
Maximum Height for fences, hedges, and walls			
Front	3 ft	3 ft	Yes
Side/Rear	8 ft	8 ft	Yes
Minimum Landscape	9,148-sf	23,396-sf	Yes
Parking			
General Retail (1sp/200-sf)	10 spaces	60 spaces	Yes
Office (1sp/300-sf)	20		
Self-Storage	30		

The parking requirement for the proposed retail uses is one space per 200 square feet, or 10 parking spaces. The parking requirement for the proposed office uses is one space per 300 square feet, or 20 parking spaces. Self-storage uses do not have a specified parking requirement in the Municipal Code. Per Municipal Code Section 18.40.040.I, the parking provisions for unspecified uses may be determined by the Community Development Director.

As part of the environmental assessment of the project a transportation memorandum was conducted by the City's environmental consultant De Novo Planning Group (De Novo). Within the memorandum trips for the self-storage facility were estimated using trip generation data provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual. Based on this, the parking demand for the proposed self-storage can be calculated based upon ratios of 0.17 vehicles per 1,000 square feet of gross floor area. Based on the ITE Parking Generation, the proposed project requires 30 parking spaces for the self-storage uses. In total, the project would be required to provide 60 parking spaces the proposed uses. As shown on the site plan, the project will include 60 parking spaces throughout the site. Therefore, the proposed project is consistent with Municipal Code Chapter 18.40.

As part of the mixed-use residential development to the east, a block wall has been constructed along the eastern property line of the U-Haul site. A wrought iron fence is located along a portion of the northern property line, adjacent to the United States Post Office and separating the portion of the project site currently used for parking by the Post Office. The applicant is proposing a new three-foot high decorative wall along the west and south perimeters of the property, behind a ten-foot landscape planter.

There are two existing freestanding signs on the property; one located on the south end of the site abutting Rosecrans Avenue and the other located towards the northern end of the site, abutting Van Ness Avenue. Both signs will remain. All proposed wall signs will be subject to submittal and review for a sign permit from the Community Development Department. A condition of approval will require that the applicant comply with the City's sign regulations under GMC Chapter 18.58.

The site plan meets all applicable development requirements of the Gardena Municipal Code, and as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City. Therefore, staff is recommending that The Planning Commission approve Site Plan Review #3-21, subject to the legislative zoning approvals.

CONDITIONAL USE PERMIT #3-21

Self-Storage Facility

In accordance with GMC Section 18.34.030.X, self-storage facilities are permitted in the C-4 zone pursuant to a conditional use permit. In addition to the development standards

under the C-4 zone, self-storage facilities must meet the following specific provisions as set forth in GMC 18.46.030.C.17:

a. Minimum lot area shall be not less than one acre.

The lot is 4.2 acres.

b. At least forty feet of clear, unobstructed driveway depth will be provided from the road to the primary access gate or principal entry point of the facility.

The applicant has proposed approximately 97 feet of unobstructed driveway depth leading to the primary access from Van Ness Avenue.

c. Interior drive aisle widths shall be not be less than twenty-five feet.

All interior drive aisles have a minimum width of 25 feet.

d. **Facility layout, design, and exterior building materials and treatment for all structures including, but not limited to, fences, walls, gates, buildings, and landscaping shall be of high quality and be aesthetically pleasing when viewed from adjacent properties and the public right-of-way**.

The applicant has put careful consideration into the design of the building. The proposed building is of contemporary architectural design and includes various architectural features. The building will have a robust color scheme of greys, tan, and the U-Haul company colors of orange, green and blue. Colored panels will adorn various areas of the building and provide for vertical and horizontal variation in the façade. Staff considers the design high quality and aesthetically pleasing, thus consistent with the Gardena Municipal Code

e. Buildings shall be designed and located so that overhead doors and the interior driveways within such facilities are not visible from the adjacent public right-of-way. This provision does not apply to overhead doors that are within an enclosed self-storage building and that are visible only through windows of the building.

The project will not have any overheard doors or interior driveways within such facilities that are visible from the adjacent public right-of-way.

f. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.

The self-storage units are contained entirely within a multi-level structure; therefore, no storage unit will be visible at ground level or from any residentially zoned properties.

g. All buildings and structures shall be set back a minimum of ten feet from the front property line; such setback area shall be totally landscaped with lawn, shrubbery, trees, and/or flowers. There shall be at least one twenty-four-inch boxed tree for every twenty feet of property frontage. Therefore, the project is considered consistent with the Gardena Municipal Code.

The proposed structure meets or exceeds all setback requirements. All ten-foot setbacks along public rights-of-way will include various plants and shrubbery therefore enhancing the overall public view of not only the subject property, but the overall neighborhood.

h. All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron, or other similar materials.

The applicant is proposing a new three-foot high decorative wall along the west and south perimeters of the property, behind a ten-foot landscape planter. Additionally, a condition has been added to require that all fences or walls visible from the public right-of-way shall be constructed of decorative building materials.

i. Boats, campers, recreational vehicles, and travel trailers may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved site plan and not visible from the public right-of-way or adjacent property when viewed from the ground level.

The project site has been designed in such a way that boats, campers, recreational vehicles, and travel trailers do not have a designated area in which to park, however, a condition has been added to ensure that any outside storage shall not be visible from the public right-of-way or adjacent property.

j. A resident manager unit not to exceed nine hundred square feet in size may be permitted; provided, it is for the exclusive use of the resident manager of the facility and one other adult. Such unit shall be integrated into the storage facility.

No resident manager's unit is being proposed on-site and this provision is not applicable.

k. The resident manager shall be responsible for ensuring compliance with all conditions of approval; occupancy of the residential unit shall immediately cease upon termination or cessation of the self-storage use or operation.

No resident managers unit is being proposed on-site and this provision is not applicable.

In accordance with GMC Section 18.46.040.F, in order to grant a conditional use permit, the Planning Commission must make the following findings:

1. **That the use if one for which a conditional use permit is authorized;**

   In accordance with GMC Section 18.34.030.X, self-storage facilities are permitted in the C-4 pursuant to an approved conditional use permit. Therefore, subject to the approval Zone Change #1-21, the application for a conditional use permit is deemed proper and if approved, will allow the self-storage facility to continue to operate at the subject location.

2. **That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;**

   The facility is an existing self-storage facility that has been operating since 1983. The site is bounded by Van Ness Avenue to the west, Rosecrans Avenue to the south, a United States Postal Office to the north and residential townhomes to the east. The redeveloped self-storage facility and truck rental facility would have minimal impacts on the surrounding neighborhood. All storage units would have interior access only and all parking of the business vehicles will be kept in the "shunting area" located in the proposed covered first level of the facility, except for those rental vehicles located in the designated display stalls along Van Ness Avenue.

   The existing eight-foot-high masonry wall along the eastern property line, abutting the residential townhomes, will remain and a new 10-foot landscape planter with will be installed.

3. **That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood**;
   The property has a dimension of 290 feet by 610 feet. As shown above, the project meets or exceeds all of the minimum development standards of the C-4 zone, including setbacks, walls, fencing, landscaping, and parking if the amendment to the C-4 zone text is approved.

4. **That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and**

Vehicular access to the site is provided off Van Ness Avenue via three drive aisles and one from Rosecrans Avenue. The Circulation Plan of the Gardena General Plan designates Rosecrans Avenue as an arterial roadway and Van Ness Avenue as a major collector roadway.

In accordance with the Circulation Plan of the General Plan major collector streets, such as Van Ness Avenue, are designed to carry approximately 15,000 to 25,000 vehicles a day. According to the most recent traffic counts from the City's Public Works Department, Van Ness Avenue currently carries no more than 20,600 vehicles per day in the subject area. As shown in the transportation memorandum conducted by the City's environmental consultant, the proposed project is expected to generate 380 weekday daily vehicle trips. When taking a credit for the existing site uses, the project is expected to generate 120 net new daily vehicle trips. The addition of 120 daily trips are well within the capacity of Van Ness Avenue.

The Circulation Plan states Rosecrans Avenue, an arterial street, is designed to carry approximately 40,000 to 60,000 vehicles a day. The City's traffic counts show the subject area is currently carrying 31,800, and again the project is expected to generate 120 net new daily vehicle trips. Therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

5. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare. Such conditions may include.**

   The conditions of approval for Conditional Use Permit #1-21, will ensure that the self-storage facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

The project meets the findings for approval a conditional use permit for a self-storage facility in the C-4 zone. Therefore, staff is recommending that The Planning Commission approve Conditional Use Permit #1-21, subject to the legislative approvals.

ENVIRONMENTAL ASSESSMENT

De Novo prepared an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) under contract to the City. The IS/MND was prepared and noticed in accordance with all requirements of the California Environmental Quality Act (Public Resources Code § 21000 *et seq*.) and the CEQA Guidelines (14 Cal. Code of Regs. § 15000 *et seq*.) (collectively, "CEQA"). The IS/MND was subject to a 20-day public review period of May 5, 2022, to May 24, 2022. During the public review period three comment letters were submitted to the City, which are included as part of the final IS/MND document (Exhibit B to Resolution No. PC 10-22).

The IS/MND determined that there were no impact or a less than significant impact areas with regard to a number of topics. The IS/MND identified the below topic areas as potentially significant, but can be mitigated below a level of significance:

- Under Biological resources, it was determined that the project could potentially interfere with nesting migratory birds. Mitigation Measure BIO-1 will reduce this impact to less than significant by requiring specified activities take place out of nesting season or a pre-construction nesting bird survey will be required.
- Under Cultural Resources, it was determined that the Project could cause a substantial adverse change in the significance of an archaeological resource and disturb human remains. Mitigation Measures CUL-1 and CUL-2 which requires the retention of an archaeologist to spot check, take certain actions if a cultural object is uncovered, and require a Worker Environmental Awareness Program training presentation will mitigate these impacts relating to archaeological resources. Additionally, Mitigation Measure TCR-3 which sets forth Procedures to follow upon the discovery of human remains will also mitigate impacts on this topic to a less than significant level.
- Under Geology, Soils, and Paleontological Resources it was determined that the Project could destroy a unique paleontological resource, site, or unique geologic feature. Mitigation Measures GEO-1 requiring Paleontological Resources Monitoring will reduce this impact to a less than significant level.
- Under Transportation, it was determined that the Project could result in inadequate emergency access. Mitigation Measures TRANS-1 and TRANS-2 which require a construction transportation plan to be submitted to the City and a requirement to maintain emergency vehicle access will reduce this impact to a less than significant level.
- Under Tribal Cultural Resources, it was determined that the Project could cause a substantial adverse change to tribal cultural resources. Mitigation Measures TCR-1 through TCR-3, the mitigation measures requested by the Gabrieleno Band of Mission Indians – Kizh Nation, will mitigate these impacts to a less than significant level.

No other impact areas required mitigation as the impacts would be less than significant. The Initial Study was prepared to determine whether implementation of the project may cause significant adverse environmental impacts. On the basis of this evaluation, it was found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case, because mitigation measures were added to the project.

Ultimately, approval of the MND and adoption of the MMRP for the purposes of the site plan review and conditional use permit lies with the Planning Commission and approval

of the MND and adoption of the MMRP lies with the City Council for purposes of approving the zone change and zone text amendment.

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on June 9, 2022. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 10-22 which does the following:

    i. Adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for purposes of the Site Plan Review and Conditional Use Permit, and recommends that the City Council adopt the same for the Zone Change and Zone Text Amendment; and

4) Adopt Resolution No. PC 11-22 which does the following

    i. Recommends that the City Council adopt the Zone Change and Zone Text Amendment; and

    ii. Approves the Site Plan, subject to City Council approval of the Legislative Action; and

    iii. Approves the Conditional Use Permit, subject to City Council approval of the Legislative Actions.

ATTACHMENTS

A – Planning Commission Resolution No. PC 10-22

Exhibit A – Draft Initial Study/Mitigated Negative Declaration
Exhibit B – Final Mitigated Negative Declaration
Exhibit C – Mitigation Monitoring and Reporting Program

B – Planning Commission Resolution No. PC 11-22

Exhibit A – Conditions of Approval
Exhibit B – Project Plans
Exhibit C – Draft Ordinance approving the Zone Change and Zoning Code Amendment
Exhibit D – Zone Change #1-21 Map

RESOLUTION NO. 10-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE U-HAUL PROJECT LOCATED AT 14206 VAN NESS AVENUE AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME FOR THE ZONE CHANGE AND ZONE TEXT AMENDMENT REQUIRED FOR THE PROJECT

WHEREAS, AREC 11, LLC (AREC) is the owner of that real property of approximately 4.2 acres located at the northeast corner of Rosecrans Avenue and Van Ness Avenue, consisting of three parcels (APN Nos. 4081-028-023, -033, AND -051) and commonly known as 14206 Van Ness Avenue, Gardena (the "Property"); and

WHEREAS, the Property is currently developed with a U-Haul facility that is decades old; and

WHEREAS, on March 4, 2021, AMERCO Real Estate Company, which provides real estate and development services to the U-Haul System (AMERCO and U-Haul are collectively referred to herein as "U-Haul") filed applications for a zone change from General Commercial (C-3) to Heavy Commercial (C-4), a zone text amendment changing the development for self-storage facilities, a conditional use permit, and site plan in order to redevelop the existing U-Haul facility on the Property (collectively "the Project"); and

WHEREAS, the City, through its environmental consultant, prepared a Mitigated Negative Declaration for the Project which was circulated for a 20 day period of May 5, 2022 to May 24, 2022; and

WHEREAS, the Planning Commission held a public hearing on the project entitlements on May 21, 2022 at which time it considered all evidence presented, both written and oral; and

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

SECTION 1. CEQA Procedures. The Planning Commission of the City of Gardena does hereby find as follows:

A. In April 2021 the City entered into a consultant agreement with De Novo Planning Group, Inc. to prepare the environmental documentation for this Project, which included a peer review of applicant provided studies.

B. A Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration (hereafter "MND") was timely distributed and the public comment period on the MND was from May 5, 2022 to May 24, 2022.

C. Prior to the release of the MND and in accordance with AB 52, the City sent notices regarding tribal consultation to the two tribes that had requested such notice. The City engaged in consultation and mitigation measures have been included in the EIR as a result of the consultation.

D. The City received and reviewed comments on the MND and prepared responses to those comments which were incorporated into a separate document entitled Final Initial Study/Mitigated Negative Declaration. No changes were required to the MND as a result of the comments.

E. The City has complied with all procedural requirements relating to CEQA and other requirements of law. The MND is adequate and complete and complies with all CEQA requirements.

F. In adopting the MND and adopting the Mitigation Monitoring and Reporting Program and recommending the same to the City Council for the legislative actions, the Planning Commission has exercised its independent judgement and analysis. The Planning Commission has reviewed and considered the MND, agenda reports, written reports, public testimony, and other information in the record.

SECTION 2. CEQA Findings Regarding Impacts.

A. An Initial Study/Mitigated Negative Declaration was prepared for the Project as all potential impacts can be mitigated below a level of significance.

B. The MND identifies the below topic areas as potentially significant, but can be mitigated below a level of significance.

1. Under Biological resources, it was determined that the project could potentially interfere with nesting migratory birds. Mitigation Measure BIO-1 will reduce this impact to less than significant by requiring specified activities take place out of nesting season or a pre-construction nesting bird survey will be required.

2. Under Cultural Resources, it was determined that the Project could cause a substantial adverse change in the significance of an archaeological resource and disturb human remains. Mitigation Measures CUL-1 and CUL-2 which requires the retention of an archaeologist to spot check, take certain actions if a cultural object is uncovered, and require a Worker Environmental Awareness Program training presentation will mitigate these impacts relating to archaeological resources. Additionally,

Mitigation Measure TCR-3 which sets forth Procedures to follow upon the discovery of human remains will also mitigate impacts on this topic to a less than significant level.

3. Under Geology, Soils, and Paleontological Resources it was determined that the Project could destroy a unique paleontological resource, site, or unique geologic feature. Mitigation Measures GEO-1 requiring Paleontological Resources Monitoring will reduce this impact to a less than significant level.

4. Under Transportation, it was determined that the Project could result in inadequate emergency access. Mitigation Measures TRANS-1 and TRANS-2 which require a construction transportation plan to be submitted to the City and a requirement to maintain emergency vehicle access will reduce this impact to a less than significant level.

5. Under Tribal Cultural Resources, it was determined that the Project could cause a substantial adverse change to tribal cultural resources. Mitigation Measures TCR-1 through TCR-3, the mitigation measures requested by the Gabrieleno Band of Mission Indians – Kizh Nation, will mitigate these impacts to a less than significant level.

SECTION 3. Approvals. Based on the above, the Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration attached hereto has Exhibits A (Draft IS/MND) and B (Final MND) and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit C for purposes of the conditional use permit and the site plan review and recommends that the City Council adopt the same for the legislative approvals of the zone change and zone text amendment.

SECTION 4. Custodian of 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. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9526 or gtsujiuchi@cityofgardena.org.

SECTION 5. Effective Date. This Resolution shall become effective immediately.

SECTION 6. Certification. The Secretary shall certify the passage of this resolution.

PASSED, APPROVED AND ADOPTED this 21st day of June, 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 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 21st day of June 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:
NOES:
ABSENT:

Attachments:
- Exhibit A – Draft IS/MND
- Exhibit B – Final MND
- Exhibit C – Mitigation Monitoring and Reporting Program

U-HAUL REDEVELOPMENT PROJECT

PUBLIC REVIEW DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
APRIL 2022

Prepared for:

City of Gardena
Community Development Department
Development Services
1700 West 162nd Street
Gardena, CA 90247

Prepared by:

De Novo Planning Group
180 E. Main Street, Suite 108
Tustin, CA 92780

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

U-HAUL REDEVELOPMENT PROJECT

Public Review Draft

Initial Study/Mitigated Negative Declaration

LEAD AGENCY: CITY OF GARDENA
1700 West 162nd Street
Gardena, California 90247
Contact: Amanda Acuna, Senior Planner
aacuna@cityofgardena.org
(310) 217-9524

PREPARED BY: DE NOVO PLANNING GROUP
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April 2022

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1.0 INTRODUCTION

1.1 Statutory Authority and Requirements

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21000, et seq.) and the State CEQA Guidelines (14 California Code of Regulations Title 14 Sections 15000, et seq.). This Initial Study is an informational document intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project.

Pursuant to CEQA Guidelines Section 15063, the City, as Lead Agency, has prepared this Initial Study to determine if the proposed U-Haul Redevelopment Project (Project) would have a significant effect on the environment. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that mitigation cannot reduce the impact to a less than significant level for any aspect of the proposed Project, then the Lead Agency must prepare an Environmental Impact Report (EIR) to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the Project as proposed may cause a significant effect on the environment, the Lead Agency may prepare a Negative Declaration (ND). If the Lead Agency finds that there is evidence of a significant impact, but the impact can be reduced through mitigation, the Lead Agency may prepare a Mitigated Negative Declaration (MND). Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such significant environmental impacts may occur (PRC Section 21080(c)).

Pursuant to CEQA Guidelines Section 15063(c), the purposes of an Initial Study are to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR, MND or a ND;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
3. Assist in the preparation of an EIR, if one is required, by;
    a. Focusing the EIR on the effects determined to be significant,
    b. Identifying the effects determined not to be significant,
    c. Explaining the reasons for determining that potentially significant effects would not be significant, and
    d. Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environment effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a MND or ND that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

The environmental documentation, which is ultimately selected by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the proposed Project. The resulting environmental documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1.2 Summary of Findings

Pursuant to State CEQA Guidelines Section 15367, the City of Gardena (City), as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. As set forth in State CEQA Guidelines Section 15070, an Initial Study leading to a Negative Declaration (IS/ND) or Mitigated Negative Declaration (IS/MND) can be prepared when:

- The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment (resulting in a Negative Declaration), or

- The Initial Study identifies potentially significant effects, but:
    - Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
    - There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment (resulting in a Mitigated Negative Declaration).

Based on the Environmental Checklist Form and supporting environmental analysis provided in Section 4.0, Environmental Analysis, the proposed Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a less than significant impact with mitigation incorporated:

- Biological Resources;
- Cultural Resources;
- Geology and Soils; and
- Tribal Cultural Resources.

1.3 Public Review Process

The Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration has been provided to the Clerk of the County of Los Angeles and mailed to responsible agencies and trustee agencies concerned with the Project and other public agencies with jurisdiction by law over resources affected by the Project. A 20-day public review period has been established for the IS/MND in accordance with State CEQA Guidelines Section 15073. During the public review period, the IS/MND, including the technical appendices, was made available for review at the following locations:

- City of Gardena Website: https://www.cityofgardena.org/community-development/planning-projects/
- City of Gardena City Hall, Receptionist – 1700 West 162nd Street, Gardena
- Gardena Mayme Dear Library – 1731 West Gardena Boulevard, Gardena

In reviewing the IS/MND, affected public agencies and interested members of the public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts and the ways in which the Project's potentially significant effects can be avoided or mitigated.

Written comments on this IS/MND may be sent to:

Amanda Acuna, Senior Planner
City of Gardena, Community Development Department
1700 West 162nd Street
Gardena, CA 90247-3730
Email: aacuna@cityofgardena.org

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised, and if further documentation may be required. If no new environmental issued have been raised or if the issues raised do not provide substantial evidence that the Project would have a significant effect on the environment, the IS/MND will be considered for adoption and the Project for approval.

1.4 Incorporation by Reference

Pursuant to State CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the MND's text.

The references outlined below were utilized during preparation of this Initial Study. Copies of these documents are available for review on the City's website (http://www.cityofgardena.org/) unless otherwise noted.

City of Gardena General Plan 2006, adopted April 25, 2006. The City adopted the comprehensive *Gardena General Plan 2006* (General Plan) in 2006. Subsequently, the Community Development Element's Land Use Plan was updated in June 2012 and February 2013, and the Circulation Plan was updated in July 2020. The 2021-2029 Housing Element was adopted in January 2022. In February 2022, the Safety Element was updated and a new Environmental Justice Element was adopted. The Gardena General Plan is comprised of the following Elements and Plans:

- Community Development Element
  - Land Use Plan
  - Economic Development Plan

  - Community Design Plan
  - Circulation Plan
- Housing Element
- Community Resources Element
  - Open Space Plan
  - Conservation Plan
- Community Safety Element
  - Public Safety Plan
  - Noise Plan
- Environmental Justice Element
- Implementation
  - Implementation Program

The General Plan constitutes the City's overall plans, goals, and objectives for land use within the City's jurisdiction. The General Plan is based upon the following core visions for the City: City of Opportunity; Safe and attractive place to live, work and play; Community that values ethnic and cultural diversity; Strong and diverse economic base. It evaluates the existing conditions and provides long-term goals and policies necessary to guide growth and development in the direction that the community desires. Through its Goals, Objectives, Policies, and Programs, the General Plan serves as a decision-making tool to guide future growth and development decisions.

City of Gardena General Plan 2006 Final Environmental Impact Report, SCH No. 2005021125, April 2006. The *City of Gardena General Plan 2006 Final Environmental Impact Report* (General Plan FEIR) analyzed the potential environmental impacts that would result from implementation of the Gardena General Plan. The General Plan FEIR forecast 22,329 dwelling units, approximately 18.9 million square feet of nonresidential land uses and a resulting population of 63,799 persons at the City's buildout. Buildout was estimated to occur over 20 years. The General Plan FEIR concluded significant and unavoidable impacts concerning Transportation and Traffic.

Gardena Municipal Code. The Gardena Municipal Code regulates municipal affairs within the City's jurisdiction including, without limitation, zoning regulations (codified in Gardena Municipal Code Title 18). The Municipal Code is the primary method used for implementing the General Plan's Goals, Objectives, and Policies. Gardena Municipal Code Title 18, Gardena Zoning Law, specifies the rules and regulations for construction, alteration and building of structures within the City.

1.5 Report Organization

This document is organized into the following sections:

Section 1.0, Introduction, provides the CEQA Statute and Guidelines applicable to the Initial Study, summarizes the findings of the Initial Study, describes the public review process, and identifies documents incorporated by reference as part of the Initial Study.

Section 2.0, Project Description, provides a detailed description of the proposed Project, including Project location, environmental setting, Project characteristics, construction program and phasing, and requested entitlement, permits and approvals.

Section 3.0, Environmental Checklist Form, provides Project background information and a summary of environmental factors potentially affected by the proposed Project and the Lead Agency Determination based on the analysis and impact determinations provided in Section 4.0. The impact evaluation criteria utilized in Section 4.0 is also provided.

Section 4.0, Environmental Analysis, provides a detailed analysis of the environmental impacts identified in the environmental checklist, and identifies mitigation measures, if necessary.

Section 5.0, References, identifies the information sources utilized in preparation of the IS to support the environmental analysis.

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2.0 PROJECT DESCRIPTION

2.1 Project Location

The U-Haul Redevelopment Project (Project) site is located in the City of Gardena within the County of Los Angeles; refer to Exhibit 2-1, *Regional Vicinity*. The Project site is comprised of approximately 4.2-acres located at 14206 S. Van Ness Avenue (APNs 4061-028-023, -033, and-051); refer to Exhibit 2-2, *Project Location*.

Regional access to the site is provided via the Harbor Freeway (Interstate [I] 110) to the east, the Artesia Freeway (SR-91) to the south, and the Glen Anderson Freeway (I-105) to the north of the site. Local access to the site is provided directly from Van Ness Avenue and Rosecrans Avenue. Within the Project area, Van Ness Avenue is accessible from West 135th Street to the north and Rosecrans Avenue to the South. Rosecrans Avenue is accessible from Van Ness Avenue to the west and Western Avenue to the east.

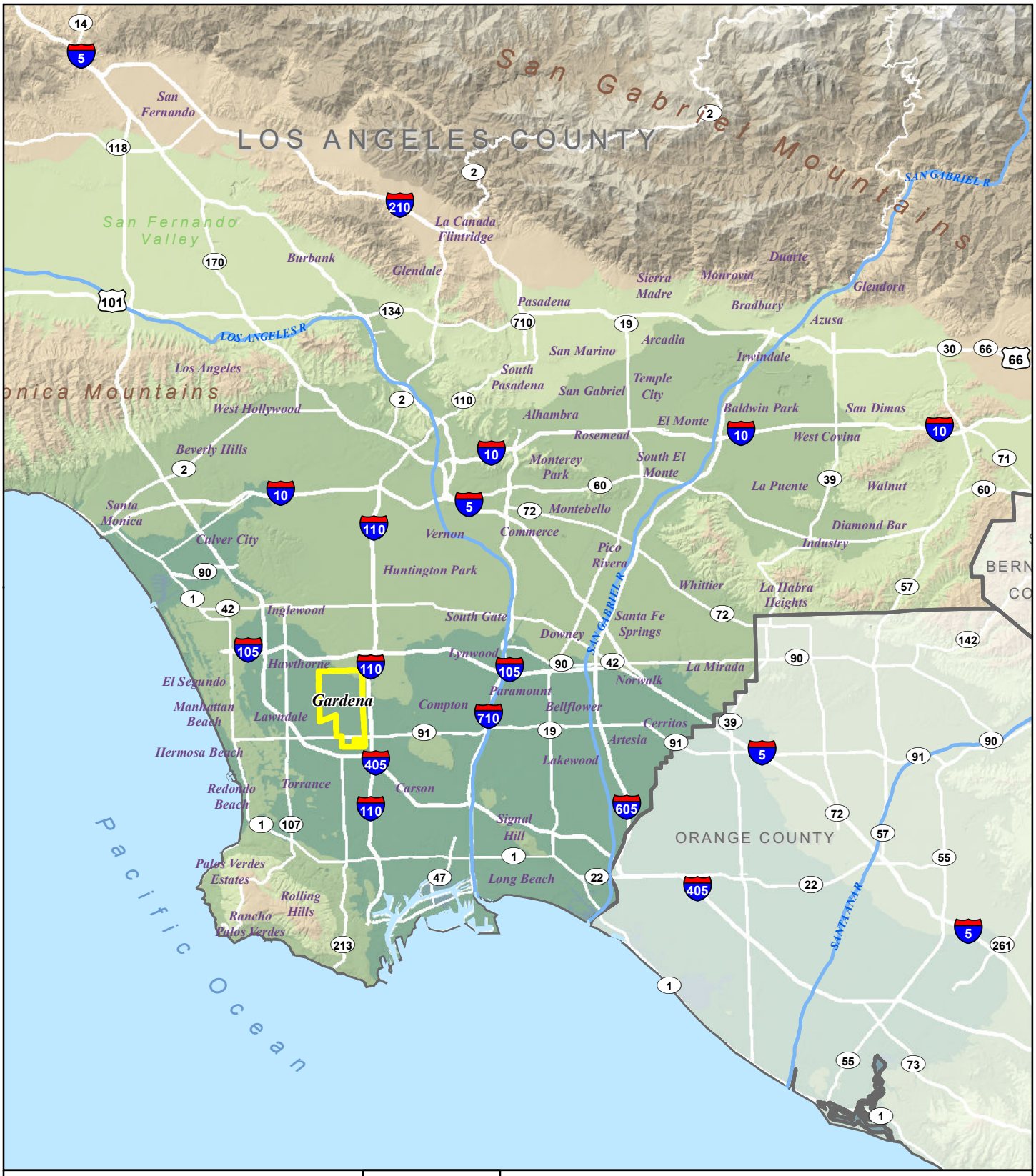
2.2 Existing Setting

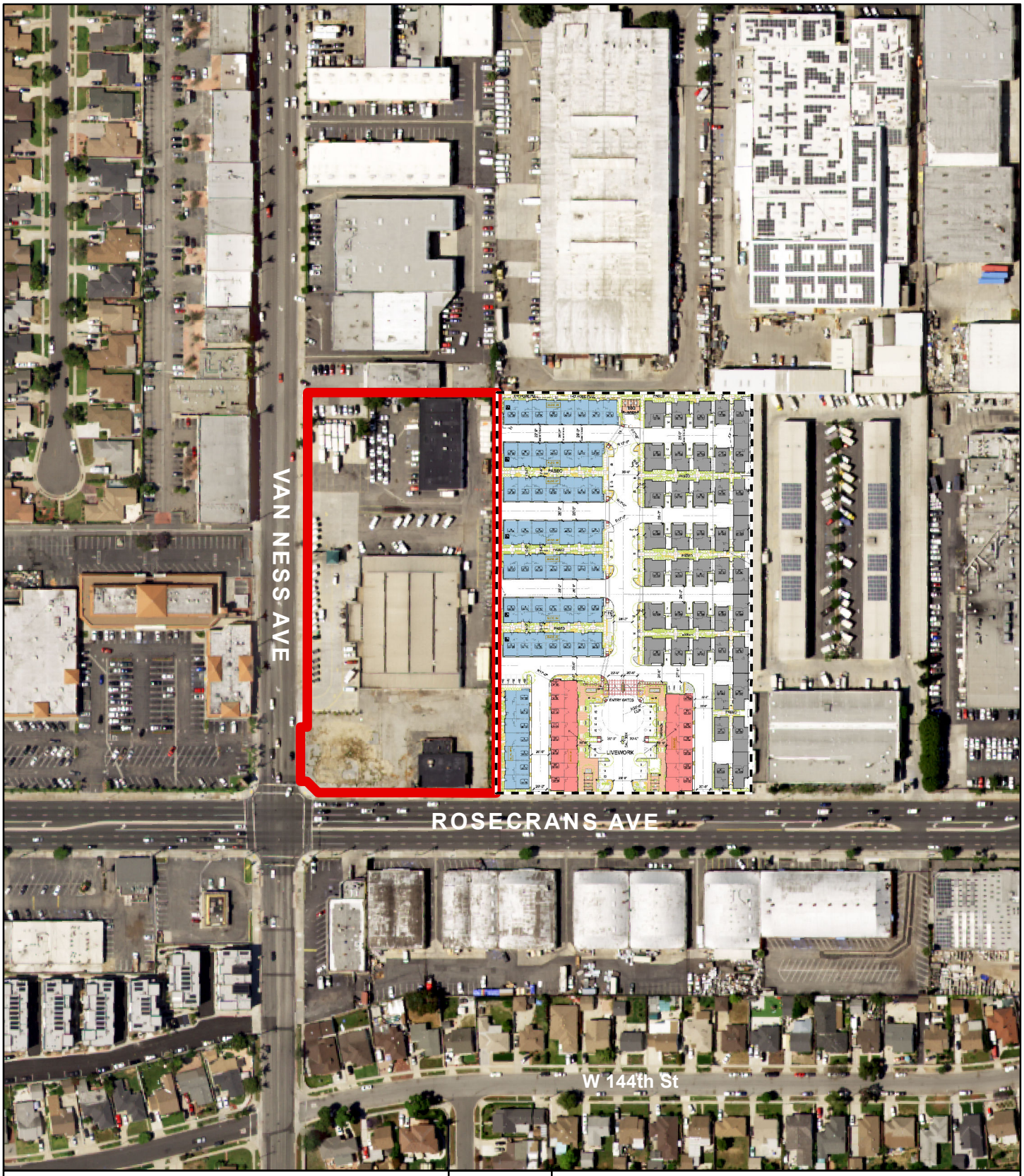
ON-SITE LAND USES

The Project site is a relatively flat primarily rectangular shaped property. The majority of the site is developed with an existing U-Haul self-storage facility; an unoccupied former restaurant building is located within the southern portion of the site adjacent to Rosecrans Avenue; refer to Table 2-1, *Existing On-Site Uses*. The U-Haul self-storage facility is currently in operation with eight corporate employees and eight to nine part-time employees. The northwestern corner of the Project site is separated by a fence and currently provides 10 parking spaces for use by patrons of the adjacent United States Post Office per a lease agreement. There is an existing propane tank and guardrail along the Van Ness Avenue frontage and two "U-Haul" marquee signs along each street frontage; refer to Exhibit 2-2. The southwestern corner is currently being leased to G3 Urban and contains a sales trailer to market and sell their new homes being constructed in the area. The sales trailer will be removed once the homes are sold or when U-Haul begins construction, whichever comes first.

Table 2-1
Existing On-Site Uses

Land Use	Development[1] (Square Feet)
U-Haul (occupied)	
- Retail	3,750
- Storage	23,536
- Office	15,981
U-Haul Subtotal	43,267
Restaurant (unoccupied)	3,771
Total	47,022
Source: Doug Brumfield, 865 Marketing Company Presidential, U-Haul, June 21, 2021	
1. Building measurements are approximate.	


LOS ANGELES COUNTY
San Gabriel Mountains
San Fernando Valley
Pacific Ocean
ORANGE COUNTY
San Fernando
Burbank
Glendale
La Canada Flintridge
Pasadena
Sierra Madre
Monrovia
Duarte
Glendora
Bradbury
Azusa
Arcadia
San Marino
Irwindale
South Pasadena
Temple City
San Gabriel
Alhambra
El Monte
Baldwin Park
San Dimas
West Covina
Rosemead
Monterey Park
South El Monte
La Puente
Walnut
Diamond Bar
Industry
Los Angeles
West Hollywood
Beverly Hills
Santa Monica
Culver City
Vernon
Commerce
Montebello
Pico Rivera
Whittier
La Habra Heights
Huntington Park
Inglewood
South Gate
Santa Fe Springs
Downey
Lynwood
La Mirada
Norwalk
Paramount
Bellflower
Hawthorne
El Segundo
Manhattan Beach
Lawndale
Gardena
Compton
Cerritos
Artesia
Lakewood
Hermosa Beach
Redondo Beach
Torrance
Carson
Signal Hill
Long Beach
Palos Verdes Estates
Rolling Hills
Rancho Palos Verdes
LOS ANGELES R
SAN GABRIEL R
SANTA ANA R
Legend
City of Gardena
County Boundary
N
0 2½ 5
Miles
Sources: CalAtlas; Los Angeles County. Map date: November 10, 2021.
CITY OF GARDENA
U-HAUL REDEVELOPMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Exhibit 2-1. Regional Vicinity
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



Legend

- Project Boundary
- Rosecrans Place (Under Construction)

N

0 50 100

Feet

CITY OF GARDENA
U-HAUL REDEVELOPMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Exhibit 2-2. Project Location

Sources: Los Angeles County; USGS EROS-NAIP Imagery 5-5-2020; Angeleno Associates, Inc. Map date: November 10, 2021.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

The entire site is paved with minimal landscaping located along the southernmost portion of the eastern property boundary and interspersed along the northern property boundary. As part of the residential development to the east, a block wall has been constructed along the eastern property line. A wrought iron fence is located along a portion of the northern property line, adjacent to the United States Post Office and separating the portion of the Project site currently used for parking by the post office.

Primary access to the Project site occurs via two driveways along Van Ness Avenue. A third driveway, located at the northwest portion of the Project site provides access to the parking spaces for use by post office patrons. Three driveways/curb cuts are located along Rosecrans Avenue.

GENERAL PLAN AND ZONING

According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated General Commercial with a Mixed Use Overlay (MUO). The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. The maximum permitted floor area ratio (FAR) is 0.5 in general and up to 2.75 for specific uses when allowed by the Zoning Code. The MUO 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 City of Gardena Zoning Map identifies the zoning for the Project site as General Commercial (C-3) with a MUO. Gardena Municipal Code, Chapter 18.32, *General Commercial Zone (C-3)*, states the C-3 zone is intended for general commercial uses and identifies the permitted uses and property development standards for properties within the C-3 zone. Gardena Municipal Code Chapter 18.19, *Mixed Use Overlay Zone (MUO)*, states the mixed use overlay zone is intended to allow greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings, in appropriate areas of the city. Except for amenity hotels, the allowed FAR in the C-3 zone is 0.5. Self-storage facilities are not allowed in the C-3 zone.

The City's Heavy Commercial Zone (C-4; Chapter 18.34) allows self-storage facilities with a conditional use permit provided that the self-storage units do not exceed more than seventy-five feet of ground floor street frontage on a major collector or arterial street or are otherwise buffered by an allowed use. The allowed FAR for self-storage facilities is 2.75.

Both the C-3 and C-4 zones are consistent with the General Commercial land use designation.

SURROUNDING USES

Uses surrounding the Project site include:

- North: North of the Project site is the United States Post Office. Areas to the north are zoned General Industrial Zone (M-2).

- East: East of the Project site is Rosecrans Place, a mixed-use development with live-work and residential uses. Areas to the east are zoned C-3 with MUO.
- South: Rosecrans Avenue is located immediately south of the Project site. South of Rosecrans Avenue are a mix of commercial uses. Areas to the south are zoned C-3 with MUO.
- West: Van Ness Avenue is located immediately west of the Project site. West of Van Ness Avenue is a mix of commercial uses. Areas to the west are zoned C-2 and P (Parking) with MUO and C-3.

2.3 Project Characteristics

The Project Applicant requests approval of the proposed U-Haul Redevelopment Project. The Project includes a Zone Change (ZC) #1-21, Conditional Use Permit (CUP) #1-21, Site Plan Review (SPR) #3-21 and a Zone Text Amendment (ZTA) #2-21, as further described below.

PROPOSED DEVELOPMENT

The Project proposes to remove the existing on-site structures and develop a new, modern U-Haul Moving and Storage facility. In addition to providing U-Haul truck and trailer sharing and retail sales, the location would house regional U-Haul marketing operations.

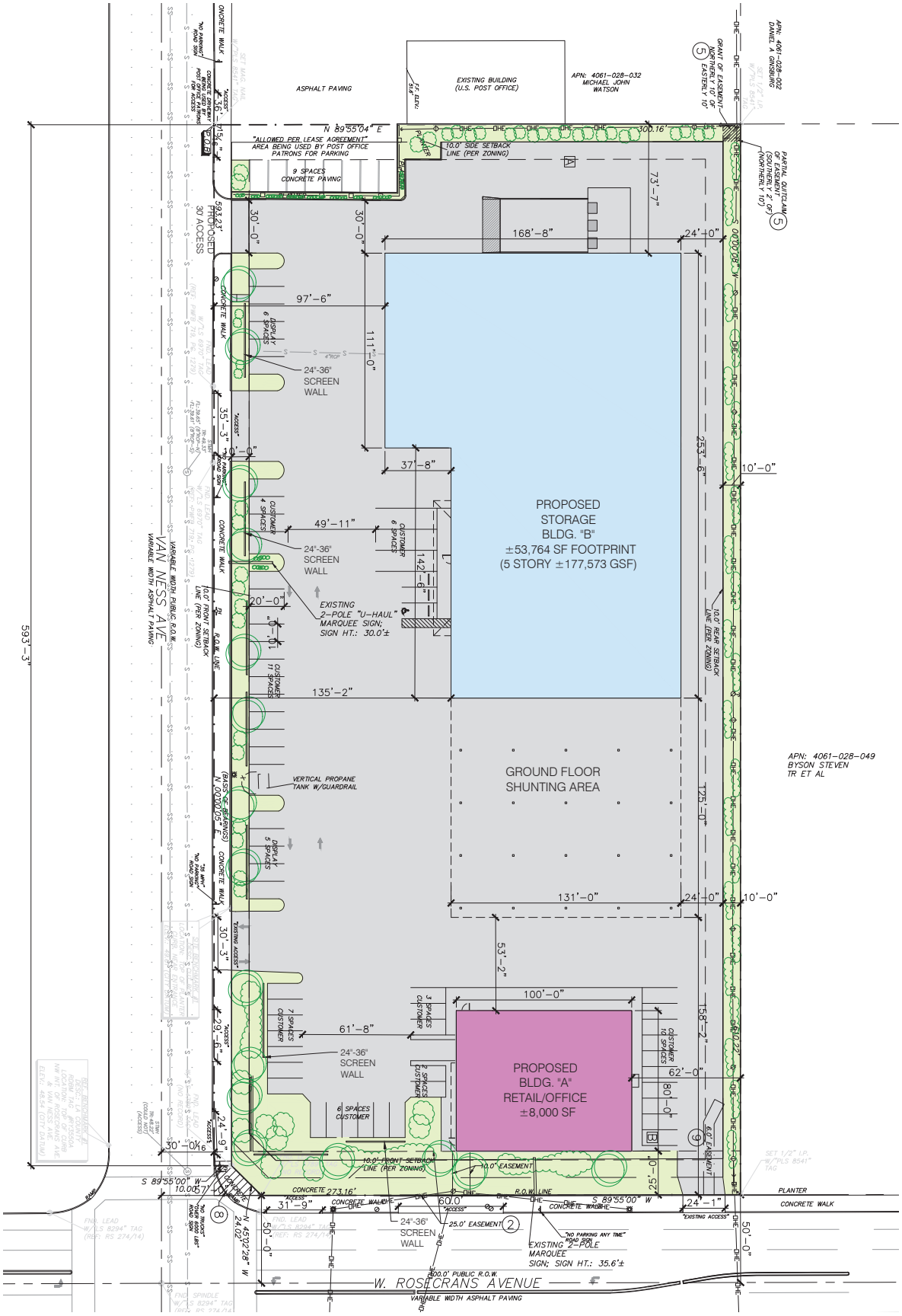
An approximately 177,573 gross square foot, five-story storage facility would be located within the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use would be located within the southern portion of the site, adjacent to Rosecrans Avenue; refer to Exhibit 2-3, *Proposed Site Plan*. The proposed storage facility would provide a total of 1,620 storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet distributed throughout the five levels and a covered truck shunting area on the ground floor; refer to Exhibit 2-4, *Proposed Floor Plan*. All storage units would have interior access. U-Haul storage customers would utilize a card-swipe style identification card to gain access to their storage facility. Additional security features would include day and night security cameras with 24-hour digital video surveillance with remote and web base viewing. The existing propane tank and guardrail and two “U-Haul” marquee signs would remain in their current locations.

Operations

The U-Haul Moving and Storage Store would continue to be open Monday through Thursday and Saturday from 7:00 am to 7:00 pm; Friday from 7:00 am to 8:00 pm; and Sunday from 9:00 am to 5:00 pm. The existing eight on-site corporate employees would be housed within the new retail sales and office building. The new U-Haul Moving and Storage Store would employ 10-15 part-time employees with alternating shifts.

Landscaping and Walls

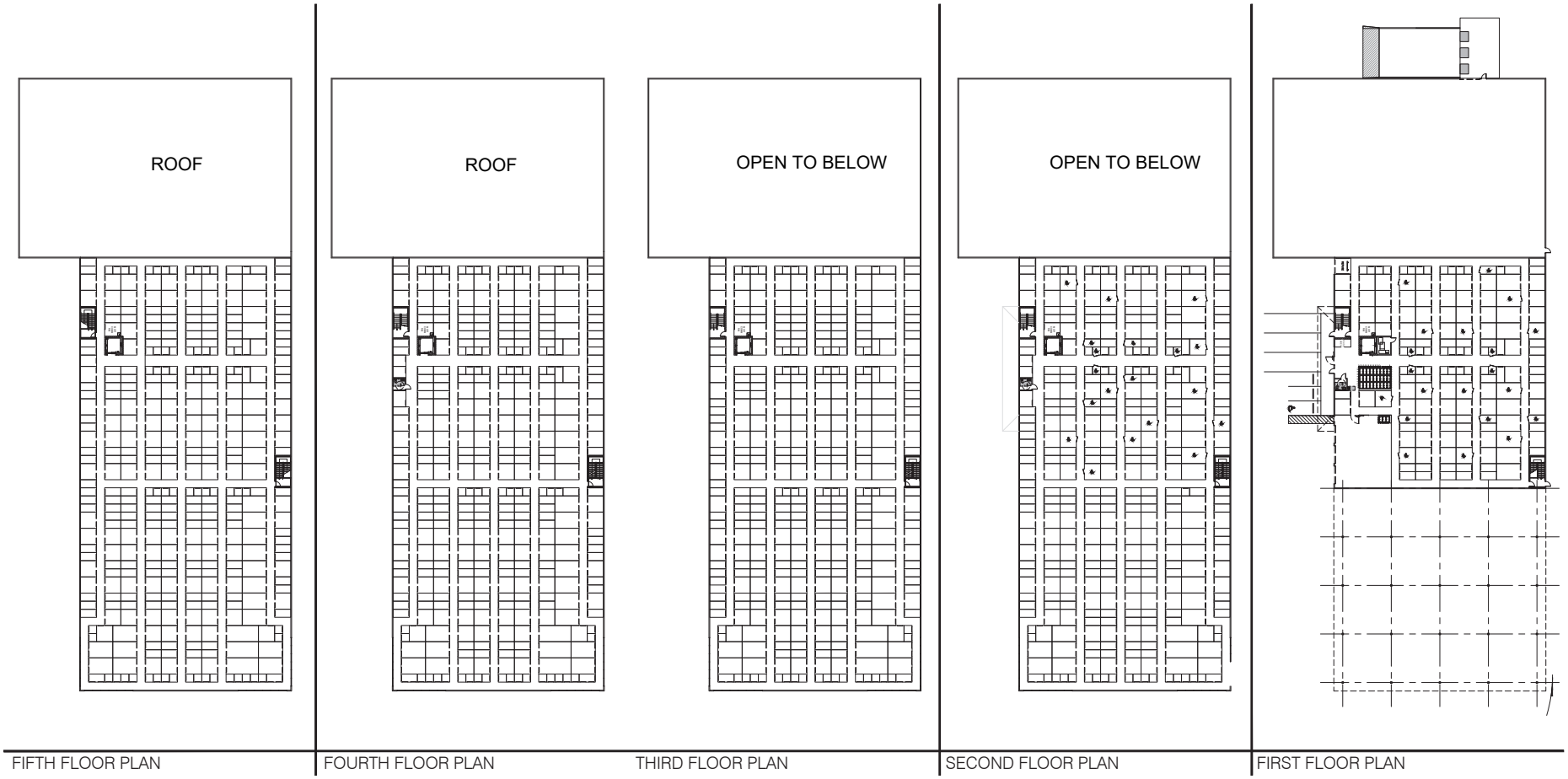
Landscaping would be provided around the perimeter of the Project site and separating the northwestern corner of the Project site, which would continue to be used for parking by post office patrons; refer to Exhibit 2-5, *Conceptual Landscape Plan*. The Project proposes 24- to 36-inch intermittent screen walls within the landscaped areas along Van Ness and Rosecrans Avenues.



CITY OF GARDENA
U-HAUL REDEVELOPMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Exhibit 2-3. Proposed Site Plan

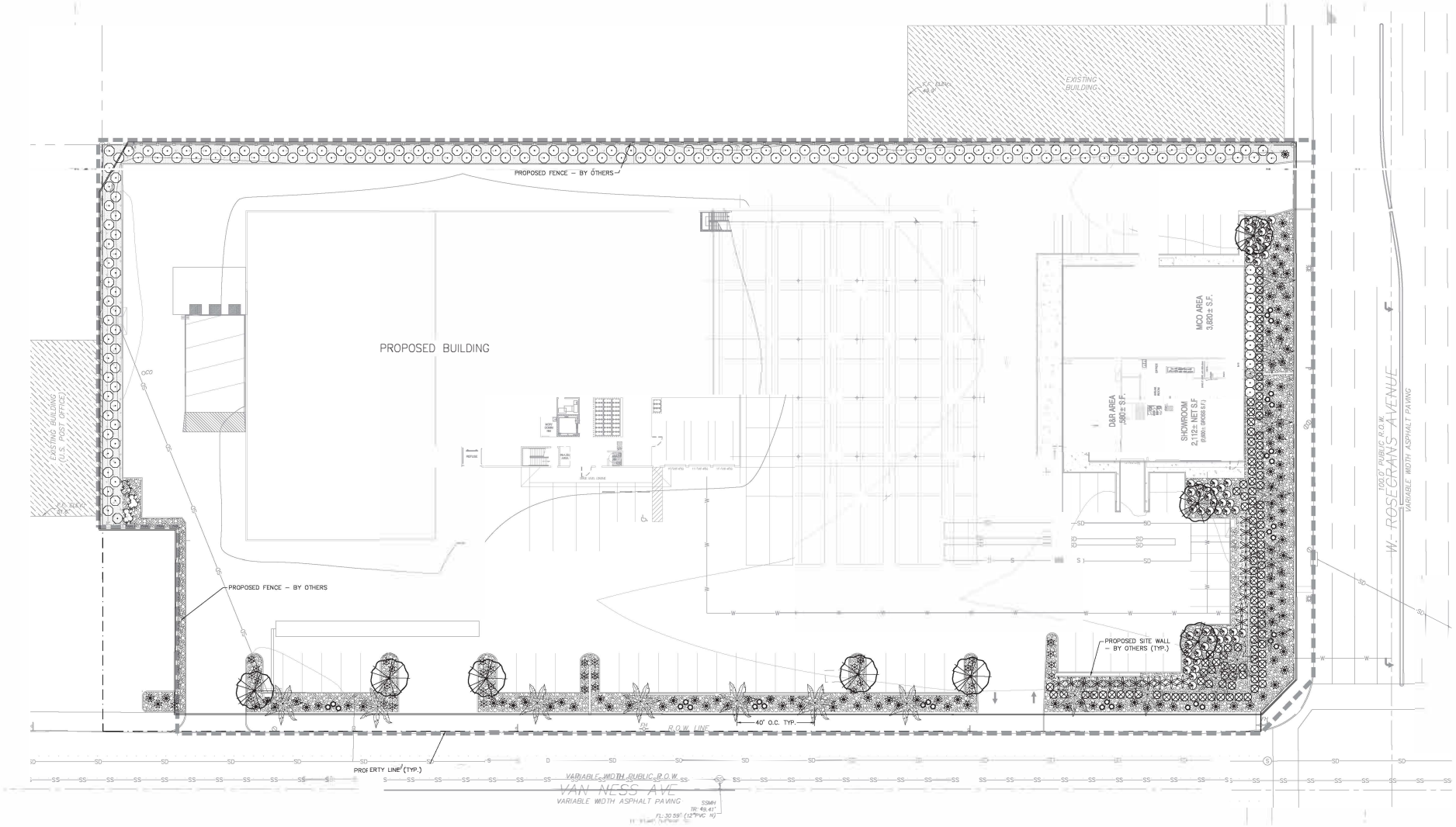
Sources: Los Angeles County; Amerco Real Estate Co. 1-26-2021
Map date: November 10, 2021.



CITY OF GARDENA
U-HAUL REDEVELOPMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Exhibit 2-4. Proposed Floor Plan

Sources: Los Angeles County; Amerco Real Estate Co. 5-22-2019.
Map date: November 10, 2021.



GROUND COVERS

Crushed Rock (9,852 sf)

Wood Bark Mulch (4,550 sf)

TREES

Indian Laurel Fig (Quantity 8)

PALMS

Queen Palm (Quantity 17)

SHRUBS

Foxtail Agave (Quantity 113)

Golden Barrel Cactus (Quantity 33)

Red Yucca (Quantity 37)

Pink Muhly Grass(Quantity 115)

Pine Muhly (Quantity 59)

Little Ollie Olive (Quantity 174)

New Zealand Flax (Quantity 20)

Elephant Bush (Quantity 3)

CITY OF GARDENA
U-HAUL REDEVELOPMENT PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Exhibit 2-5. Proposed Landscape Plan

Sources: Los Angeles County; Kimley Horn 2-9-2022. Map date: April 14, 2022.

Parking

A total of 60 parking spaces would be distributed throughout the site, primarily adjacent to Van Ness Avenue, adjacent to the southern portion of the proposed storage facility, and east and west of the retail sales and office building. Of the 60 parking spaces, 49 spaces would be for customer and employee use and 11 spaces, adjacent to Van Ness Avenue, would be used for display of U-Haul trucks.

As noted, the northwest corner of the Project site would continue to be used for parking by post office patrons pursuant to a lease agreement. New landscaping adjacent to the parking area would involve the removal of one of the existing parking spaces.

Site Access

Access to the Project site would continue to occur from the two existing driveways on Van Ness Avenue. An additional 30-foot-wide driveway is proposed within the northern portion of the site, south of the parking spaces used by the post office. The Project proposes to remove two of the driveways on Rosecrans Avenue and to reconstruct the curb/gutter and sidewalk; the existing driveway at the southeast corner of the Project site would be maintained; refer to Exhibit 2-2.

Architecture

The proposed buildings would primarily incorporate architectural panels with complimentary colors including silver, greys, sand stone, and beige, with accent colors that reflect the U-Haul company logo. Metal awnings and aluminum framed tempered storefront glass would also be incorporated along the storefront of the retail sales and office building and at the corners of the storage facility. The storage facility building corner would serve a focal point with taller parapet heights.

INFRASTRUCTURE AND PUBLIC SERVICES

Water

Golden State Water Company (GSWC) provides water service to the site. The Project would connect to existing on-site water lines, which connect to existing GSWC water mains. New water lines would be installed onsite for fire water.

Wastewater

The City of Gardena conveys wastewater to the County Sanitation Districts of Los Angeles County's regional system for treatment at this location. The Project would connect to existing on-site sewer, which connects to an existing sewer main.

Stormwater

The Project would construct catch basins, concrete valley gutters, and an underground stormwater treatment and detention basin, which would connect to existing stormwater facilities adjacent to the Project site.

REQUESTED ENTITLEMENTS

The Project requests approval of the following entitlements:

- Zone Text Amendment (ZTA) #2-21 to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way.

- Zone Change (ZC) #1-21 to change the zoning of the site from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;

- Conditional Use Permit (CUP) #1-21 to allow for the self-storage facility within the C-4 Zone; and

- Site Plan Review (SPR) #3-21 to approve the proposed Site Plan.

PROJECT CONSTRUCTION AND PHASING

Project construction is anticipated to occur over 18-20 months beginning in late 2022 and ending in mid to late 2024. Construction activities would include demolition, site preparation, grading, building construction, and paving, architectural coating, and landscaping.

2.4 Permits and Approvals

The City of Gardena, as the Lead Agency, has discretionary authority over the proposed Project. Other agencies in addition to the City of Gardena are expected to use this IS/MND in their decision-making process. To implement the proposed Project, at a minimum, the following discretionary permits/approvals must be granted by the City and others in addition to the approval of the Mitigated Negative Declaration (EA) #5-21:

- Zone Text Amendment (ZTA) #2-21;
- Zone Change (ZC) #1-21;
- CUP #1-21;
- Site Plan Review (SPR) #3-21; and
- Los Angeles Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Compliance/Low Impact Development (LID) approvals.

3.0 ENVIRONMENTAL CHECKLIST FORM

Background

1. Project Title: U-Haul Redevelopment Project
2. Lead Agency Name and Address: City of Gardena Community Development Department 1700 West 162nd Street Gardena, California 90247
3. Contact Person and Address: Amanda Acuna Senior Planner City of Gardena, Community Development Department 1700 West 162nd Street Gardena, California 90247 Email: aacuna@cityofgardena.org
4. Project Location: 14206 S. Van Ness Avenue Gardena, California
5. Project Sponsor's Name and Address: Mr. Doug Brumfield U-Haul of Los Angeles South 14202 Van Ness Avenue Gardena, California 90249
6. General Plan Designation: General Commercial with a Mixed Use Overlay (MUO)
7. Zoning: General Commercial (C-3) with a MUO
8. Description of the Proposed Project: See Section 2.3.
9. Surrounding Land Uses and Setting: See Section 2.2.
10. Other public agencies whose approval is required: Los Angeles County Sanitation District; Los Angeles County Regional Water Quality Control Board; Los Angeles County Fire Department.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? In compliance with AB 52, the City distributed letters to applicable Native American tribes informing them of the Project on August 30, 2021. Two California Native American tribes, the Gabrielino Tongva Tribe and the Gabrieleno Band of Mission Indians – Kizh Nation, have requested consultation; refer to Response 4.18.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
X	Biological Resources	X	Cultural Resources		Energy
X	Geology and Soils		Greenhouse Gasses		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
	Utilities and Service Systems		Wildfire	X	Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

CITY OF GARDENA

Greg S. Tsujiuchi
Community Development Director

4/25/22
Date

Evaluation of Environmental Impacts

The environmental analysis in this section is patterned after CEQA Guidelines Appendix G. An explanation is provided for all responses with the exception of "No Impact" responses, which are supported by the cited information sources. The responses consider the whole action involved, including on- and off-site project level and cumulative, indirect and direct, and short-term construction and long-term operational impacts. The evaluation of potential impacts also identifies the significance criteria or threshold, if any, used to evaluate each impact question. If applicable, mitigation measures are identified to avoid or reduce the impact to less than significant. There are four possible responses to each question:

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.

- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.

- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the project.

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4.0 ENVRIONMENTAL ANALYSIS

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a) Have a substantial adverse effect on a scenic vista?

No Impact. The City of Gardena does not identify any scenic vistas or scenic resources within City boundaries. The Project site and surrounding area are relatively flat and due to the topography and intervening structures associated with urbanization of the area, there are no expansive views or scenic vistas. The Project would not have a substantial adverse effect on a scenic vista.

Mitigation Measures: No mitigation measures are required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The Project area is developed and does not contain any scenic resources. There are no State or County designated scenic highways within the Project vicinity.[1] Additionally, the Gardena General Plan and the Gardena Municipal Code do not identify any scenic highways within the City. The Project would not substantially damage scenic resources within a State scenic highway.

Mitigation Measures: No mitigation measures are required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project site is located within an urbanized area. The majority of the site is developed with an existing U-Haul self-storage facility and an unoccupied former restaurant building is located within the southern portion of the site adjacent to Rosecrans Avenue. The surrounding area is developed and comprised primarily of industrial uses to the north, mixed-use and residential uses to the east, and commercial uses to the south and west. The Project proposes to remove the existing on-site structures and develop a new, modern U-Haul Moving and Storage facility. In addition to providing U-Haul truck and trailer sharing and retail sales, the location would house regional U-Haul marketing operations. The Project includes a Zone Text Amendment (ZTA), a Zone Change (ZC), a Conditional Use Permit (CUP), and Site Plan Review (SPR) to allow for expansion of the self-storage facility.

The Project would be subject to the requirements of Gardena Municipal Code Section 18.34, *Heavy Commercial Zone (C-4)*, which addresses permitted and prohibited development intended to provide for highway related uses. Section 18.34.030 establishes uses permitted within the C-4 zone that are subject to a CUP; self-storage facilities are a use that is subject to a CUP. Section 18.34.050 discusses property development standards that apply to all land and buildings in the C-4 zone. Additionally, the Project would be required to comply with Gardena Municipal Code Chapter 18.42, *General Provisions*, which addresses fences, hedges and walls; setbacks; security and lighting plans, and pedestrian amenities, amongst others.

As part of the City's Site Plan Review process required under Gardena Municipal Code Chapter 18.44, *Site Plan Review*, the Project site plan would be reviewed and only approved after finding the proposed development, including the uses and the physical design of the development is consistent with the intent and general purposes of the General Plan and provisions of the Gardena Municipal Code, and will not adversely affect the orderly and harmonious development of the area (Gardena Municipal Code Section 18.44.030, *Factors for Approval*). Although the Gardena Municipal Code does not identify specific

[1] California Department of Transportation, Scenic Highway System Lists, *List of Eligible and Officially Designated State Scenic Highways* and *List of Officially Designated County Scenic Highways*, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed October 19, 2021.

regulations governing scenic quality, the review process would ensure the physical design of the proposed Project is consistent and compatible with the site and surrounding area. Thus, the Project would not conflict with applicable zoning and other regulations governing scenic quality.

Mitigation Measures: No mitigation measures are required.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The Project site and surrounding area currently experience lighting typical of an urbanized area, such as building interior and exterior lighting, parking lot security lighting, and street lighting along Rosecrans Avenue and Van Ness Avenue. The Project site is currently developed with a U-Haul facility and although the proposed Project would involve development of a larger, multi-story facility, similar types of lighting including interior building lighting and exterior lighting associated with building illumination, landscape lighting, parking lot lighting, and security lighting would occur within the site. The Project would provide an updated U-Haul facility incorporating modern materials including glass; however, the design and materials would not involve expansive use of glass or materials that would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The Project would be required to submit a complete security and lighting plan in accordance with Gardena Municipal Code Section 18.42.150, *Security and Lighting Plan*. The purpose of the security and lighting plan is to ensure that safety and security issues are addressed in the design of developments. Lighting plans are required to demonstrate an average of 2-foot candle for all public/common areas. Additionally, the placement, height, and direction of illumination of light standards would be reviewed as part of the Site Plan Review to ensure the proposed lighting would not adversely affect neighboring uses (Gardena Municipal Code Chapter 18.44, Section 18.44.030, *Factors for Approval*). The City would also review new lighting for conformance with the Building Energy Efficiency Standards in effect at the time of building permit application to ensure the minimum amount of lighting is used, and no light spillage would occur. Thus, compliance with the City's established regulatory framework, which would be verified through the City's plan review process would ensure potential impacts associated with proposed Project lighting would be reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.

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4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The City of Gardena does not contain any mapped Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.[2] Further, the Project site is currently zoned General Commercial (C-3) and is not

[2] California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/agriculture/, accessed October 19, 2021.

zoned for agricultural use, nor is the site under a Williamson Act contract. Thus, the Project would not involve the conversion of farmland to a non-agricultural use or conflict with existing zoning for agricultural use or a Williamson Act contract.

Mitigation Measures: No mitigation measures are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As stated, the Project site is zoned General Commercial (C-3). No forest land, timberland, or timberland zoned Timberland Production occurs within the City. The Project site is located within an urbanized area and is currently developed with an existing U-Haul self-storage facility, with an unoccupied former restaurant building located within the southern portion of the site adjacent to Rosecrans Avenue. Thus, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Refer to Responses 4.2(a) through 4.2(d), above.

Mitigation Measures: No mitigation measures are required.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

South Coast Air Quality Management District (SCAQMD) Thresholds

Mass Emissions Thresholds

The South Coast Air Quality Management District's (SCAQMD) significance criteria is relied upon to assess the potential for significant impacts to air quality. According to the SCAQMD, an air quality impact is considered significant if a proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality during project construction and operations, as shown in Table 4.3-1, *South Coast Air Quality Management District Emissions Thresholds*.

Table 4.3-1
South Coast Air Quality Management District Emissions Thresholds

Criteria Air Pollutants and Precursors (Regional)	Construction-Related	Operational-Related
	Average Daily Emissions (pounds/day)	Average Daily Emissions (pounds/day)
Reactive Organic Gases (ROG)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO_x)	100	55
Sulfur Oxides (SO_x)	150	150
Coarse Particulates (PM_{10})	150	150
Fine Particulates ($PM_{2.5}$)	55	55

Source: South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993 ($PM_{2.5}$ threshold adopted June 1, 2007).

Localized Carbon Monoxide

In addition to the daily thresholds listed above, the proposed Project would be subject to the ambient air quality standards. These are addressed through an analysis of localized Carbon Monoxide (CO) impacts. The California 1-hour and 8-hour CO standards are:

- 1-hour = 20 parts per million (ppm)
- 8-hour = 9 ppm

The significance of localized impacts depends on whether ambient CO levels near a project site exceed State and federal CO standards. The South Coast Air Basin (SCAB) has been designated as attainment under the 1-hour and 8-hour standards.

Localized Significance Thresholds

In addition to the CO hotspot analysis, the SCAQMD developed Local Significance Thresholds ("LSTs") for emissions of Nitrogen Oxide (NOx), CO, Coarse Particulate Matter (PM_{10}), and Fine Particulate Matter ($PM_{2.5}$) generated at new development sites (off-site mobile source emissions are not included in the LST analysis). LSTs represent the maximum emissions that can be generated at a project site without expecting to cause or substantially contribute to an exceedance of the most stringent national or State ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. LST analysis for construction is applicable for all projects that disturb 5.0 acres or less on a single day. The City of Gardena is located within SCAQMD SRA 3 (Southwest Coastal LA County). Table 4.3-2, *Local Significance Thresholds (Construction/Operations)*, shows the LSTs for a 1.0-acre, 2.0-acre, and 5.0-acre project site in SRA 3 with sensitive receptors located within 25 meters of the project site.

Table 4.3-2
Local Significance Thresholds (Construction/Operations)

Project Size	Nitrogen Oxide (NOx) – lbs/day	Carbon Monoxide (CO) – lbs/day	Coarse Particulates (PM_{10}) – lbs/day	Fine Particulates ($PM_{2.5}$) – lbs/day
1.0 acres	91/91	664/664	5/2	3/1
2.0 acres	131/131	967/967	8/2	5/2
5.0 acres	197/197	1,796/1,796	15/4	8/2

Source: South Coast Air Quality Management District, *Localized Significance Threshold Methodology – Appendix C*, revised October 21, 2009.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. As part of its enforcement responsibilities, the United States Environmental Protection Agency (USEPA) requires that each state with nonattainment areas prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the federal and State ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project site is located within South Coast Air Basin (SCAB), which is under SCAQMD's jurisdiction. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which SCAB is in non-attainment. To reduce such emissions, the SCAQMD adopted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the USEPA. The AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's *2016 Regional Transportation Plan/Sustainable Communities Strategy* (2016-2040 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. While SCAG has recently adopted the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (Connect SoCal), the SCAQMD has not released an updated AQMP that utilizes information from Connect SoCal. The SCAQMD is planning to release the updated AQMP in 2022. As such, this consistency analysis is based off the 2016 AQMP and the 2016-2040 RTP/SCS. SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The SCAQMD considers projects that are consistent with the 2016 AQMP, which is intended to bring the Basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The proposed Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: A proposed project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions.

- **Consistency Criterion No. 2**: A proposed project would not exceed the AQMP's assumptions or increments based on the years of the project build-out phase.

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As shown in Tables 4.3-3 and 4.3-4, the proposed Project construction and operational emissions would be below SCAQMD's thresholds. As the Project would not generate localized construction or regional construction or operational emissions that would exceed SCAQMD thresholds of significance, the Project would not violate any air quality standards. Thus, no impact is expected, and the Project would be consistent with the first criterion.

Consistency Criterion No. 2 refers to SCAG's growth forecasts and associated assumptions included in the AQMP. The future air quality levels projected in the 2016 AQMP are based on SCAG's growth projections, which are based, in part, on the general plans of cities located within the SCAG region. Therefore, projects that are consistent with the applicable assumptions used in the development of the 2016 AQMP would not jeopardize attainment of the air quality levels identified in the 2016 AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

With respect to determining consistency with Consistency Criterion No. 2, it is important to recognize that air quality planning within the air basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed project exceeds the assumptions utilized in preparing the forecasts presented in the 2016 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

1. *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2016 AQMP form the basis for the projections of air pollutant emissions and are based on the General Plan land use designations and SCAG's 2016-2040 RTP/SCS demographics forecasts. The population, housing, and employment forecasts within the 2016-2040 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Gardena. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2016 AQMP.

As discussed in Section 4.14, Population and Housing, the Project would not induce substantial unplanned population growth directly through new homes or, indirectly through the extension of roads or other infrastructure or, increased commercial development. Also, as discussed in Section 4.14, employment-generating uses currently occur within the site and have been anticipated by the General Plan. Currently,

there are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated. At completion, the facility would be staffed with between 10 and 15 employees, both full-time and part-time, and eight corporate employees during the sales office hours. Thus, the Project would be within the employment projections anticipated and planned for by the City's General Plan and would not increase growth beyond the AQMP's projections.

2. *Would the project implement all feasible air quality mitigation measures?*

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in Responses (b) and (c). As such, the proposed Project meets this 2016 AQMP consistency criterion.

3. *Would the project be consistent with the land use planning strategies set forth in the AQMP?*

The proposed Project would result in less than significant impacts with regard to localized concentrations during Project construction. As such, the proposed Project would not delay the timely attainment of air quality standards or 2016 AQMP emissions reductions.

In conclusion, the determination of 2016 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the air basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2016 AQMP. Therefore, the Project would be consistent with the above criteria and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact.

Construction Emissions

Project construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project site include ozone-precursor pollutants (i.e., Reactive Organic Gases [ROG] and NOx) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD'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.

For purposes of this analysis, the duration of the proposed Project's construction activities was estimated to last approximately 18 months. The Project's construction-related emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Proposed Project demolition, site preparation, and grading are anticipated to begin in early 2022. Building construction was estimated to begin in mid-2022 and last almost a full year until mid-2023. Paving and architectural coatings are anticipated to occur in mid-2023. The early 2022 construction start date used in the modeling results in a conservative analysis because CalEEMod uses cleaner emissions factors in future years due to improved emissions controls and fleet turnover. The exact construction timeline is unknown, however to be conservative, earlier dates were utilized in the modeling. This approach is conservative given that emissions factors decrease in future years due to regulatory and technological improvements and fleet turnover; refer to Appendix A, Air Quality/Energy/Greenhouse Gas Emissions Data, for additional information regarding the construction assumptions used in this analysis.

The Project's predicted unmitigated and mitigated maximum daily construction-related emissions are summarized in Table 4.3-3, *Unmitigated Construction-Related Emissions (Maximum Pounds Per Day)* and Table 4.3-4, Mitigated Construction-Related Emissions (Maximum Pounds Per Day).

As shown in Table 4.3-3 and Table 4.3-4, all criteria pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the proposed Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. As the proposed Project emissions would not worsen ambient air quality, create additional violations of federal and state standards, or delay SCAB's goal for meeting attainment standards, impacts associated with Project construction emissions would be less than significant.

Table 4.3-3
Unmitigated Construction-Related Emissions (Maximum Pounds Per Day)

Construction Year	Reactive Organic Gases (ROG)	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Sulfur Oxides (SOx)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
2022	3.2	33.1	21.6	<0.1	21.5	11.6
2023	57.6	15.8	19.5	<0.1	1.8	1.0
SCAQMD Threshold	**75**	**100**	**550**	**150**	**55**	**150**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod version 2020.4.0						

Table 4.3-4
Mitigated Construction-Related Emissions (Maximum Pounds Per Day)

Construction Year	Reactive Organic Gases (ROG)	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Sulfur Oxides (SOx)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
2022	3.2	33.1	21.6	<0.1	9.5	5.5
2023	57.6	15.8	19.5	<0.1	1.8	1.0
SCAQMD Threshold	**75**	**100**	**550**	**150**	**55**	**150**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2020.4.0

Notes: SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment; refer to Appendix A for model outputs.

Operational Emissions

The Project's operational emissions would be associated with motor vehicle use and area sources. Area sources include natural gas for space and water heating, gasoline-powered landscaping and maintenance equipment, and consumer products (such as household cleaners). Mobile sources emissions are generated from vehicle operations associated with Project operations. Typically, area sources are small sources that contribute very minor emissions individually, but when combined may generate substantial amounts of pollutants. Area specific defaults in CalEEMod were used to calculate area source emissions.

CalEEMod was also used to calculate pollutants emissions from vehicular trips generated from the proposed Project. The vehicle trip rate for the Project was obtained from the *Transportation Memorandum* prepared by Kittelson & Associates; refer to Appendix G. CalEEMod default inputs for vehicle mix and trip distances were unaltered for this analysis. CalEEMod estimated emissions from Project operations are summarized in Table 4.3-5, *Operational-Related Emissions (Maximum Pounds Per Day)*.[3] Note that emissions rates differ from summer to winter because weather factors are dependent on the season and these factors affect pollutant mixing, dispersion, ozone formation, and other factors.

As shown in Table 4.3-5, emission calculations generated from CalEEMod demonstrate that Project operations would not exceed the SCAQMD thresholds for any criteria air pollutants. Therefore, Project operational impacts would be less than significant.

[3] Note: Unmitigated and mitigated operational-related emissions were the same; therefore, both emissions results were consolidated into a single table, Table 4.3-5.

Table 4.3-5
Operational-Related Emissions (Maximum Pounds Per Day)

Source	Reactive Organic Gases (ROG)	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Sulfur Oxides (SOx)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
Summer Emissions						
Area Source	4.1	<0.1	<0.1	0	<0.1	<0.1
Energy	<0.1	0.2	0.2	<0.1	<0.1	<0.1
Mobile	0.4	0.5	4.7	<0.1	1.1	0.3
Total	**4.6**	**0.7**	**4.9**	**<0.1**	**1.1**	**0.3**
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Emissions						
Area Source	4.1	<0.1	<0.1	0	<0.1	<0.1
Energy	<0.1	0.2	0.2	<0.1	<0.1	<0.1
Mobile	0.4	0.5	4.6	<0.1	1.1	0.3
Total	**4.6**	**0.7**	**4.8**	**<0.1**	**1.1**	**0.3**
SCAQMD Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2020.4.0; refer to Appendix A for model outputs.						

Area Source Emissions

Area source emissions would be generated due to consumer products, architectural coating, hearths, and landscaping. As shown in Table 4.3-5, the Project's unmitigated area source emissions would not exceed SCAQMD thresholds for either the winter or summer seasons. Therefore, impacts would be less than significant and mitigation measures are not required.

Energy Source Emissions

Energy source emissions would be generated due to the Project's electricity and natural gas usage. The Project's primary uses of electricity and natural gas would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. As shown in Table 4.3-5, the Project's unmitigated energy source emissions would not exceed SCAQMD thresholds for criteria pollutants. As such, the Project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, the Project's operational air quality impacts would be less than significant.

Mobile Source

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NOx, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern. NOx and

ROG react with sunlight to form O_3, known as photochemical smog. Additionally, wind currents readily transport PM_{10} and $PM_{2.5}$. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions have been estimated using CalEEMod, as recommended by the SCAQMD. The Project's trip generation estimates were based on the Institute of Transportation Engineers (ITE) trip generations rates provided in the Local Transportation Assessment prepared by Kittelson & Associates; refer to Appendix G. The proposed Project would generate 120 net new average daily trips (ADT). As shown in Table 4.3-5, mobile source emissions would not exceed SCAQMD thresholds for criteria pollutants. Therefore, the Project's air quality impacts associated with mobile source emissions would be less than significant.

Cumulative Short-Term Emissions

SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. As discussed above, the Project's construction-related emissions by themselves would not exceed the SCAQMD significance thresholds for criteria pollutants.

Since these thresholds indicate whether individual Project emissions have the potential to affect cumulative regional air quality, it can be expected that the Project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. The analysis assumed fugitive dust controls would be utilized during construction, including frequent water applications. SCAQMD rules, mandates, and compliance with adopted AQMP emissions control measures would also be imposed on construction projects throughout the SCAB, which would include related cumulative projects. As concluded above, the Project's construction-related impacts would be less than significant. Compliance with SCAQMD rules and regulations would further minimize the proposed Project's construction-related emissions. Therefore, Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. The Project's construction-related emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

Cumulative Long-Term Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in Table 4.3-5, the Project's operational emissions would not exceed SCAQMD thresholds. As a result, the Project's operational emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project

operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact.

Localized Construction Significance Analysis

The nearest sensitive receptor to the Project site is the residential development directly east of the Project site, which at the time of this analysis is under construction and partially occupied. To identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD 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 emissions.

The maximum daily disturbed acreage would be 4.2 acres (the gross area of the Project site). The appropriate SRA for the LSTs is the Southwest Coastal LA County area (SRA 3), since SRA 3 includes the Project site. LSTs apply to CO, NOx, PM_{10}, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to 5.0 acres. As stated, Project construction is anticipated to disturb a maximum of 4.2 acres in a single day.

The SCAQMD's methodology states 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. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at 25 meters were utilized in this analysis (consistent with SCAQMD guidance, since the nearest receptor is within 25 meters from the Project site). Table 4.3-6, *Localized Significance of Construction Emissions (Maximum Pounds per Day)*, presents the results of localized emissions during proposed Project construction.

As shown in Table 4.3-6, the emissions of these pollutants on the peak day of Project construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Further, the Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during construction activities.

Table 4.3-6
Localized Significance of Construction Emissions (Maximum Pounds per Day)[1]

Construction Activity	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Coarse Particulates (PM10)	Fine Particulates (PM2.5)
Demolition (2022)	25.7	20.6	2.1	1.3
Site Preparation (2022)	33.1	19.7	9.3	5.4
Grading (2022)	20.9	15.3	3.7	2.2
Building Construction (2022)	15.6	16.4	0.8	0.8
Building Construction (2023)	14.4	16.2	0.7	0.7
Paving (2023)	8.8	12.2	0.4	0.4
Architectural Coating (2023)	1.3	1.8	<0.1	<0.1
SCAQMD Localized Screening Thresholds (5 acres at 25 meters)	197	1,796	15	8
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2020.4.0; refer to Appendix A for model outputs.				
Notes: 1. Emissions reflect on-site construction emissions only, per SCAQMD guidance.				

Localized Operational Significance Analysis

The on-site operational emissions are compared to the LST thresholds in Table 4.3-7, *Localized Significance of Operational Emissions (Maximum Pounds per Day)*. Table 4.3-7 shows that the maximum daily emissions of these pollutants during Project operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during operational activities.

Table 4.3-7
Localized Significance of Operational Emissions (Maximum Pounds per Day)

Emission Sources	Nitrogen Oxides (NOx)	Carbon Monoxide (CO)	Coarse Particulates (PM10)	Fine Particulates (PM2.5)
On-Site Emissions (Area Sources)	0.7	4.8	1.1	0.3
SCAQMD Localized Screening Threshold (5 acres at 50 meters)	197	1,796	4	2
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**
Source: CalEEMod version 2020.4.0; refer to Appendix A for model outputs.				

The Project would not involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants, and no significant toxic airborne emissions would result from operation of the proposed Project. Construction activities are subject to the regulations and laws relating to toxic air pollutants at

the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (Sierra Club v. County of Fresno [Friant Ranch, L.P.] [2018] 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme ozone nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts would occur.

NOx and ROG are precursor emissions that form ozone in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. Breathing ground-level ozone can result in health effects that include: reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that ozone can make asthma symptoms worse and can increase sensitivity to asthma triggers.

According to the SCAQMD's 2016 AQMP, ozone, NOx, and ROG have been decreasing in the SCAB since 1975 and are projected to continue to decrease in the future. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NOx and ROG levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NOx emissions from electric utilities have also decreased due to the use of cleaner fuels and renewable energy. The 2016 AQMP demonstrates how the SCAQMD's control strategy to meet the 8-hour ozone standard in 2023 would lead to sufficient NOx emission reductions to attain the 1-hour ozone standard by 2022. In addition, since NOx emissions also lead to the formation of $PM_{2.5}$, the NOx reductions needed to meet the ozone standards will likewise lead to improvement of $PM_{2.5}$ levels and attainment of $PM_{2.5}$ standards.

The SCAQMD's air quality modeling demonstrates that NOx reductions prove to be much more effective in reducing ozone levels and will also lead to a significant decrease in $PM_{2.5}$ concentrations. NOx-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane. The 2016 AQMP

identifies robust NOx reductions from new regulations on RECLAIM facilities, non-refinery flares, commercial cooking, and residential and commercial appliances. Such combustion sources are already heavily regulated with the lowest NOx emissions levels achievable but there are opportunities to require and accelerate replacement with cleaner zero-emission alternatives, such as residential and commercial furnaces, pool heaters, and backup power equipment. The AQMP plans to achieve such replacements through a combination of regulations and incentives. Technology-forcing regulations can drive development and commercialization of clean technologies, with future year requirements for new or existing equipment. Incentives can then accelerate deployment and enhance public acceptability of new technologies.

The 2016 AQMP also emphasized that beginning in 2012, continued implementation of previously adopted regulations will lead to NOx emission reductions of 68 percent by 2023 and 80 percent by 2031. With the addition of 2016 AQMP proposed regulatory measures, a 30 percent reduction of NOx from stationary sources is expected in the 15-year period between 2008 and 2023. This is in addition to significant NOx reductions from stationary sources achieved in the decades prior to 2008.

As previously discussed, Project emissions would be less than significant and would not exceed SCAQMD thresholds; refer to Table 4.3-3 and Table 4.3-4. Localized effects of on-site Project emissions on nearby receptors were also found to be less than significant; refer to Table 4.3-5, Table 4.3-6, and Table 4.3-7. The LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, Project-related emissions would not exceed the regional thresholds or the LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels more than the health-based ambient air quality standards.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the proposed Project would have the potential to result in exceedances of the CAAQS or NAAQS. 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. The 2016 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with approximately 100,000 average daily traffic (ADT), was modeled for CO concentrations. This modeling effort identified a CO

concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The proposed Project would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 ADT, it can be reasonably inferred that CO hotspots would not be experienced at any Project area intersections from the net new 120 ADT attributable to the proposed Project. Therefore, impacts would be less than significant.

Construction-Related Diesel Particulate Matter

Project construction would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to toxic air contaminants (TAC) emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The closest sensitive receptors to the Project site are located adjacent to the Project site to the east. The use of diesel-powered construction equipment would be temporary and episodic and occur throughout the Project site. The duration of exposure would be short and exhaust from construction equipment would dissipate rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from diesel particulate matter (DPM). Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction activities would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by Project construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxins and the proposed Project would result in a less than significant impact.

Mitigation Measures: No mitigation measures are required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact.

Construction

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number*

of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

Operational

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project proposes development of a U-Haul storage facility, which would not involve the types of uses that would emit objectionable odors affecting substantial numbers of people. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the proposed Project would not create objectionable odors and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project site is located within an urbanized area and is currently developed with an existing U-Haul self-storage facility and an unoccupied former restaurant building located within the southern portion of the site adjacent to Rosecrans Avenue, as well as surface parking. The surrounding area is developed and comprised primarily of commercial uses to the south and west, industrial uses to the north and a mixed-use residential development immediately east of the site. There are no candidate, sensitive, or special status plant or wildlife species on the Project site or adjacent properties. Further, there are no riparian habitats or wetlands within the Project site and surrounding area. Therefore, the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any special status plant or wildlife species, any riparian habitat or other sensitive natural community, or on any state or federally protected wetlands.

Mitigation Measures: No mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact With Mitigation Incorporated. The Project site is currently developed with an existing U-Haul self-storage facility, an unoccupied former restaurant building located within the southern portion of the site adjacent to Rosecrans Avenue, as well as surface parking. The surrounding area is developed and comprised primarily of commercial uses to the south and west, industrial uses to the north, and a mixed-use residential development immediately east of the site. The Project site and surrounding area do not serve as a native resident or migratory wildlife corridor or wildlife nursery site, as the area is completely developed and there are no open space areas or corridors within or adjacent to the Project site.

The Project would involve the removal of trees located along the northern Project boundary, but replacement trees and landscaping would be provided. Although not anticipated, there is the potential for trees to support nesting migratory birds that are protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC). Under MBTA provisions, it is unlawful "by any means or manner to pursue, hunt, take, capture (or) kill" any migratory birds except as permitted by regulations issued by the USFWS. The term "take" is defined by USFWS regulation to mean to "pursue, hunt, shoot, wound, kill, trap, capture or collect" any migratory bird or any part, nest or egg of any migratory bird covered by the conventions, or to attempt those activities. In addition, the CFGC extends protection to nonmigratory birds identified as resident game birds (CFGC Section 3500) and any birds in the orders

Falconiformes or Strigiformes (birds-of-prey) (CFGC Section 3503). To address potential impacts to migratory birds, development within the Project site would be subject to compliance with Mitigation Measure BIO-1, which would require construction outside of the nesting season for migratory birds, or a pre-construction survey be conducted prior to initiating construction activities. If active nests are found, a Nesting Bird Plan would be required to be prepared and implemented. Implementation of Mitigation Measure BIO-1 would reduce potential impacts to nesting migratory birds to a less than significant level.

Mitigation Measures:

BIO-1: Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. Gardena Municipal Code Chapter 13.60, *Trees, Shrubs, and Plants*, regulates the placement and provides for the proper selection of new trees to minimize problems in public facilities, and establishes requirements for the preservation and proper maintenance of existing trees located on public property, as well as certain trees located on private property, that are deemed important to the general welfare and the benefit of the community. Gardena Municipal Code Section 13.60.080, *Permit*, requires a Trimming Permit, Tree Removal Permit, and/or a Tree Planting Permit for cutting, trimming, pruning, planting, removing, injuring or interfering with any tree, shrub or plant upon any Street or Public Place of the City. The Project may involve the removal of street trees along the frontage of the Project site. The Project would be responsible for providing new street trees as required by the City as part of the plan review process. Upon approval of the Project, removal of these trees would be allowed pursuant to Gardena Municipal Code Section 13.60.110, *Tree Removal Criteria*. Additionally, the Project would provide new trees, palms, shrubs, and ground cover along the Project site's frontage. The proposed trees and landscaping would be in accordance with the City's requirements. Thus, the Project would not conflict with any local policies or ordinances protection biological resources.

Mitigation Measures: No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Thus, the Project would not conflict with any of these plans and no impact would occur.

Mitigation Measures: No mitigation measures are required.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c. Disturb any human remains, including those interred outside of dedicated cemeteries?		X		

This section is based on the *Cultural and Paleontological Resources Assessment for the Van Ness Avenue U-Haul Project, City of Gardena, Los Angeles County, California* (Cultural Resources Assessment), prepared by Cogstone, dated January 2022 and included in its entirety as Appendix B, Cultural Resources Assessment.

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

***No Impact*.** There are currently three historic-aged buildings within the Project site: U-Hall Moving and Storage of Gardena (two buildings at 14202 and 14206 Van Ness Avenue) and one vacant restaurant (2145 Rosecrans Avenue).

A search of the California Historic Resources Information System (CHRIS) was performed at the South Central Coastal Information Center (SCCIC) that includes the Project site and a one-half mile radius. Results of the records search indicate that two previous studies had been completed within one-half mile of the Project area; none of which included the Project site. No previously recorded cultural resources are located within the Project site or the half-mile search radius. In addition to the SCCIC records search, additional sources were consulted, including the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), California Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI). Review of historic-era maps and aerial photographs were also conducted.

For purposes of historic built environment resources, a survey of the Project site was conducted to identify and verify the location of all structures and buildings within the Project site that are 45 years in age or older.

According to the Cultural Resources Assessment, the U-Haul main storage building (14202 and 14206 Van Ness Avenue) and U-Haul Administration Building (14202 Van Ness Avenue) are not associated with

events that have made a significant contribution to the broad patterns of our history; are not associated with the lives of persons significant in our past; do not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; have not, nor are likely to yield, information important in prehistory or history. Thus, the buildings are not recommended eligible for the California Register of Historical Resources, as they do not meet the criteria for listing, and are therefore not recommended as a "historic resource" under CEQA. Further, the buildings have been altered and new signage and decorative elements have been added, resulting in a substantial loss of Integrity of *Design*, *Materials*, *Setting*, *Workmanship*, and *Feeling.*

Similarly, the Cultural Resources Assessment determined the former restaurant building (2145 Rosecrans Avenue) is not associated with events that have made a significant contribution to the broad patterns of our history; is not associated with the lives of persons significant in our past; does not embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; has not, nor is likely to yield, information important in prehistory or history. Thus, the building is not recommended eligible for the California Register of Historical Resources, as it does not meet the criteria for listing, and is therefore not recommended as a "historic resource" under CEQA. Further, due to major alterations to the building in 2007/2008, the building has lost a substantial degree of Integrity of *Design*, *Materials*, *Setting*, *Workmanship*, and *Feeling.*

As no historic or potentially historic built environment resources are located within the site, the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 and no impact would occur.

Mitigation Measures: No mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact with Mitigation Incorporated. As stated above, results of the records search indicate that two previous studies had been completed within one-half mile of the Project area; none of which included the Project site. No previously recorded cultural resources are located within the Project site or within the half-mile search radius. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on June 10, 2021. On July 1, 2021, the NAHC responded that a search of the SLF was completed with negative results. An intensive pedestrian survey for archaeological resources was not conducted as the Project site is almost completely developed, landscaped or hardscaped.

The absence of survey coverage within previous cultural studies, and small number of the previous cultural studies in the Project vicinity indicates there is a high likelihood that the lack of previously recorded resources is due to the absence of investigation rather than absence of resources. The Geotechnical Evaluation (Ninyo and Moore 2021) and geoarchaeological analyses for the Project indicate that there are intact native sediments capable of preserving cultural resources at two to four feet below the surface in some parts of the Project site. Considering this information, the Cultural Resources Assessment

determined the Project site has moderate sensitivity for prehistoric cultural resources and low to moderate sensitivity for buried historic-aged cultural resources such as foundations and trash deposits.

Due to moderate cultural sensitivity for buried cultural prehistoric resources and low to moderate sensitivity for buried historic-aged cultural resources, cultural resources monitoring would be required on a spot check basis during excavations in the Project site that are deeper than two feet. In the event of an unanticipated cultural resources discovery, all work would be suspended within 50 feet of the find until it is evaluated by a qualified archaeologist (Mitigation Measure CUL-1). Prior to initiating ground disturbance activity, a Worker Environmental Awareness Program training presentation would be prepared and provided by a qualified archaeologist to all personnel engaged in ground disturbance, including supervisory staff overseeing the work (Mitigation Measure CUL-2).

With implementation of Mitigation Measures CUL-1 and CUL-2, the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5 and impacts would be less than significant.

For potential impacts related to tribal cultural resources, refer to Section 4.18, Tribal Cultural Resources.

Mitigation Measures:

CUL-1: Prior to the beginning of ground disturbances, the Project proponent shall retain an archaeologist meeting Secretary of the Interior Standards (SOI) to oversee spotcheck cultural resources monitoring of all excavations two feet and deeper within the Project site. Spotchecks shall occur weekly on average, and no less often than once every seven days that ground disturbance occurs. If a cultural object is uncovered, the qualified monitor shall be empowered to temporarily redirect work away from the find while it is evaluated. Work can continue a minimum of 50 feet away from the find. For finds that are not significant, work may resume immediately after the find is documented and removed. If a find is significant, a mitigation plan shall be developed, and mitigation completed, prior to work continuing within the 50-foot cordon.

CUL-2: Prior to the beginning of ground disturbances, the qualified monitor shall give a Worker Environmental Awareness Program training presentation prepared by the SOI qualified supervising archaeologist to all construction staff. This presentation shall inform construction personnel what cultural resources may be uncovered during the ground-disturbing phases of the project and what to do who to in case of a find.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact With Mitigation Incorporated. There are no dedicated cemeteries within the Project site or surrounding area. Most Native American human remains are found in association with prehistoric archaeological sites. As discussed above, there are no known archaeological resources within the Project site or surrounding area; however, the potential for archaeological resources is considered moderate. There is the potential for previously unknown human remains to be discovered/disturbed during the Project's ground disturbing activities, resulting in a potentially significant impact. Implementation of Mitigation Measure CUL-3 and TCR-3 (refer to Section 4.18, Tribal Cultural Resources) would ensure that in the event human remains are discovered, the remains would be handled in accordance with applicable laws, including California Health and Safety Code §7050.5, Public Resources

Code §5097.98 and the California Code of Regulations §15064.5(e). Thus, with implementation of Mitigation Measures CUL-1 and TCR-3, impacts associated with the potential disturbance of human remains would be reduced to a less than significant level.

Mitigation Measures:

CUL-3: Refer also to Mitigation Measure TCR-3 (Section 4.18, Tribal Cultural Resources). Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial shall cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Los Angeles County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC), who will in turn, notify the person they identify as the Most-Likely-Descendent (MLD) of any human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

REGULATORY FRAMEWORK

California Building Energy Efficiency Standards (Title 24)

The 2019 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2020. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 Title 24 standards require installation of energy efficient windows, insulation, lighting, ventilation systems, rooftop solar panels, and other features that reduce energy consumption in homes and businesses.

California Green Building Standards (CALGreen)

The 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2020. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen in an effort to meet the State's landmark initiative Assembly Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g. lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-savings potential in green building practices and materials (U.S. Green Building Council, 2020).

Senate Bill 100

Senate Bill (SB) 100 (Chapter 312, Statutes of 2018) requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours (kWh) of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; 60 percent by December 31, 2030; and 100 percent by December 31, 2045. The bill requires the California Public Utilities Commission (CPUC), California Energy Commission (CEC), State board or the California Air Resources Board's (CARB), and all other State agencies to incorporate the policy into all relevant planning. In addition, SB 100 requires the CPUC, CEC, and CARB to utilize programs authorized under existing statutes to achieve that policy and, as part of a public process, issue a joint report to the Legislature by January 1, 2021, and every four years thereafter, that includes specified information relating to the implementation of SB 100.

City of Gardena Climate Action Plan

The City of Gardena, in cooperation with the South Bay Cities Council of Governments (SBCCOG), developed the City of Gardena Climate Action Plan (CAP) (December 2017) to reduce GHG emissions within the City. The CAP serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policy to achieve desired outcomes over the next 20 years. The CAP includes a GHG emissions inventory as well as the following reduction targets for community-wide emissions: 15 percent of 2005 levels by 2020 and 49 percent of 2005 levels by 2035. The CAP outlines GHG reduction measures for various sectors, including Land Use and Transportation (LUT), Energy Efficiency (EE), Solid Waste (SW), Urban Greening (UG), and Energy Generation and Storage (EGS). Reduction measures include accelerating the market for electric vehicles, encouraging alternative transportation choices, increasing energy efficiency in existing buildings, reducing energy consumption, increasing solid waste diversion, and supporting energy generation in the community.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered "wasteful, inefficient, and unnecessary" if it were to violate State and federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The Project proposes to remove the existing on-site structures and develop a new, modern U-Haul Moving and Storage facility. The amount of energy used at the Project site would directly correlate to the size of the proposed structures, the energy consumption of associated facility uses, and outdoor lighting. Other major sources of Project energy consumption include fuel used by vehicle trips generated during Project construction and operation, and fuel used by off-road construction vehicles during construction.

The following discussion provides calculated levels of energy use expected for the proposed Project, based on commonly used modelling software (i.e. CalEEMod v.2020.4.0 and the California Air Resource Board's EMFAC2021). It should be noted that many of the assumptions provided by CalEEMod are conservative relative to the Project; thus, this discussion provides a conservative estimate of proposed Project emissions.

Electricity and Natural Gas

Electricity and natural gas used by the Project would be used primarily to power on-site buildings. Total annual natural gas (kBTU) and electricity (kWh) usage associated with the operation of the Project are shown in Table 4.6-1, *Project Operational Natural Gas and Electricity Usage*.

Table 4.6-1
Project Operational Natural Gas and Electricity Usage

Emissions	Project Annual Consumption	Los Angeles County Annual Consumption	Percent Increase
Natural Gas Consumption (therms)	7,336	2,921,000,000	0.0003%
Electricity Consumption (MWh/year)	826	68,486,000	0.0012%
Sources: CalEEMod version 2020.4.0; California Energy Commission, Electricity Consumption by County; Natural Gas Consumption by County.			

CalEEMod uses the California Commercial End Use Survey (CEUS) database to develop energy intensity value for non-residential buildings.

As shown in Table 4.6-1, Project operational natural gas usage is forecast to represent an approximately 0.0003 percent increase above the County's typical annual electricity consumption, and approximately 0.0012 percent increase above the county's typical natural gas consumption. These increases are minimal in the context of the County as a whole.

On-Road Vehicles (Operation)

The Project would generate vehicle trips during its operational phase. According to the *Transportation Memorandum* prepared by Kittelson & Associates (refer to Appendix G), the Project would generate approximately 120 net new average daily vehicle trips. In order to calculate operational on-road vehicle energy usage and emissions, default trip lengths generated by CalEEMod (version 2020.4.0) were used, which are based on the Project location and urbanization level parameters selected within CalEEMod; refer to Appendix A. The Project would generate an estimated total of approximately 1,409 net new average daily vehicle miles traveled (Average Daily VMT).[4] Based on fleet mix data provided by CalEEMod and Year 2022 gasoline and diesel miles per gallon (MPG) factors for individual vehicle classes as provided by EMFAC2021, a weighted MPG factor for operational on-road vehicles of approximately 25.5 MPG for

[4] Estimated VMT is generated from CalEEMod based upon the number of Project trips and an average trip length. CalEEMod average trip lengths are used since the Project satisfies the City's SB 743 Implementation Guidance criteria for VMT screening and a detailed VMT analysis is not required; refer to Section 4.17, *Transportation*.

gasoline vehicles were derived. Based on 24.5 MPG and 1,409 net new Average Daily VMT, the Project would generate vehicle trips that would use approximately 57 gallons of gasoline per day or 20,973 gallons of gasoline per year.

On-Road Vehicles (Construction)

The Project would also generate on-road vehicle trips during Project construction (from construction workers and vendors). Estimates of anticipated vehicle fuel consumption were derived based on the assumed construction schedule, vehicle trip lengths, and number of workers per construction phase as provided by CalEEMod, and Year 2020 gasoline MPG factors provided by EMFAC2021. It was assumed that all vehicles would use gasoline as a fuel source (as opposed to diesel fuel or alternative sources). Table 4.6-2, *On-Road Mobile Fuel Generated by Project Construction Activities – By Phase*, describes gasoline and diesel fuel used by on-road mobile sources during each phase of the construction schedule. As shown, the vast majority of on-road mobile vehicle fuel used during the construction of the Project would occur during the building construction phase.

Table 4.6-2
On-Road Mobile Fuel Generated by Project Construction Activities – By Phase

Construction Phase	# of Days	Total Daily Worker Trips[1]	Total Daily Vendor Trips[1]	Total Hauler Trips[1]	Gallons of Gasoline Fuel[2]	Gallons of Diesel Fuel[2]
Demolition	20	15	0	197	174	642
Site Preparation	21	18	0	0	219	0
Grading	45	15	0	0	392	0
Building Construction	240	77	30	0	10,727	8,090
Paving	30	20	0	0	348	0
Architectural Coating	30	15	0	0	261	0
			Total	**197**	**12,121**	**8,732**

Sources: CalEEMod Version 2020.4.0; EMFAC2021.

Notes:
1. Provided by CalEEMod.
2. Refer to Appendix A for further detail.

Off-Road Vehicles (Construction)

Off-road construction vehicles would use diesel fuel during the construction phase of the Project. Off-road construction vehicles expected to be used during the construction phase of the Project include, but are not limited to, cranes, forklifts, generator sets, tractors, excavators, and dozers. Based on the total amount of CO_2 emissions expected to be generated by the proposed Project (as provided by the CalEEMod output), and a CO_2 to diesel fuel conversion factor (provided by the U.S. Energy Information Administration), the Project would use up to approximately 12,680 gallons of diesel fuel for off-road construction vehicles during the site preparation and grading phases of the Project; refer to Appendix A for detailed calculations.

Conclusion

The proposed Project would use energy resources for the operation of the Project buildings, for on-road vehicle trips (e.g. gasoline and diesel fuel) generated by the Project (both during Project construction and operation), and from off-road construction activities associated with the Project (e.g. diesel fuel). Each of these activities would require the use of energy resources. The Project would be responsible for conserving energy, to the extent feasible, and would be required to comply with Statewide and local measures regarding energy conservation, such as Title 24 building efficiency standards. It should be noted that the analysis provided herein does not account for any reduction in energy generation from existing on-site structures and operations, which would be removed as a result of the proposed Project. The existing U-Haul facility utilizes energy resources associated with business operations, including from vehicle trips accessing the site. Therefore, the analysis provided represents a conservative analysis of the proposed Project's energy usage.

The proposed Project would be in compliance with all applicable federal, State, and local regulations regulating energy usage. For example, Southern California Edison (SCE) is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard (RPS) to increase the proportion of renewable energy (e.g. solar and wind) within its energy portfolio. SCE has achieved at least a 33 percent mix of renewable energy resources, and will be required to achieve a renewable mix of at least 50 percent by 2030. Additionally, energy-saving regulations, including the latest State Title 24 building energy efficiency standards ("part 6"), would be applicable to the proposed Project. The existing U-Haul facility was constructed in 1957 (main building) and 1958 (administration building) and replacement of the facility with modern buildings that incorporate Title 24 building energy efficiency standards would provide improved energy efficiency when compared to existing conditions. Other statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard) are improving vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

As a result, the Project would not result in any significant adverse impacts related to Project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the Project including construction, operations, maintenance, and/or removal. Both SCE, the electricity provider to the site, and Southern California Gas, the natural gas provider to the site, maintain sufficient capacity to serve the proposed Project. The Project would be required to comply with all existing energy efficiency standards, and would not result in significant adverse impacts on energy

resources. Therefore, the proposed Project would not result in a wasteful, inefficient, or unnecessary of energy resources during Project construction or operation. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. Table 4.6-3, *Gardena Climate Action Plan Project Consistency Analysis*, provides an analysis of the Project's consistency with applicable policies in the *City of Gardena Climate Action Plan* (CAP), 2017. The Project would be required to comply with the most recent version of CALGreen, which requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g. lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. As indicated in Table 4.6-3, the Project would be consistent with the measures identified in the City's CAP and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; impacts would be less than significant.

Table 4.6-3
Gardena Climate Action Plan Project Consistency Analysis

Gardena Climate Action Plan Measure	Consistency Analysis
Measure LUT: G1 – Increase Density	Consistent. The Project proposes to rezone the site to allow for a higher density infill commercial development. Further, the Project site is located within a high-quality transit area.
Measure EE: B1 – Encourage or Require Energy Efficiency Standards Exceeding Title 24	Consistent. The Project would be required to comply with the 2019 version of the Title 24 CALGreen standards, or such later version which is in effect at the time building plans are submitted, which provide higher energy efficiency requirements as compared to the earlier version of Title 24 standards.
Measure EE: E1 – Promote or Require Water Efficiency Through SB X7-7	Consistent. The Project would be required to comply with the 2019 version of the Title 24 CALGreen standards, or such later versions which is in effect at the time building plans are submitted, which include water efficiency standards the exceed the water efficiency requirements contained in previous versions of the Title 24 standards.
Source: City of Gardena Climate Action Plan, December 2017.	

Mitigation Measures: No mitigation measures are required.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
2) Strong seismic ground shaking?			X	
3) Seismic-related ground failure, including liquefaction?			X	
4) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

This section is based on the *Geotechnical Evaluation New U-Haul Facility 14206 Van Ness Avenue, Gardena, California* (Geotechnical Evaluation), prepared by Ninyo & Moore, dated December 15, 2021 and included in its entirety as Appendix D, Geotechnical Evaluation and the *Cultural and Paleontological Resources Assessment for the Van Ness Avenue U-Haul Project, City of Gardena, Los Angeles County, California* (Cultural Resources Assessment), prepared by Cogstone, dated January 2022 and included in its entirety as Appendix B, Cultural Resources Assessment.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the Geotechnical Evaluation, there are no active or potentially active faults known to cross the Project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, the probability of damage from surface fault rupture is considered to be low and impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

2) Strong seismic ground shaking?

Less Than Significant Impact. The Project site is located in a seismically active area that has historically been affected by moderate to occasionally high levels of ground motion. There are several faults within the region, including the Newport-Inglewood fault zone located approximately 1.7 miles northwest of the site, capable of producing a maximum moment magnitude of 6.0 or more. As a result, the Geotechnical Evaluation indicates the potential for strong ground motion in the Project area to be considered significant during the design life of the proposed Project. Therefore, the Project could expose people or structures to potential adverse effects as a result of strong seismic ground shaking. The intensity of ground shaking on the Project site would depend upon the earthquake's magnitude, distance to the epicenter, and geology of the area between the Project site and epicenter.

The Geologic Evaluation concluded that development of the Project, as proposed, is feasible from a geotechnical point of view provided the recommendations presented in the Geologic Evaluation are incorporated into the design and construction of the Project. The Geotechnical Evaluation includes specific recommendations based on the results of the subsurface evaluation and laboratory testing, review of referenced geologic materials, and geotechnical analysis. Specific recommendations address earthwork, seismic design parameters, foundations, lateral earth pressures, underground utilities,

sidewalk and hardscapes, preliminary pavement design, corrosivity, concrete placement, and drainage. Further, design of the proposed structures in accordance with the current California Building Code is anticipated to adequately mitigate concerns with ground shaking.

Pursuant to Gardena Municipal Code Chapter 15.04, *General Building Provisions*, the City has adopted the 2019 California Building Standards Code (CBSC), subject to certain amendments and changes, including amendments specific to seismic conditions. The Project would be required to comply with all applicable regulations in the most recent CBSC as amended by the Gardena Municipal Code, which includes design requirements to mitigate the effects of potential hazards associated with seismic ground shaking. The Gardena Building Services Division would review construction plans for compliance with the CBSC and Gardena Municipal Code, as well as the Geotechnical Evaluation's recommendations. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's construction plan review process, would ensure potential impacts associated with strong seismic ground shaking at the Project site would be reduced to a less than significant level.

Mitigation Measures: No mitigation measures are required.

3) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. Engineering research of soil liquefaction potential indicates that generally three basic factors must exist concurrently in order for liquefaction to occur. These factors include:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions.
- A relatively loose silty and/or sandy soil.
- A relative shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions that will allow positive pore pressure generation.

According to the Geotechnical Evaluation, the site is not located in an area mapped as a potential liquefaction zone. However, due to the relatively shallow depths to groundwater at the Project site, an evaluation was conducted for the liquefaction potential of the subsurface soils at the Project site. The liquefaction analysis indicates that scattered layers of granular soil deposits occurring between depths of approximately 20 and 50 feet may be susceptible to liquefaction during the design seismic event. Further, the Project site may be subject to liquefaction-induced settlement. The amount of soil settlement during a strong seismic event depends on the thickness of the liquefiable layers and the density and/or consistency of the soils. The Geotechnical Evaluation estimates dynamic differential settlement to be about 0.15 inch or less over a horizontal distance of about 40 feet. Due to the relatively small magnitude of liquefaction-induced ground settlement estimated at the Project site, the Geotechnical Evaluation concluded liquefaction is not considered to be a design concern. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Landslides?

No Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. According to the Geologic Evaluation, there are no mapped landslides on site or in the vicinity and the site is not mapped a shaving the potential for seismically induced landslides. Based on this information and the location of the Project site, landslides are not considered to be a potential hazard.

Mitigation Measures: No mitigation measures are required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project site and surrounding area are relatively flat. The site is generally underlain by artificial fill and alluvial soils. The fill materials generally consist of moist, firm to very stiff, lean clay with sand, and medium dense, clayey sand and silty sand. The alluvium generally consists of moist to wet, firm to hard, lean clay with sand, and loose to very dense, sandy silt, clayey sand, and silty sand.

Grading and earthwork activities associated with Project construction would expose soils to potential short-term erosion by wind and water. Gardena Municipal Code Chapter 8.70, *Stormwater and Runoff Pollution Control*, requires the reduction of pollutants being discharged to the waters of the U.S. through the elimination of non-stormwater discharges to the municipal stormwater system; elimination of the discharge of pollutants into the municipal storm drain system; reduction of pollutants in stormwater discharges to the maximum extent practicable; and protection and enhancement of the quality of the waters of the U.S. consistent with the provisions of the Clean Water Act. Gardena Municipal Code Section 8.70.110, *Pollutant Source Reduction*, requires construction projects that disturb one or more acres of soil by grading, clearing, and/or excavating or other activities to obtain a general construction activity stormwater permit (GCAWSP) from the State Water Resources Control Board prior to issuance of a grading permit. Construction activities would be required to comply with the erosion and siltation control measures of the GCAWSP, reducing potential impacts associated with soil erosion or the loss of topsoil during construction activities to a less than significant level.

Development of the Project would increase the amount of pervious area when compared to existing conditions associated with increased landscaped areas; refer to Section 4.10, Hydrology and Water Quality. The Project proposes catch basins and underground stormwater system that would capture runoff from the northern portion of the Project site and carry the runoff into an underground stormwater treatment and detention system that would ultimately outfall to a tie-in with an existing stormwater stub. Runoff from the southern portion of the site would sheet flow into proposed concrete valley gutters, which will carry the runoff to the proposed catch basins. The runoff would ultimately outfall in the existing public curb and gutter along Rosecrans Avenue via a sump pump. Additionally, the Project would be required to implement BMPs in accordance with the Project's Low Impact Development Plan (refer to Section 4.10), including common area landscape management, which would ensure landscaped areas would be maintained and properly irrigated to reduce the amount of potential soil erosion or the loss of top soil. Following compliance with the established regulatory framework identified in the Gardena Municipal Code regarding stormwater and runoff pollution control and implementation of the Project's

Low Impact Development Plan, potential impacts associated with soil erosion and the loss of topsoil would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. Refer to Responses 4.7(a)(3) and 4.7(a)(4) regarding the potential for liquefaction and landslides, respectively. Due to the low potential for liquefaction, the potential for lateral spreading to occur at the Project site is also considered low.

According to the Geotechnical Evaluation, in order to provide suitable support and reduce the potential for settlement of the proposed improvements, the areas beneath the new buildings, pavements subject to vehicle traffic, and sidewalks/hardscapes would need to be overexcavated and replaced with engineered fill and compacted. The Geotechnical Evaluation includes specific recommendations based on the results of the subsurface evaluation and laboratory testing, review of referenced geologic materials, and geotechnical analysis. These recommendations address earthwork, seismic design parameters, foundations, lateral earth pressures, underground utilities, sidewalk and hardscapes, preliminary pavement design, corrosivity, concrete placement, and drainage, among other factors.

The Project would be required to comply with all applicable regulations in the most recent CBSC as amended by the Gardena Municipal Code. The Gardena Building Services Division would review construction plans for compliance with the CBSC and Gardena Municipal Code, as well as the Geotechnical Investigation's recommendations. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's construction plan review process, would ensure potential impacts associated with a geologic unit or soil that is unstable or would become unstable at the Project site would be reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. The Geotechnical Evaluation identified the site as generally underlain by artificial fill and alluvial soils. The fill materials generally consist of moist, firm to very stiff, lean clay with sand, and medium dense, clayey sand and silty sand. The alluvium generally consists of moist to wet, firm to hard, lean clay with sand, and loose to very dense, sandy silt, clayey sand, and silty sand. While sandy soils are generally not susceptible to expansion, the potential exists that layers of expansive clay could be present at the foundation elevation.

According to the Geotechnical Evaluation, the areas beneath the new buildings, pavements subject to vehicle traffic, and sidewalks/hardscapes would need to be overexcavated and replaced with engineered fill and compacted. The Geotechnical Evaluation includes specific recommendations based on the results of the subsurface evaluation and laboratory testing, review of referenced geologic materials, and geotechnical analysis. These recommendations address earthwork, seismic design parameters, foundations, lateral earth pressures, underground utilities, sidewalk and hardscapes, preliminary pavement design, corrosivity, concrete placement, and drainage, among other factors.

The Project would be required to comply with all applicable regulations in the most recent CBSC as amended by the Gardena Municipal Code. The Gardena Building Services Division would review construction plans for compliance with the CBSC and Gardena Municipal Code, as well as the Geotechnical Investigation's recommendations. Thus, compliance with the City's established regulatory framework and standard engineering practices and design criteria, which would be verified through the City's construction plan review process, would ensure potential impacts associated with expansive soils at the Project site would be reduced to a less than significant impact.

Mitigation Measures: No mitigation measures are required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project would be served by the existing sewer system and would not involve the use of septic tanks or alternative wastewater disposal systems.

Mitigation Measures: No mitigation measures are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation Incorporated. Significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important.

As part of the Cultural Resources Assessment, a records search of the Project area was obtained from the Natural History Museum of Los Angeles County. Additional records from the from the University of California Museum of Paleontology database, the PaleoBiology Database, and print sources were also searched for fossil records. No recorded paleontological localities producing vertebrate fossils were found within 1.0-mile of the Project area. Six localities are known from Pleistocene deposits between 1.5 and 3.0 miles and another 15 localities were found between 3.0 and 10.0 miles from the Project site. Extinct megafauna from these sites include ground sloth (†*Paramylodon* sp.), mastodon (†*Mammut* sp.) mammoth (†*Mammuthus* sp.), dire wolf (†*Canis dirus*), horse (†*Equus* sp.), two types of pronghorn antelope (†*Capromeryx* sp., †*Breameryx* sp.), camel (†Camelidae), and bison (†*Bison* sp.; Table 2). All of the fossils were a minimum of five feet deep in deposits mapped as late Pleistocene at the surface, while

sediments with a Holocene component produced fossils starting at 11 feet deep. An intensive pedestrian survey for paleontological resources was not conducted as the Project site is almost completely developed, landscaped or hardscaped.

A multilevel ranking system was developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system has a multi-level scale based on demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings. Fossil resources occur in geologic units (e.g., formations or members). The probability for finding significant fossils in a project area can be broadly predicted from previous records of fossils recovered from the geologic units present in and/or adjacent to the study area. The geological setting and the number of known fossil localities help determine the paleontological sensitivity according to PFYC criteria.

Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment.

The Project is mapped as late Pleistocene to Holocene young alluvium and the Geotechnical Evaluation revealed that artificial fill was present to a depth of between 2 and 13 feet in the three borings across the Project site. A records search revealed that all of the fossils previously recovered within a 10-mile radius were a minimum of 5 feet deep in deposits mapped as late Pleistocene at the surface. All artificial fill is assigned a very low potential for fossils (PFYC 1) due to the lack of fossils in these deposits. Project sediments less than 5 feet below the modern surface are assigned a low potential for fossils (PFYC 2) due to the lack of fossils in these deposits. Sediments more than 8 feet below the modern surface are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area.

The Project proposes excavation depths of four feet for the majority of grading. Based upon fossils found in similar sediments nearby, paleontological monitoring is recommended for the excavations into native sediments more than 5 feet deep. Should planned work extend to more than 5 feet below the historic surface, a Worker Environmental Awareness Program (WEAP) training prepared by a qualified vertebrate paleontologist is recommended for construction personnel who will be engaged in ground disturbing activities. Augering, potholing, pile driving, and similar activities regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. If unanticipated fossil discoveries are made, all work must halt within 25 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 25 foot radius.

Based on fossils found in similar sediments nearby, there is the potential for Project excavation activities greater than five feet deep into native sediments to encounter paleontological resources. Thus, Mitigation Measure GEO-1 would require a paleontological monitor to be at the site during ground disturbances occurring greater than 5.0 feet below the historic surface elevation in native sediments. Additionally, Condition of Approval (COA) GEO-1 would require Worker Awareness and Environmental Program (WEAP)

Training for construction personnel involved in ground disturbing activities. COA GEO-2 details the appropriate steps in the event paleontological resources are encountered during ground disturbing activities, including the requirement for all work within a 25-foot radius of the find to be halted and a professional vertebrate paleontologist be contacted to evaluate the find. The significance of the find would be evaluated and if determined to be significant, the paleontologist would determine any additional work, such as data recovery excavation, that would be warranted, prior to construction activities resuming. With implementation of Mitigation Measure GEO-1 and COA GEO-1 and GEO-2, potential impacts to paleontological resources would be reduced to a less than significant level.

COA GEO-1: 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.

COA GEO-2: 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 and full-time paleontological monitoring shall occur for the remainder of ground disturbance for the project.

Mitigation Measures:

GEO-1: Paleontological resources monitoring by a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be required during ground disturbances greater than 5.0 feet below the historic surface elevation in native sediments. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist after 30 percent of earthwork is completed.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H_2O), carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and ozone (O_3). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs, including CO_2, CH_4, and N_2O, occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three GHGs have increased globally by 40, 150, and 20 percent, respectively (IPCC, 2013).

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial sector (California Energy Commission, 2020).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 424 million gross metric tons of carbon dioxide equivalents ($MMTCO_2e$) in 2019 (California Energy Commission, 2019). Given that the U.S. EPA estimates that worldwide emissions from human activities totaled nearly 46 billion gross metric tons of carbon dioxide equivalents ($BMTCO_2e$) in 2010, California's incremental contribution to global GHGs is approximately 2 percent (U.S. EPA, 2014).

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2014, accounting for 41 percent of total GHG emissions in the state. This category was followed by the industrial sector (24%), the electricity generation sector (including both in-State and out of-State sources) (15%) and the agriculture sector (8%) (California Energy Commission, 2016).

REGULATORY FRAMEWORK

U.S. Environmental Protection Agency Endangerment Finding

The U.S. Environmental Protection Agency's (EPA) authority to regulate GHG emissions stems from the U.S. Supreme Court decision in Massachusetts v. EPA (2007). The Supreme Court ruled that GHGs meet the definition of air pollutants under the existing Clean Air Act and must be regulated if these gases could be reasonably anticipated to endanger public health or welfare. Responding to the Court's ruling, the EPA finalized an endangerment finding in December 2009. Based on scientific evidence it found that six GHGs (CO_2, CH_4, N_2O, hydrofluorocarbons [HFCs], perfluorocarbons [PFCs], and sulfur hexafluoride [SF_6]) constitute a threat to public health and welfare. Thus, it is the Supreme Court's interpretation of the existing Clean Air Act and the EPA's assessment of the scientific evidence that form the basis for the EPA's regulatory actions.

Assembly Bill 32 (California Global Warming Solutions Act of 2006)

California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500-38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. AB 32 requires that Statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 specifies that regulations adopted in response to Assembly Bill (AB) 1493 (Pavley Bill) should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then the California Air Resources Board (CARB) should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

Senate Bill 375

Senate Bill (SB) 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable communities' strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, is required to provide each affected region with GHG reduction targets emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets are to be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is

also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects may not be eligible for funding.

Executive Order S-3-05

Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

The Executive Order directed the California Environmental Protection Agency (Cal/EPA) Secretary to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The Secretary is required to submit biannual reports to the Governor and California Legislature describing the progress made toward the emissions targets, the impacts of global climate change on California's resources, and mitigation and adaptation plans to combat these impacts. To comply with Executive Order S-3-05, the Cal/EPA Secretary created the California Climate Action Team, made up of members from various State agencies and commissions. The Climate Action Team released its first report in March 2006, which proposed to achieve the targets by building on the voluntary actions of California businesses, local governments, and communities and through State incentive and regulatory programs.

Title 24, Part 6

The California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6 of the California Code of Regulations (CCR) and commonly referred to as "Title 24" were established in 1978 in response to a legislative mandate to reduce California's energy consumption. Part 6 of Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 Title 24 standards took effect on January 1, 2020.

Title 24, Part 11

The California Green Building Standards Code (CCR Title 24, Part 11), commonly referred to as CALGreen, is a Statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in five green building topical areas. The most recent update to the CALGreen Code went into effect on January 1, 2020.

Senate Bill 3

Signed into law on September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). SB 32 authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030. CARB also must adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions.

CARB Scoping Plan

On December 11, 2008, CARB adopted its Climate Change Scoping Plan (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. The Scoping Plan contains the main strategies California will implement to reduce CO2eq emissions by 174 million metric tons (MT), or approximately 30 percent, from the State's projected 2020 emissions levels of 596 million $MTCO_2e$ under a business as usual (BAU) scenario. This is a reduction of 42 million $MTCO_2e$, or almost ten percent, from 2002 to 2004 average emissions, and requires the reductions in the face of population and economic growth through 2020.

The Scoping Plan calculates 2020 BAU emissions as the emissions that would be expected to occur in the absence of any GHG reduction measures. The 2020 BAU emissions estimate was derived by projecting emissions from a past baseline year using growth factors specific to each of the different economic sectors (e.g., transportation, electrical power, industrial, commercial, and residential). CARB used three-year average emissions, by sector, from 2002 to 2004 to forecast emissions to 2020. The measures described in the Scoping Plan are intended to reduce projected 2020 BAU emissions to 1990 levels, as required by AB 32.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The 2014 Scoping Plan summarizes recent science related to climate change, including anticipated impacts to California and the levels of GHG reduction necessary to likely avoid risking irreparable damage. It identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. The 2014 Scoping Plan also looks beyond 2020 toward the 2050 goal, established in Executive Order S-3-05, and observes that "a mid-term statewide emission limit will ensure that the State stays on course to meet our long-term goal." The 2014 Scoping Plan did not establish or propose any specific post-2020 goals, but identified such goals adopted by other governments or recommended by various scientific and policy organizations.

In December 2017, CARB approved the California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target (2017 Scoping Plan). This update focused on implementation of a 40-percent reduction in GHGs by 2030 compared to 1990 levels. To achieve this, the 2017 Scoping Plan draws on a decade of successful programs that addresses the major sources of climate changing gases in every sector of the economy:

- More Clean Cars and Trucks: The 2017 Scoping Plan establishes far-reaching programs to incentivize the sale of zero-emission vehicles, drive the deployment of zero-emission trucks, and shift to a cleaner system of handling freight Statewide.
- Increased Renewable Energy: California's electric utilities are ahead of schedule in meeting the requirement that 33 percent of electricity come from renewable sources by 2020. The 2017 Scoping Plan guides utility providers to 50 percent renewables, as required under SB 350.
- Slashing Super-Pollutants: The 2017 Scoping Plan calls for a significant cut in super-pollutants, such as CH_4 and HFC refrigerants, which are responsible for as much as 40 percent of global warming.
- Cleaner Industry and Electricity: California's renewed cap-and-trade program extends the declining cap on emissions from utilities and industries and the carbon allowance auctions. The

auctions will continue to fund investments in clean energy and efficiency, particularly in disadvantaged communities.

- Cleaner Fuels: The Low Carbon Fuel Standard will drive further development of cleaner, renewable transportation fuels to replace fossil fuels.
- Smart Community Planning: Local communities will continue developing plans which will further link transportation and housing policies to create sustainable communities.
- Improved Agriculture and Forests: The 2017 Scoping Plan also outlines innovative programs to account for and reduce emissions from agriculture, as well as forests and other natural lands.

City of Gardena Climate Action Plan

The City of Gardena, along with the South Bay Cities Council of Governments (SBCCOG), developed a Climate Action Plan (CAP) to reduce GHG emissions within the City. The City of Gardena CAP (December 2017) serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policy to achieve desired outcomes over the next 20 years. The CAP includes a GHG emissions inventory as well as the following reduction targets for community-wide emissions: 15 percent of 2005 levels by 2020 and 49 percent of 2005 levels by 2035. The CAP outlines GHG reduction measures for various sectors, including transportation, land use, energy efficiency, solid waste, urban greening, and energy generation and storage. Reduction measures include accelerating the market for electric vehicles, encouraging alternative transportation choices, increasing energy efficiency in existing buildings, reducing energy consumption, increasing solid waste diversion, and supporting energy generation in the community.

The implementation of CAP emissions reduction measures would achieve the reduction target for 2020 and 2035. In the coming years, as the CAP is reviewed and revised, measures will be implemented to achieve the 2035 target. The CAP includes monitoring and a target for tracking progress with re-inventorying at later dates.

A critical aspect of having a CAP that fits the criteria within CEQA Guidelines Section 15183.5 is to have reduction targets that align with Statewide goals. The CAP's 2020 and 2035 reduction targets (i.e., below baseline emission levels) parallel the State's commitment to reducing GHG emissions under AB 32. However, it proceeds even further by identifying targets that are specific to the City's geographic location as well as activity types and their associated sources. Therefore, because the CAP's 2020 and 2035 targets align with the Statewide goal for 2020 (i.e., achieving 1990 levels), the CAP is consistent with AB 32. Through 2035, the CAP is a qualifying plan under CEQA Guidelines Section 15183.5.

Thresholds of Significance

Amendments to CEQA Guidelines Section 15064.4 were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions and gives lead agencies the discretion to determine whether to assess those emissions quantitatively or qualitatively. This section recommends certain factors to be considered in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHGs). The amendments do not establish a threshold of significance; rather, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or

suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence (CEQA Guidelines Section 15064.7(c)). The California Natural Resources Agency has also clarified that the CEQA Guidelines amendments focus on the effects of GHG emissions as cumulative impacts, and therefore GHG emissions should be analyzed in the context of CEQA's requirements for cumulative impact analyses (CEQA Guidelines Section 15064(h)(3)).[5,6] A project's incremental contribution to a cumulative impact can be found not to be cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements to avoid or substantially lessen the cumulative problem within the geographic area of the project.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The proposed Project would generate GHGs during the construction and operational phases of the Project. The Project's primary source of construction-related GHGs would result from emissions of CO_2 associated with Project construction and worker vehicle trips; refer to Table 4.8-1, *Construction GHG Emissions (Metric Tons/Year)*. Additionally, the Project would require limited grading, and would also include site preparation, building construction, and architectural coating phases.

Table 4.8-1
Construction GHG Emissions (Metric Tons/Year)

Year	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
2022	0	476.1	476.1	0.1	<0.1	482.5
2023	0	150.0	150.0	<0.1	0	151.6
Maximum	**0**	**476.1**	**476.1**	**0.1**	**<0.1**	**482.5**

Source: CalEEMod version 2020.4.0

Note: Unmitigated and mitigated emissions results are equivalent; therefore, Table 4.8-1 represents both unmitigated and mitigated results.

As shown in Table 4.8-1, Project construction-related activities would generate a maximum of approximately 483 $MTCO_2e$ of GHG emissions in a single year. Construction GHG emissions are typically summed and amortized over the Project's lifetime (assumed to be 30 years), then added to the

[5] California Natural Resources Agency, *Final Statement of Reasons for Regulatory Action*, pp. 11-13, 14, 16, December 2009, https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final_Statement_of_Reasons.pdf.
[6] State of California Governor's Office of Planning and Research, *Transmittal of the Governor's Office of Planning and Research's Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, April 13, 2009, https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C01.pdf

operational emissions.[7] The amortized Project emissions would be approximately 16 $MTCO_2e$ per year. Once construction is complete, the generation of construction-related GHG emissions would cease.

The operational phase of the Project would generate GHGs primarily from the Project's operational vehicle trips and building energy (electricity and natural gas) usage; refer to Table 4.8-2, *Operational GHG Emissions 2021 (Metric Tons/Year)*. Other sources of GHG emissions would be minimal.

Table 4.8-2
Operational GHG Emissions 2021 (Metric Tons/Year)

Category	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
Area	0	<0.1	<0.1	<0.1	0	<0.1
Energy	0	185.7	185.7	<0.1	<0.1	186.6
Mobile	0	174.3	174.3	<0.1	<0.1	176.7
Waste	44.0	0	44.0	2.6	0	109.0
Water	13.3	98.3	111.6	1.4	<0.1	156.0
Total	**57.4**	**458.3**	**515.6**	**4.0**	**<0.1**	**628.5**

Source: CalEEMod version 2020.4.0

Note: Unmitigated and mitigated emissions results are equivalent; therefore, Table 4.8-1 represents both unmitigated and mitigated results.

As shown in Table 4.8-2, Project operational GHG emissions would total approximately 629 $MTCO_2e$ annually, and combined with construction-related GHG emissions, would total approximately 645 $MTCO_2e$ annually. Therefore, the proposed Project would not exceed the SCAQMD's proposed GHG threshold of 3,000 MTCO2e per year.[8] In addition, with continued implementation of various Statewide measures, the Project's operational energy and mobile source emissions would continue to decline in the future.

[7] The Project lifetime is based on SCAQMD's standard 30-year assumption (South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13, August 26, 2009).
[8] On September 28, 2010, air quality experts serving on the SCAQMD GHG CEQA Significance Threshold Stakeholder Working Group recommended an interim screening level numeric bright-line threshold of 3,000 metric tons of CO_2e annually. The Working Group was formed to assist the SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the State Office of Planning and Research (OPR), CARB, the Attorney General's Office, a variety of city and county planning departments. The numeric bright line and efficiency-based thresholds were developed to be consistent with CEQA requirements for developing significance thresholds, are supported by substantial evidence, and provide guidance to CEQA practitioners and lead agencies for determining whether GHG emissions from a proposed project are significant.

Consistency with Applicable GHG Plans, Policies, or Regulations

Gardena Climate Action Plan Consistency

As stated, the CAP's 2020 and 2035 reduction targets (i.e., below baseline emission levels) parallel the State's commitment to reducing GHG emissions under AB 32. Through 2035, the CAP is a qualifying plan under CEQA Guidelines Section 15183.5. In the coming years, as the CAP is reviewed and revised, measures will be implemented to achieve the 2035 target. The CAP includes monitoring and a target for tracking progress with re-inventorying at later dates. As demonstrated in Response 4.6(b), the Project would be consistent with the City's CAP, refer to Section 4.6, Energy.

2017 Scoping Plan Consistency

The goal to reduce GHG emissions to 1990 levels by 2020 (Executive Order S-3-05) was codified by the California Legislature as AB 32. In 2008, CARB approved a Scoping Plan as required by AB 32. The Scoping Plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program. The 2017 Scoping Plan identifies additional GHG reduction measures necessary to achieve the 2030 target. These measures build upon those identified in the first update to the Scoping Plan (2013 Scoping Plan). Although a number of these measures are currently established as policies and measures, some measures have not yet been formally proposed or adopted. It is expected that these measures or similar actions to reduce GHG emissions will be adopted subsequently as required to achieve Statewide GHG emissions targets.

Table 4.8-3, *Project Consistency with the 2017 Scoping Plan*, summarizes the Project's consistency with applicable policies and measures of the 2017 Scoping Plan. As indicated in Table 4.8-3, the Project would not conflict with any of the provisions of the 2017 Scoping Plan and would support four of the action categories through energy efficiency, water conservation, recycling, and landscaping.

Table 4.8-3
Project Consistency with the 2017 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
Area		
SCAQMD Rule 445 (Wood Burning Devices)	Restricts the installation of wood-burning devices in new development.	Mandatory Compliance. Approximately 15 percent of California's major anthropogenic sources of black carbon include fireplaces and woodstoves.[1] The Project would not include hearths (woodstove and fireplaces) as mandated by this rule.
Energy		
California Renewables Portfolio Standard, Senate Bill 350 (SB 350) and Senate Bill 100 (SB 100)	Increases the proportion of electricity from renewable sources to 33 percent renewable power by 2020. SB 350 requires 50 percent by 2030. SB 100 requires 44 percent by 2024, 52 percent by 2027, and 60 percent by 2030. It also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.	No Conflict. The Project would utilize electricity provided by Southern California Edison (SCE), which is required to meet the 2020, 2030, 2045, and 2050 performance standards. In 2018, 31 percent of SCE's electricity came from renewable resources.[2] By 2030 SCE plans to achieve 80 percent carbon-free energy.[3]
California Code of Regulations, Title 24, Building Standards Code	Requires compliance with energy efficiency standards for residential and nonresidential buildings.	Mandatory Compliance. The Project is required to meet the applicable requirements of the 2019 Title 24 Building Energy Efficiency Standards (see discussion under CALGreen Code requirements below), or whatever standards are in effect at the time of building permit application.

Table 4.8-3 (continued)
Project Consistency with the 2017 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
California Green Building Standards (CALGreen) Code Requirements	All bathroom exhaust fans are required to be ENERGY STAR compliant.	Mandatory Compliance. The Project construction plans are required to demonstrate that energy efficiency appliances, including bathroom exhaust fans, and equipment are ENERGY STAR compliant.
	HVAC system designs are required to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.	Mandatory Compliance. The Project construction plans are required to demonstrate that the HVAC system meets the ASHRAE standards.
	Air filtration systems are required to meet a minimum efficiency reporting value (MERV) 8 or higher.	Mandatory Compliance. The Project is required to install air filtration systems (MERV 8 or higher) as part of its compliance with 2019 Title 24 Section 401.2, Filters, or whatever standards are in effect at the time of building permit application.
	Refrigerants used in newly installed HVAC systems shall not contain any chlorofluorocarbons.	Mandatory Compliance. The Project must meet this requirement as part of its compliance with the CALGreen Code.
	Parking spaces shall be designed for carpool or alternative fueled vehicles. Up to eight percent of total parking spaces is required for such vehicles.	Mandatory Compliance. The Project would meet this requirement as part of its compliance the CALGreen Code.

Table 4.8-3 (continued)
Project Consistency with the 2017 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
Mobile Sources		
Mobile Source Strategy (Cleaner Technology and Fuels)	Reduce GHGs and other pollutants from the transportation sector through transition to zero-emission and low-emission vehicles, cleaner transit systems, and reduction of vehicle miles traveled.	Consistent. The Project would be consistent with this strategy by supporting the use of zero-emission and low-emission vehicles; refer to CALGreen Code discussion above.
Senate Bill (SB) 375	SB 375 establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions. Under SB 375, CARB is required, in consultation with the state's Metropolitan Planning Organizations, to set regional GHG reduction targets for the passenger vehicle and light-duty truck sector for 2020 and 2035.	Consistent. As demonstrated in the 2020-2045 RTP/SCS Consistency discussion below, the Project would comply with the 2020-2045 RTP/SCS and therefore, the Project would be consistent with SB 375.
Water		
CCR, Title 24, Building Standards Code	Title 24 includes water efficiency requirements for new residential and non- residential uses.	Mandatory Compliance. Refer to the discussion under 2019 Title 24 Building Standards Code and CALGreen Code, above.
Water Conservation Act of 2009 (Senate Bill X7-7)	The Water Conservation Act of 2009 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. Each urban retail water supplier shall develop water use targets to meet this goal. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convene, treat, and distribute the water; it also reduces emissions from wastewater treatment.	Consistent. Refer to the discussion under 2019 Title 24 Building Standards Code and CALGreen Code, above. Also, refer to Section 4.10, Hydrology and Water Quality.

Table 4.8-3 (continued)
Project Consistency with the 2017 Scoping Plan

Sector/Source	Category/Description	Consistency Analysis
Solid Waste		
California Integrated Waste Management Act (IWMA) of 1989 and Assembly Bill (AB) 341	The IWMA mandates that State agencies develop and implement an integrated waste management plan which outlines the steps to divert at least 50 percent of solid waste from disposal facilities. AB 341 directs the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling and sets a Statewide goal for 75 percent disposal reduction by the year 2020.	Mandatory Compliance. The Project would be required to comply with AB 341. This would reduce the overall amount of solid waste disposed of at landfills. The decrease in solid waste would in return decrease the amount of methane released from decomposing solid waste.

Notes:
1. California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, Figure 4: California 2013 Anthropogenic Black Carbon Emission Sources, November 2017.
2. California Energy Commission, *2018 Power Content Label Southern California Edison,* https://www.energy.ca.gov/sites/default/files/2020-01/2018_PCL_Southern_California_Edison.pdf, accessed June 24, 2020.
3. Southern California Edison, *The Clean Power and Electrification Pathway,* https://newsroom.edison.com/internal_redirect/cms.ipressroom.com.s3.amazonaws.com/166/files/20187/g17-pathway-to-2030-white-paper.pdf, accessed June 24, 2020.
4. California Energy Commission, *2013 California Energy Efficiency Potential and Goals Study*, Appendix Volume I, August 15, 2013.

2020-2045 RTP/SCS Consistency

SCAG recently adopted the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (Connect SoCal). At the regional level, Connect SoCal is adopted for the purpose of reducing GHGs resulting from vehicular emissions by passenger vehicles and light duty trucks. In order to assess the Project's consistency with Connect SoCal, the Project's land use assumptions are reviewed for consistency with those utilized by SCAG in its SCS. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as Connect SoCal, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals.

The Project proposes to remove the existing U-Haul facility and unoccupied restaurant building to develop a new, modern U-Haul storage facility, truck and trailer sharing, and retail sales office. The Project site is designated General Commercial with a Mixed Use Overlay (MUO). The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other

commercial uses oriented to the traveling public. The maximum permitted floor area ratio (FAR) is 0.5 in general and up to 2.75 for specific uses when allowed by the Zoning Code. The MUO land use designation 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 the General Plan land use designation for the Project site and would not result in significant population or employment growth that would exceed SCAG's growth projections. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated. At completion, the facility would be staffed with between 10 and 15 employees, both full-time and part-time, and eight corporate employees during the sales office hours. Thus, the Project would not cause SCAG growth forecasts to be exceeded and would not conflict with any policies adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are considered to be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Generally, the exposure of persons to hazardous materials could occur in the following manners: 1) improper handling or use of hazardous materials or hazardous wastes during construction or operation of future development, particularly by untrained personnel; 2) an accident during transport; 3) environmentally unsound disposal methods; or 4) fire, explosion or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Construction activities associated with the proposed Project may involve the routine transport, use, or disposal of hazardous materials, such as petroleum-based fuels or hydraulic fluid used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and Federal law.

The Project proposes to remove the existing U-Haul facility and unoccupied restaurant building to develop a new, modern U-Haul storage facility, truck and trailer sharing, and retail sales office. Use of the site would be generally consistent with the uses currently conducted on-site. Proposed operations would not involve the use of hazardous materials creating a significant hazard to the public or the environment. Minor cleaning products and the occasional use of pesticides and herbicides for landscape maintenance would be used; however, the use of these materials already occurs within the site associated with the existing use. A propane tank is currently located within the Project site as part of the existing U-Haul commercial operations. The propane tank would be protected in place during construction activities. Upon Project completion, selling of propane would continue to occur as part of U-Haul's commercial operations, similar to existing conditions. Any transport, storage, use or disposal of hazardous materials would be subject to applicable State and federal laws, minimizing the potential for upset and accident conditions to occur within the site. The proposed Project would not introduce new uses that would involve new or increased use of hazardous materials within the site and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The Project is located just over 0.25-mile north of Junipero Serra High School and approximately 0.5-mile north of Chapman Elementary School and 0.5-mile south of Purche Avenue Elementary School. The Project proposes to remove the existing U-Haul facility and unoccupied restaurant and develop a new, modern U-Haul Moving and Storage facility, which would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. Therefore, no impact is anticipated and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. Government Code Section 65962.5, commonly referred to as the "Cortese List", requires the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is not included on any of the data resources identified as meeting the Cortese List requirements.[9] Therefore, the Project site has not been included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore would not create a significant hazard to the public or the environment.

Mitigation Measures: No mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. Hawthorne Municipal Airport, also known as Jack Northrop Field, is an FAA-designated general aviation reliever airport owned by the City of Hawthorne. The airport is located approximately 0.5-mile west of the northwestern-most portion of the City of Gardena and approximately 1.5 miles from the Project site. The City of Hawthorne General Plan Noise Element provides noise contours (Figures 5A and 5B) for the City, which include the airport. The noise contours associated with the airport do not extend beyond the municipal boundaries of the City of Hawthorne. Thus, development of an expanded U-Haul facility within the City of Gardena would not be exposed to excessive noise associated with the Hawthorne Municipal Airport.

Due to the proximity of the airport to the City, development within the City is subject to potential hazards associated with airport operations. However, self-storage facilities are currently allowed within the C-4 zone with approval of a CUP. A U-Haul facility currently operates at the Project site. The expansion of the facility and introduction of self-storage would not introduce a new use that would result in a safety hazard for people working in the area associated with the airport or Project site. Impacts would be less than significant.

[9] California Department of Toxic Substances Control, EnviroStor, https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True, accessed January 27, 2022.

Mitigation Measures: No mitigation measures are required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Gardena Emergency Operations Plan (EOP) addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The City's EOP establishes the emergency organization, assigns tasks, and specifies policies and general procedures. The EOP is designed to include Gardena in the overall California Standardized Emergency Management System (SEMS), which provides a framework for coordinating multi-agency responses in the case of emergencies. In the event of an emergency, first responders would coordinate any emergency response or emergency evacuation activities within the City.

Van Ness and Rosecrans Avenues provide direct access to the Project site and would serve as a primary evacuation and emergency access routes within the area. Construction activities are not anticipated to result in significant traffic or queuing along Rosecrans or Van Ness Avenues or other roadways within the area that could potentially impede emergency vehicles or impair any emergency evacuation plan. Lane closures immediately adjacent to the Project site would occur during construction activities associated with utility trenching. These closures would be temporary and vehicle access would be controlled by construction personnel. Any temporary closure would be required to receive permission from the traffic authority in accordance with Gardena Municipal Code Section 13.56.430, *Road Closure or Interference with Highway Use*. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained along Van Ness and Rosecrans Avenues at all times. Additionally, all construction staging would occur within the boundaries of the Project site and would not interfere with circulation along Rosecrans and Van Ness Avenues, or any nearby roadways.

The Project does not propose any modifications to Van Ness or Rosecrans Avenues. The Project would involve construction of an additional 30-foot-wide driveway within the northern portion of the site, south of the parking spaces used by the post office. The Project proposes to remove two of the driveways on Rosecrans Avenue and to reconstruct the curb/gutter and sidewalk; the existing driveway at the southeast corner of the Project site would be maintained. Prior to the issuance of a building permit, the applicant is required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes. The Los Angeles County Fire Department (LACFD) has reviewed the Project for access requirements, minimum roadway widths, fire apparatus access roads, fire lanes, signage, access devices and gates, access walkways, among other requirements to ensure adequate emergency access would be provided to and within the Project site. The Project would be required to comply with all applicable Building and Fire Code requirements and would submit construction plans to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to issuance of any building permit. Approval by the Fire Department would ensure that Project construction and operation would not impair implementation of or physically interfere with the City's EOP or emergency evacuation plan and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project site is located within an urbanized area. The Project site and surrounding area are not within or located adjacent to any wildlands or areas identified as being at risk of wildland fires. Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Mitigation Measures: No mitigation measures are required.

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4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
1) Result in substantial erosion or siltation on- or off-site?			X	
2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
4) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

This section is based on the *U-Haul Gardena – Hydrology Memorandum* (Hydrology Memo) prepared by Kimley-Horn, dated March 10, 2022 and *Low Impact Development Plan* (LID Plan) prepared by Kimley-Horn, dated August 25, 2021, Revised March 10, 2022, included in their entirety as Appendix E, Hydrology Memorandum and Low Impact Development Plan and the *Geotechnical Evaluation New U-Haul Facility 14206 Van Ness Avenue, Gardena, California* (Geotechnical Evaluation), prepared by Ninyo & Moore, dated December 15, 2021 and included in its entirety as Appendix D, Geotechnical Evaluation.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

Short-Term Construction

Short-term construction activities associated with the proposed Project could impact water quality. Sources of potential construction-related storm water pollution include handling, storage, and disposal of construction materials containing pollutants; maintenance and operation of construction equipment; and site preparation activities, such as excavation, grading and trenching. These sources, if not controlled, can generate soil erosion and on- and off-site transport via storm run-off or mechanical equipment. Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other vehicle-related fluids on the Project site are also common sources of storm water pollution and soil contamination. Implementation of the proposed Project has the potential to produce typical pollutants such as nutrients, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials including wash water, paints, wood, paper, concrete, food containers, and sanitary wastes, fuel, and lubricants. Generally, standard safety precautions for handling and storing construction materials can adequately reduce the potential pollution of storm water by these materials. These types of standard procedures can be extended to non-hazardous storm water pollutants such as sawdust, concrete washout, and other wastes.

Grading activities would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Two general strategies are recommended to prevent soil materials from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed, and secondly, the Project site should be secured to control off-site transport of pollutants. In order to reduce the amount of on-site exposed soil, grading would be limited to the extent feasible, and any graded areas would be protected against erosion once they are brought to final grade. Furthermore, the proposed Project would be required to comply with the Construction General National Pollutant Discharge Elimination System (NPDES) Permit and the City of Gardena Municipal Code.

Construction-related erosion effects would be addressed through compliance with the NPDES program's Construction General Permit. Construction activity subject to this General Permit includes any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than 1.0 acre. The Project would disturb approximately four acres and therefore would be subject to the General Permit. To obtain coverage under the General Permit, dischargers are required to file with the State Water Resources Control Board (SWRCB) the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI) and other compliance-related documents. The General Permit requires development and implementation

of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

The Project would also be subject to Gardena Municipal Code Chapter 8.70, *Stormwater and Runoff Pollution Control*. Chapter 8.70 is intended to reduce the quality of pollutants being discharged to the waters of the United States through: the elimination of non-stormwater discharges to the municipal stormwater system; the elimination of discharge of pollutants into the municipal storm drain system; the reduction of pollutants in stormwater discharges to the maximum extent practicable; the protection and enhancement of the quality of the waters of the United States in a manner consistent with the provisions of the Clean Water Act. Section 8.70.110, *Pollutant Source Reduction*, states that no grading permit shall be issued to construction projects disturbing one or more acres of soil without obtaining a General Construction Activity Stormwater Permit (GCASP) from the SWRCB.

Compliance with the NPDES and Gardena Municipal Code requirements 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.

Long-Term Operations

The City of Gardena discharges pollutants from its municipal separate storm sewer (drain) systems (MS4s). Stormwater and non-stormwater are conveyed through the MS4 and discharged to Los Angeles Region surface water bodies. These discharges are regulated under countywide waste discharge requirements contained in Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 (NPDES Permit No. CAS004001, *Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges Within the Coastal Watersheds of Los Angeles County, Except Discharges Originating from the City of Long Beach MS4*.[10]

The MS4 Permit Order requires development and implementation of a Planning and Land Development Program for all "New Development" and "Redevelopment" projects subject to the Order. New development and redevelopment projects/activities subject to the Order include all development projects equal to 1.0 acre or greater of disturbed area. The Project involves approximately four acres of disturbed area and therefore would be subject to compliance with the Order. As stated, Gardena Municipal Code Chapter 8.70, *Stormwater and Runoff Pollution Control*, establishes the requirements to protect water quality. Section 8.70.110, *Pollutant Source Reduction*, requires new development and redevelopment projects subject to the MS4 permit, such as the proposed Project, to comply with post-construction runoff pollution reduction BMPs implemented through the Standard Urban Stormwater Mitigation Plan

[10] State Water Resources Control Board, Phase I MS4 Permits, Region 4, County of Los Angeles and the Incorporated Cities Therein except the City of Long Beach – Order No. R4-2012-0175 as amended by WQ Order 2015-0075, https://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_i_municipal.html, accessed October 20, 2021.

(SUSMP). The SUSMP requires low impact development (LID) BMPs; source control BMPs and structural and nonstructural BMPs for specific types of uses. LID controls effectively reduce the amount of impervious area of a completed project site and promote the use of infiltration and other controls that reduce runoff. Source control BMPs prevent runoff contact with pollutant materials that would otherwise be discharged to the MS4. Specific structural controls are also required to address pollutant discharges from certain uses including but not limited to housing developments, parking lots, and new streets. The SUSMP is required to be submitted to the City for review and approval and incorporated into the Project plans.

A LID Plan has been prepared for the proposed Project (refer to Appendix E). The objectives of the LID Plan are to: determine the peak storm water runoff discharge rate; conserve natural and landscaped areas; minimize storm water pollutants of concern; protect slopes and channels; provide storm drain stenciling and signage; property design trash storage areas; provide proof of ongoing BMP maintenance; and design standards for structural or treatment control BMPs.

Under existing conditions, runoff within the northern portion of the existing site drains through several existing concrete valley gutters that flow into grate inlets that routes stormwater through an underground storm drain system that ultimately outfalls into a public storm drain main within Van Ness Avenue. Runoff within the southern portion of the existing site sheet flows into existing public curb and gutter systems along Van Ness and Rosecrans Avenues, where it ultimately outfalls via pump into a public storm drain system.

Under proposed conditions, the Project would provide an underground stormwater treatment and detention system. Runoff within the northern portion of the site would sheet flow into two proposed catch basins, where the proposed underground stormwater system would carry the runoff into an underground stormwater treatment, detention system, and sump pump and ultimately outfall through a proposed parkway drain into the public curb and gutter along Van Ness Avenue. Runoff within the southern portion of the site would sheet flow into proposed concrete valley gutters, which would carry runoff into proposed catch basins, where the proposed underground stormwater system would carry the runoff into underground stormwater treatment system, detention system, and sump pump and ultimately outfall through a proposed parkway drain into the public curb and gutter along Van Ness Avenue.

Stormwater infiltration has been determined to be infeasible due to subsurface soils conditions. As demonstrated in the Geotechnical Evaluation, clayey soils are located within the Project site and the infiltration rate of these soils is below what is feasible for design. As part of the final design, any potential infiltration and harvest and use BMPs would be determined and utilized to the extent feasible. Alternative compliance BMPs have been identified for use within the Project site. Specifically, an underground proprietary biotreatment system would be used to treat runoff from the Project site. Additionally, non-structural and structural source control BMPs would be implemented, including but not limited to, common area landscape management, housekeeping of loading docks, common area catch basin inspection, use of efficient irrigation systems and landscape design, water conservation, smart controllers, and source control, and design and construct trash and waste storage areas to reduce pollution introduction.

Compliance with NPDES and Gardena Municipal Code requirements, which include implementation of LID BMPs, would ensure that Project operations would not violate any water quality standards or waste

discharge requirements or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The City of Gardena, including the Project site, receives water from Golden State Water Company (GSWC). The City is located within GSWC's Southwest Customer Service Area, which serves approximately 55,000 customers.[11] The Southwest System receives its water supplies from adjudicated groundwater supplies, leased or purchased groundwater supplies, purchased water from Central Basin Municipal Water District and West Basin Municipal Water District, and recycled water.[12] Groundwater supplies constitute a major component of GSWC Southwest's water supply portfolio. GSWC Southwest overlies both the Central Basin and the West Coast Basin. GSWC Southwest uses adjudicated groundwater supplies from both basins for use in its service area.

Groundwater is supplied to the Southwest System by thirteen GSWC-owned wells in the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (Central Basin) and the West Coast Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (West Coast Basin), with a combined capacity of 13,400 gallons per minute (gpm).[13] According to the GSWC Southwest Service Area 2020 Urban Water Management Plan (2020 UWMP), groundwater pumping for the Southwest System in 2020 totaled 7,172 acre-feet per year (AFY), with 3,010 AFY from the Central Basin and 4,162 AFY from the West Coast Basin. Both the Central and West Coast Basins are adjudicated and are therefore subject to a maximum allowed pumping allocation for groundwater extraction across the entire Basins; refer to Response 4.10(e) regarding groundwater management.

In 2020, the Southwest area had a daily water use of 84 gallons per capita per day (GPCD), which was below the 2020 water use target of 121 GPCD. As discussed in Response 4.10(e), the Project is not anticipated to generate significant population growth within the City. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees. Thus, the proposed Project would be within the population projections anticipated by the City and the 2020 UWMP. Further, the proposed Project's water demand is expected to remain largely unchanged from current conditions.

As stated, the Southwest area receives its water from imported water, groundwater, and recycled water. Thus, the Project would not rely entirely on groundwater supplies. According to the 2020 UWMP, GSWC maintains an allocation of 16,439 AFY from the Central Basin and 7,502 AFY from the West Basin. The

[11]Golden State Water Company, *Southwest Service Area*, https://www.gswater.com/southwest, accessed October 20, 2021.
[12] Tully & Young, *Southwest Service Area 2020 Urban Water Management Plan*, July, 15, 2021.
[13] Ibid.

adjudicated basins would continue to be subject to the maximum allowed pumping allocation for groundwater extraction. Continued diligence by the pumpers is expected to ensure the reliability of the Central and West Coast Basins groundwater supplies. Therefore, the Project would not substantially deplete groundwater supplies.

The Project site currently contains 4.4 percent (7,804 square feet) of pervious area and 95.6 percent (169,131 square feet) of impervious area. In the proposed condition, the Project site would contain 12.6 percent (22,328 square feet) of pervious area and 87.4 percent (154,607 square feet) of impervious area associated with increased landscaping within the site when compared to existing conditions. Although the Project would increase the pervious area, groundwater recharge through infiltration is limited as soil parameters for the Project site do not allow for significant infiltration. Infiltration potential would be determined during final design and implemented to the extent feasible. However, the Project site does not currently allow for infiltration and groundwater recharge; thus, the proposed Project would not interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1) Result in substantial erosion or siltation on- or off-site?

2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

3) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

4) Impede or redirect flood flows?

Less Than Significant Impact. Refer to Response 4.10(a) regarding potential impacts involving erosion and water quality.

The Project site's existing drainage pattern is generally split into two areas: the northern portion of the site (approximately 0.82 acres) and the southern portion of the site (approximately 3.24 acres). Under existing conditions, runoff within the northern portion of the existing site drains through several existing concrete valley gutters that flow into grate inlets that routes stormwater through an underground storm drain system that ultimately outfalls into a public storm drain main within Van Ness Avenue. Runoff within the southern portion of the existing site sheet flows into existing public curb and gutter systems along Van Ness and Rosecrans Avenues, where it ultimately outfalls via pump into a public storm drain system. Ultimately, runoff from the Project site drains via engineered stormwater infrastructure within Van Ness and Rosecrans Avenues into the Dominguez Channel, where runoff outfalls into the Los Angeles Harbor.

According to the Hydrology Memo, post-development drainage patterns would remain the same as existing drainage patterns. In the proposed condition, the drainage pattern would continue to be split into two areas: the northern portion of the site (approximately 1.24 acres) and the southern portion of the site (approximately 2.84 acres) for water quality treatment purposes. The percent of impervious cover would be decreased in the proposed condition; therefore, peak flows from the Project site would not increase when compared to existing conditions. Within each respective drainage area, Project runoff would be conveyed to a proposed stormwater treatment, detention system, and sump pump and ultimately outfall through a proposed parkway drain into the public curb and gutter along Van Ness Avenue. Thus, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding, create or contribute runoff that would exceed the capacity of the existing drainage system, or impede or redirect flood flows. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. According to the Federal Emergency Management Agency, Flood Insurance Rate Map, the Project site is located within an area of minimal flood hazard.[14] Tsunamis are sea waves that are generated in response to large-magnitude earthquakes, which can result in coastal flooding. Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The Project site is approximately 6.0 miles east of the Pacific Ocean and there are no large bodies of standing water near the Project site. As a result, tsunamis and seiches do not pose hazards due to the Project site's inland location and lack of nearby bodies of standing water. The Project site is not located within a flood hazard, tsunami or seiche zones potentially resulting in a release of pollutants due to Project Inundation; impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Refer to Responses 4.10(a) regarding water quality. As discussed above, groundwater is supplied to the Southwest System by thirteen GSWC-owned wells in the Central Basin and the West Coast Basin. GSWC monitors well capacity, status, and water quality. In 2014, the California Sustainable Groundwater Management Act (SGMA) was passed. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California.[15] According to

[14] Federal Emergency Management Agency, Flood Insurance Rate Map 06037C1790F, effective September 26, 2008, https://msc.fema.gov/portal/home, accessed October 20, 2021.
[15] California Department of Water Resources, *SGMA Groundwater Management*, https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management, accessed October 20, 2021.

the 2020 UWMP, GSWC has coordinated with nearby agencies in the development of the 2020 UWMP to ensure consistency with other related planning efforts, including GSAs, as required.

The Central Basin and West Coast Basin are adjudicated basins, which limits the amount of groundwater each party can extract annually from the adjudicated portions of the subbasins. According to the 2020 UWMP, the Central Basin adjudication limit (total of the allowed pumping allocations [APA] of each party) for groundwater extraction across the entire basin is 217,367 AFY; GSWC maintains an APA of 16,439 AFY. GSWC's APA is shared between all of their systems that extract groundwater from the Central Basin. Three agencies, Los Angeles County Department of Public Works (LACDPW), Water Replenishment District of Southern California (WRDSC), and CBMWD, work with the water producers to ensure that the APA is available to the pumpers in the Central Basin.

The West Coast Basin adjudication limit for groundwater extraction across the entire basin is 64,468 AFY; GSWC maintains legal rights to 7,502 AFY. GSWC reports monthly groundwater extractions (on a per-well basis) to the Central Basin Watermaster. Similar to the Central Basin, LACDPW, WRDSC, and CBMWD, work with the water producers to ensure that the APA is available to the pumpers in the West Coast Basin.

Groundwater pumping for the Southwest System in 2020 totaled 7,172 AFY, with 3,010 AFY from the Central Basin and 4,162 AFY from the West Coast Basin, which is less than the allocation of 16,439 AFY from the Central Basin and 7,502 AFY from the West Basin. As GSWC's groundwater rights are adjudicated, the Project would not conflict with or exceed groundwater supplies or management of the groundwater basins.

The Water Conservation Act of 2009 (SBX7-7) requires increased emphasis on water demand management and requires the State to achieve a 20 percent reduction in urban per capita water use by December 31, 2020; reporting began with the 2010 UWMP. Retail urban water suppliers are required to report their Baseline Daily Per Capita Water Use (Baseline GPCD), 2015 interim Urban Water Use Target, 2020 Urban Water Use Target, and Compliance Daily per Capita Water Use. The 2020 UWMP (Table 4-3) shows the compliance water use target for the GSWC Southwest System as 121 GPCD. The Southwest System's water usage in 2020 was 84 GPCD, well below the SBX7-7 established 2020 target of 121 GPCD (UWMP 2020). The actual 2020 GPCD is calculated as the gross water use divided by the population served. GSWC anticipates continuing to meet its 2020 target through current and future Demand Management Measures.

As discussed in Section 4.14, Population and Housing, the Project is not anticipated to generate significant population growth within the City. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees. Thus, the proposed Project would be within the population projections anticipated by the City and the 2020 UWMP. Further, the proposed Project's water demand is expected to remain largely unchanged from current conditions. The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

a) Physically divide an established community?

No Impact. The approximately 4.2-acre Project site is currently developed with 47,022 square feet of commercial uses and consists primarily of an existing U-Haul self-storage facility and surface parking; an unoccupied former restaurant building is located within the southern portion of the site adjacent to Rosecrans Avenue. The site is designated General Commercial and is zoned General Commercial (C-3) with a Mixed Use Overlay (MUO). North of the Project site is the United States Post Office. Areas to the north are zoned General Industrial Zone (M-2). East of the Project site is Rosecrans Place, a mixed-use development with live-work and residential uses. Areas to the east are zoned C-3 with MUO. Rosecrans Avenue is located immediately south of the Project site. South of Rosecrans Avenue are a mix of commercial uses. Areas to the south are zoned C-3 with MUO. Van Ness Avenue is located immediately west of the Project site. West of Van Ness Avenue is a mix of commercial uses. Areas to the west are zoned C-2 and P (Parking) with MUO and C-3.

The Project proposes to remove the existing on-site buildings and develop a new 177,573 gross square foot, five-story storage facility located within the northern portion of the site, as well as a separate 8,000 square foot single-story building for retail sales and office use within the southern portion of the site, adjacent to Rosecrans Avenue. The proposed storage facility would provide a total of 1,620 storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet distributed throughout the five levels and a covered truck shunting area on the ground floor. A total of 60 parking spaces would be distributed throughout the site, primarily adjacent to Van Ness Avenue, adjacent to the southern portion of the proposed storage facility, and east and west of the retail sales and office building. The proposed self-storage use would require a zone change from General Commercial (C-3) to Heavy Commercial (C-4) and would require the approval of a conditional use permit. The Project would not involve any roadways or significant infrastructure systems that would physically divide the site or separate the site from surrounding uses. Development of the site, as proposed, would be in accordance with other commercial uses that occur within the surrounding area. Thus, no impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated General Commercial with a Mixed Use Overlay (MUO). The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. The maximum permitted floor area ratio (FAR) is 0.5 in general and up to 2.75 for specific uses when allowed by the Zoning Code. The MUO land use designation 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 City of Gardena Zoning Map identifies the zoning for the Project site as General Commercial (C-3) with a Mixed Use Overlay (MUO). The Gardena Municipal Code, Chapter 18.32, *General Commercial Zone (C-3)*, states the C-3 zone is intended for general commercial uses and identifies the permitted uses and property development standards for properties within the C-3 zone. Gardena Municipal Code Chapter 18.19, *Mixed Use Overlay Zone (MUO)*, states the mixed use overlay zone is intended to allow greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings, in appropriate areas of the city.

The Project proposes to remove the existing on-site structures to develop a new storage facility, truck and trailer sharing, and retail sales office. Self-storage use is not permitted within the C-3 zone. The Project proposes a Zone Change to change the zoning designation for three parcels (approximately 4.2 acres) from C-3 (General Commercial) to C-4 (Heavy Commercial) with a MUO, consistent with the existing zoning of the surrounding area. The Project also proposes a Zone Text Amendment to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way. A self-storage facility within a C-4 zone is only permitted conditionally. The Project also proposes a Conditional Use Permit (CUP) to allow for the applied use and operation of a self-storage facility on the Project site.

Gardena Municipal Code Chapter 18.46, *Conditional Use Permits*, identifies uses subject to a CUP. A self-storage facility within the C-4 zone may be conditionally permitted provided it meets certain requirements including, but not limited to, minimum lot area, setbacks, as well as landscaping. Gardena Municipal Code Section 18.46.040, *Procedure*, establishes the procedures for obtaining CUPs. In considering a CUP, several factors are required to be considered by the City including the nature of the proposed use; compatibility of the proposed use with the surrounding area and land uses; distance between the proposed use and residential areas, schools, houses of worship, and parks; number of similar uses in the surrounding area and the distances between such uses and the proposed use; input of persons residing in the community regarding the proposed use and the community opposition; cumulative effect of the proposed use; and whether the proposed use would be detrimental the health, safety, peace, morals, comfort and general welfare of the community or to property or improvements in the neighborhood, as well as other factors deemed relevant. In granting a CUP, specific findings are required to be made including, but not limited to, that the use is necessary or desirable and is compatible with surrounding uses, is in harmony with the

General Plan, is not detrimental to the surrounding properties, existing uses or uses permitted in the zone; and the site is adequate to accommodate the development requirements.

Gardena Municipal Code Chapter 18.34, *Heavy Commercial Zone (C-4)*, establishes the uses permitted and development standards for the C-4 Zone, including lot area; lot dimensions; building heights and setbacks; and landscaping. Within the C-4 zone, a minimum lot area of 7,500 square feet, minimum lot width at the building line of 50 feet and a minimum lot depth of 150 feet are required. The Project site is approximately 4.2-acres and meets the minimum lot area, width, and depth requirements. The maximum building height allowed in the C-4 zone is 65 feet. The proposed self-storage facility would be 62.5 feet tall and five stories. The gross floor area of buildings or structures on lots that comprise a project site shall not exceed 0.50 FAR with the exception of a development where at least eighty percent of the development includes self-storage facilities, in which case the FAR shall not exceed 2.75; the proposed Project has a FAR of 1.01. A minimum ten-foot landscape perimeter shall be provided along all street frontages; the Project's proposed landscape buffer is 10 feet, with a total landscaped area of 23,396 square feet.

Gardena Municipal Code Chapter 18.42, *General Provisions*, establishes building setbacks for commercial and industrial development under Chapter 18.42.085. Where the Project site building fronts a street, a building setback of no less than 10 feet is required; the setback is also required to be landscaped and maintained as well. Where the Project site building sides upon a street, a side yard of no less than 10 feet is required; the side yard is required to be landscaped and maintained as well. Where the Project site building rears upon a street, a rear-building setback of no less than 10 feet is required; the rear-setback is also required to be landscaped and maintained as well. The Project proposes to provide a front, side, and rear yard setback of 10 feet for each, respectively.

Gardena Municipal Code Chapter 18.44, *Site Plan Review*, requires site plans be submitted for any development project requesting a GPA, ZC, Conditional Use Permit (CUP), variance, tract map, or other discretionary permit. As discussed in Section 2.0, the Project is requesting a ZC and CUP. In accordance with Gardena Municipal Code Section 18.44.030, *Factors for approval*, the Site Plan would only be approved (or conditionally approved) after finding that the proposed development, including the physical design of the development, is consistent with the intent and general purpose of the Gardena General Plan and provisions of the Gardena Municipal Code. The Project would be consistent with the City's development standards.

Following the City's approval of the requested CUP, ZC, and ZTA the Project would be consistent with the Gardena General Plan and Gardena Municipal Code. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The Surface Mining and Reclamation Act of 1975 (SMARA) requires classification of land into mineral resource zones (MRZs) according to the area's known or inferred mineral potential. According to the Gardena General Plan, the State Division of Mines and Geology has not designated any lands within the City as a State classified mineral resources deposit area. In addition, no areas within the City are designated for mineral resources extraction.

Mitigation Measures: No mitigation measures are required.

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4.13 Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

This section is based on the *U-Haul Redevelopment Project Noise Impact Study* (Noise Study), prepared by MD Acoustics, dated November 15, 2021 and included in its entirety as Appendix F, Noise Study. The Noise Study assumes that that construction of the residential development to the east of the Project site would be completed and the residential development would be occupied by the time construction begins on the proposed Project.

FUNDAMENTALS OF NOISE

Sound, Noise, Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic, or stationary noise, the medium of concern is air. Noise is defined as sound that is loud, unpleasant, unexpected, or unwanted.

Frequency and Hertz

A continuous sound is described by its frequency (pitch) and its amplitude (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

Sound Pressure Levels and Decibels

The amplitude of a sound determines it loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (µPa). One µPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or Lp) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels abbreviated dB.

Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this analysis, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 PM to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 is the sound level exceeded 10 percent of the sample time. Similarly, L50, L90 and L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (e.g., school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Traffic Noise Prediction

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2–3 axle) and heavy truck percentage (4 axle and greater), and sound propagation. The greater the volume of traffic, higher speeds, and truck percentages equate to a louder

volume in noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB.

Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity and turbulence can further impact have far sound can travel.

GROUND-BOURNE VIBRATION FUNDAMENTALS

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

- PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.
- RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude.
- VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible groundborne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage. 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.

There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

EXISTING NOISE ENVIRONMENT

Stationary Sources

Stationary noise sources within the Project site and vicinity are primarily those associated with surface parking and rooftop mechanical equipment (e.g., heating ventilation and air condition [HVAC] equipment). The noise associated with these sources and other nearby sources may represent a single-event noise occurrence or short-term noise.

Noise Measurements

Noise measurements are taken to determine the existing noise levels. A noise receiver or receptor is any location in the noise analysis in which noise might produce an impact. Noise monitoring locations were selected based on the distance from Rosecrans Avenue and Van Ness Avenue to the nearest sensitive on-site receptors. A twenty-four (24) hour noise measurement was conducted near the eastern property line

of the Project site. The measurements measured the 1-hour Leq, minimum sound level (Lmin), maximum sound level (Lmax) and other statistical data (e.g. L2, L8); refer to Table 4.13-1, *Long-Term Noise Measurement Data (dBA)*. As indicated in Table 4.13-1, ambient hourly noise levels range between 57.4 and 65.5 dBA Leq.

Table 4.13-1
Long-Term Noise Measurement Data (dBA)

Date	Time[1]	Leq	Lmax	Lmin	L(2)[2]	L(8)[2]	L(25)[2]	L(50)[2]
6/3/2021	5PM-6PM	58.0	75.4	50.2	61.5	60.0	59.6	57.5
	6PM-7PM	58.1	75.5	48.8	62.7	61.8	60.8	56.4
	7PM-8PM	57.4	76.1	47.4	66.1	59.9	58.6	55.7
	8PM-9PM	54.7	63.5	50.4	60.8	59.1	56.2	53.8
	9PM-10PM	54.0	70.1	47.5	56.3	56.1	55.6	54.0
	10PM-11PM	53.6	63.9	48.8	56.3	56.1	55.5	53.1
	11PM-12AM	53.2	63.6	48.4	56.1	55.8	55.4	52.4
6/4/2021	12AM-1AM	53.2	69.3	47.7	57.4	55.9	55.7	52.1
	1AM-2AM	52.4	64.6	46.8	55.5	55.1	55.0	51.0
	2AM-3AM	52.7	57.2	45.1	54.8	54.7	54.5	53.9
	3AM-4AM	50.3	61.4	44.4	54.7	54.5	54.5	48.1
	4AM-5AM	49.1	64.8	44.4	54.5	50.9	50.4	48.1
	5AM-6AM	51.3	77.6	45.7	56.3	53.3	52.3	50.3
	6AM-7AM	54.5	75.4	47.4	58.3	57.6	57.0	53.8
	7AM-8AM	57.9	71.9	48.6	61.7	60.6	59.8	57.7
	8AM-9AM	62.5	84.2	51.5	70.7	66.7	64.2	58.7
	9AM-10AM	65.5	85.5	51.0	73.8	73.6	71.0	61.0
	10AM-11AM	62.5	78.3	53.5	68.7	68.3	67.0	59.7
	11AM-12PM	59.5	81.7	53.6	63.9	63.0	60.8	58.5
	12PM-1PM	60.2	76.0	54.1	66.8	65.0	63.1	58.3
	1PM-2PM	61.9	82.7	52.4	69.4	68.4	65.8	58.4
	2PM-3PM	58.4	74.5	54.0	62.0	60.6	59.8	58.0
	3PM-4PM	58.8	76.9	53.6	64.0	61.6	60.2	57.9
	4PM-5PM	57.6	73.4	47.4	62.6	60.0	59.2	56.6
CNEL		61.5						

Notes:
1. Measurements taken between June 3, 2021 and June 4, 2021 over one-hour intervals.
2. The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90, and L99, etc.

Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. The sensitive receptor nearest to the Project site consists of residential uses to the east. As a conservative measure, the Noise Study assumes that construction of the residential development to the east of the Project site will be completed and occupied by the time construction begins on the proposed Project.

REGULATORY FRAMEWORK

City of Gardena General Plan

Applicable policies and standards governing environmental noise in the City are set forth in the General Plan Noise Element. Table N-1 of the Gardena Noise Element outlines the interior and exterior noise standards for community noise environments. According to Table N-1 commercial use noise limits are normally acceptable up to 70 dBA CNEL. In addition to the noise standards, the City has outlined goals, policies and implementation measures to reduce potential noise impacts.

The City of Gardena General Plan regulates construction noise. The impact of construction noise that occurs during the daytime is considered minimal for no more than two or three months of activity. However, late night and weekend disturbances caused by construction noise may create a significant impact when experienced at nearby residential locations.

City of Gardena Municipal Code

Gardena Municipal Code Section 8.36.040, *Exterior noise standards*, and 8.36.050, *Interior noise standards* state the exterior and interior noise standards for the City in terms of Leq(15) and Lmax. The allowable noise levels at land uses receiving noise are summarized in Table 4.13-2, *Allowable Exterior and Interior Noise Levels*. The Gardena Municipal Code states that if the ambient noise level exceeds the noise standard, then the ambient noise level shall become the noise standards. Gardena Municipal Code Section 8.36.070, *Prohibited acts*, prohibits the operation of a device that generates vibration which is above the perception threshold of an individual at or beyond the property line if the source is on private property.

Gardena Municipal Code Section 8.36.080, *Exemptions*, exempts noise associated with construction, repair, remodeling, grading or demolition of any real property from the City's noise limitations, provided these 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 Saturday; or any time on Sunday or a Federal holiday.

Table 4.13-2
Allowable Exterior and Interior Noise Levels

Type of Land Use	15-Minute Average Noise Level (Leq(15))		Maximum Noise Level (Lmax)	
	7 am – 10 pm	10 pm to 7 am	7 am – 10 pm	10 pm to 7 am
Exterior Noise Levels				
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 and manufacturing	70 dB(A)	70 dB(A)	90 dB(A)	90 dB(A)
Interior Noise Levels				
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, Municipal Code, Sections 8.36.040 and 8.36.050.				

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

CONSTRUCTION NOISE

The degree of construction noise may vary for different areas of the Project site and also vary depending on the construction activities. Noise levels associated with the construction would vary with the different phases of construction. Typical noise levels associated with construction equipment are shown in Table 4.13-3, *Typical Construction Noise Levels*.

Construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Such activities would require concrete saws, excavators, and dozers during demolition; graders, scrapers, and tractors during site preparation; graders, dozers, and tractors during 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 one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels would be loudest during site preparation phase.

Table 4.13-3
Typical Construction Noise Levels

Type	Noise Levels (dBA) at 50 Feet[1]
Earth Moving	
Compactors (Rollers)	73-76
Front Loaders	73-84
Backhoes	73-92
Tractors	75-95
Scrapers, Graders	78-92
Pavers	85-87
Trucks	81-94
Materials Handling	
Concrete Mixers	72-87
Concrete Pumps	81-83
Cranes (Movable)	72-86
Cranes (Derrick)	85-87
Stationary	
Pumps	68-71
Generators	71-83
Compressors	75-86
Impact Equipment	
Saws	71-82
Vibrators	68-82
Notes: 1. Referenced Noise Levels from the Environmental Protection Agency (EPA)	

Construction noise was projected from the center of the site to represent an average of equipment moving around the site. Table 4.13-4, *Average Construction Noise Level by Phase (dBA)*, provides the average construction noise levels at the nearest sensitive receptor, the adjacent residences to the east of the Project site.

Table 4.13-4
Average Construction Noise Level by Phase (dBA)

Activity	Leq at 160 Feet (East Residences)
Site Preparation	79
Demolition	77
Grading	77
Building Construction	77
Paving	78
Architectural Coating	67

A single bulldozer 25 feet from the eastern residential buildings (running adjacent to the property line) would have an Lmax level of 91 dBA. This maximum level would only occur during the short periods when

equipment is operating along the property line. Construction noise is considered a short-term impact and would be considered significant if construction activities occur outside the allowable times as described in the City's General Plan and Municipal Code. However, Project construction would occur during the permissible hours in accordance with the City's General Plan and Municipal Code. Thus, construction impacts would not be considered significant. With implementation of recommended conditions of approval, construction-related noise would be further reduced. Implementation of recommended conditions of approval include ensuring construction equipment is equipped with noise attenuating devices and would also require orientation of stationary construction equipment away from nearby sensitive receptors, among other requirements.

OPERATIONAL NOISE

Stationary Noise Sources

The Project proposes to remove the existing on-site buildings and develop a new 177,573 gross square foot, five-story storage facility located within the northern portion of the site, as well as a separate 8,000 square foot single-story building for retail sales and office use within the southern portion of the site, adjacent to Rosecrans Avenue. The proposed storage facility would provide a total of 1,620 storage units ranging in size from 5 feet by 5 feet to 10 feet by 20 feet distributed throughout the five levels and a covered truck shunting area on the ground floor. Noise typical of commercial uses include conversations, parking, and general maintenance activities. The proposed U-Haul use would operate between 7:00 AM and 7:00 PM Monday through Thursday and Saturday, 7:00 AM and 8:00 PM on Friday, and 9:00 AM and 5:00 PM on Sunday, and would be required to comply with the Gardena General Plan and Municipal Code noise standards. The area surrounding the Project site is developed and comprised primarily of industrial uses to the north, mixed-use and residential uses to the east, and commercial uses to the south and west. Rosecrans Avenue and Van Ness Avenue form the site's southern and western borders, respectively. Vehicle parking and rooftop mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) would be the primary stationary noise sources within the Project site.

The future worst-case noise level projections were modeled using referenced sound level data for the on-site stationary sources (parking spaces, driveways, and HVAC equipment). The model assumes a total of 60 parking spaces and 63 Trane air conditioning units (worst-case scenario). The Noise Analysis modeled parking with a reference noise level of 0.72 cars per hour coming and going from the parking spots (per the peak hour of the trip generation divided by the number of parking spots). The rooftop unit was modeled as a line source with a sound power level of 74 dBA. The model evaluates the noise attenuating effects of any existing or proposed property line walls. A total of four receptors were modeled using the SoundPLAN noise model to evaluate the proposed Project's operational impact; refer to Table 4.13-5, Worst-Case Predicted Operational Leq Noise Level.

Table 4.13-5
Worst-Case Predicted Operational Leq Noise Level

Receptor[1]	Floor	Existing Ambient Noise Level (dBA, Leq)[2]	Project Noise Level (dBA, Leq)[3]	Total Combined Noise Level (dBA, Leq)	Daytime (7AM -10 PM) Stationary Noise Limit (dBA, Leq)	Change in Noise Level as Result of Project
R1	1	57	43	57	65	0
R2	1		38	57	65	0
R3	1		45	57	60	0
	2		45	57	60	0
	3		44	57	60	0
R4	1		44	57	65	0

Notes:
1. Receptors R1, R2, and R4 represent commercial uses. Receptor R3 is a residential use.
2. Existing measured ambient condition.
3. Refer to Exhibit F in Appendix F for the location and operational noise level projections at each receptor.

Project only operational noise levels at the adjacent uses are anticipated to range between 38 dBA to 45 dBA Leq (depending on the location), which is below the City's 60 dBA mixed-use residential limit and 65 dBA commercial daytime noise limit.

As shown in Table 4.13-5, the Project plus ambient noise level projections are anticipated to be 57 dBA Leq at the receptors. Thus, the Project would not result in a perceptible increase in noise at the adjacent uses. As a conservative measure, the Noise Analysis has compared the worst-case operational daytime noise levels with the lowest measured ambient levels during operational hours. The total combined noise level is below the 60 dBA mixed-use residential daytime noise limit and the 65 dBA commercial daytime noise limit. Further, the interior noise level at the adjacent residential properties is projected to be 40 dBA, Leq during operational hours, which is below the 45 dBA daytime residential mixed-use limit. Therefore, the Project complies with all local noise regulations and impacts associated with Project stationary noise would be less than significant.

Off-Site Traffic Noise

The proposed Project would generate traffic volumes along Rosecrans Avenue and Van Ness Avenue. The Project would result in 120 net average daily trips (ADT). 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 3-dBA increase.

The potential off-site noise impacts caused by the increase in vehicular traffic as a result of the Project were calculated at a distance of 50 feet. The distance to the 55, 60, 65, and 70 dBA CNEL noise contours

are provided in Appendix F for reference. The noise levels and contours were calculated for 2022 without Project and 2022 with Project. The CNEL levels would increase less than 0.1 dBA on Rosecrans and Van Ness Avenues as a result of the Project. This increase would not be perceptible; thus, traffic noise impacts

Given that the Project would comply with all noise requirements, Project construction and operation would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the General Plan, Noise Ordinance, or applicable standards of other agencies and impacts would be less than significant.

COA N-1: Prior to approval of grading plans and/or issuance of demolition, 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.

Mitigation Measures: No mitigation measures are required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can produce vibration that may be felt by adjacent land uses. The Caltrans Transportation and Construction Induced Vibration Guidance Manual provides general thresholds and guidelines as to the vibration damage potential from vibration impacts. Table 4.13-6, *Guideline Vibration Damage Potential Threshold Criteria*, identifies the thresholds and Table 4.13-7, *Vibration Source Levels for Construction Equipment*, identifies the approximate vibration levels for particular construction activities at a distance of 25 feet.

Table 4.13-6
Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some older buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
Source: Caltrans, *Transportation and Construction Vibration Guidance Manual*, Table 19, September 2013.		
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.		

Table 4.13-7
Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 (upper range)	105
	0.170 (typical)	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 (in soil)	66
Slurry wall	0.017 (in rock)	75
Vibratory roller	0.21	94
Hoe ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006.		

The area surrounding the Project site is developed and comprised primarily of industrial uses to the north, mixed-use and residential uses to the east, and commercial uses to the south and west. Rosecrans Avenue and Van Ness Avenue form the site's southern and western borders, respectively. The nearest residential structures to the east are approximately 25 feet from construction activities. The construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle

velocity (PPV) at 25 feet which is below the 0.30 FTA threshold. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest residential structures. Potential vibration impacts would be less than significant, and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Hawthorne Municipal Airport is located approximately 0.5-mile west of the northwestern-most portion of the City of Gardena and approximately 1.5 miles from the Project site. The City of Hawthorne General Plan Noise Element provides noise contours (Figures 5A and 5B) for the City, which include the airport. The noise contours associated with the airport do not extend beyond the municipal boundaries of the City of Hawthorne. Thus, development of an expanded U-Haul facility within the City of Gardena would not be exposed to excessive noise associated with the Hawthorne Municipal Airport.

Mitigation Measures: No mitigation measures are required.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a) Induce substantial unplanned population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project would not induce substantial unplanned population growth directly through new homes or, indirectly through the extension of roads or other infrastructure or, increased commercial development. The Project site is currently developed and surrounded by existing development. The Project proposes to remove the existing U-Haul facility and unoccupied former restaurant and develop a new, modern U-Haul facility.

Employment-generating uses currently occur within the site and have been anticipated by the General Plan. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees during the sales office hours (between 7:00 AM and 7:00 PM Monday through Thursday and Saturday, 7:00 AM and 8:00 PM on Friday, and 9:00 AM and 5:00 PM Sunday). Thus, the Project would not induce substantial unplanned population growth to the area and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The approximately 4.2-acre Project site is currently developed with an existing U-Haul facility and an unoccupied former restaurant building. The site does not contain any housing. Thus, the proposed

Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Mitigation Measures: No mitigation measures are required.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			X	
2) Police protection?			X	
3) Schools?			X	
4) Parks?			X	
5) Other public facilities?			X	

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?

Less Than Significant Impact. The City contracts with the Los Angeles County Fire Department (LACFD) to provide fire protection and emergency medical services to the City. There are two fire stations located within the City: Fire Station 158 located at 1650 West 162nd Street and Fire Station 159 located at 2030 West 135th Street. The closest fire station to the Project site is Fire Station 159, located approximately 0.5 miles northeast of the site.

The Project site is currently developed with an existing U-Haul facility and an unoccupied former restaurant building. The Project proposes to remove the existing on-site buildings and develop a new, modern U-Haul facility with a 177,573 gross square foot, five-story self-storage building located within the northern portion of the site, as well as a separate 8,000 square foot single-story building for retail sales and office use within the southern portion of the site, adjacent to Rosecrans Avenue. The Project site would be accessible from two existing driveways and one proposed driveway on Van Ness Avenue

and from an existing driveway on West Rosecrans Avenue, at the southeast corner of the Project site. All driveways would allow emergency vehicle access.

The proposed Project would not result in the construction of new or physically altered fire facilities. Service to the Project site by LACFD occurs under existing conditions. The continuation of commercial uses within the Project site would not incrementally increase the demand for fire protection or emergency medical services to the site. As discussed in Response 4.14(a), employment-generating uses currently occur within the site and have been anticipated by the General Plan. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not significantly impact fire protection services resulting in the need for new or physically altered facilities.

As part of the development review process, the LACFD Fire Prevention Division would review the proposed Project site plan and determine if access and water system requirements, which would enhance the proposed development's fire protection, are adequate. Further, the Project would be required to comply with standard LACFD conditions of approval. Specifically, LACFD review addresses fire and life safety requirements for project construction at the fire plan check stage. This includes plan review of the design details of the architectural, structural, mechanical, plumbing, and electrical systems. The Project would be required to comply with applicable City, County, and State code and ordinance requirements for fire protection. The City of Gardena Municipal Code Chapter 8.08, *Fire Code*, adopts the Los Angeles County Fire Code by reference. Implementation of all Fire Code requirements would further reduce potential impacts concerning fire protection services. The Project would not require the need for new or physically altered fire station facilities in order to maintain acceptable service ratios, response times or other performance objectives and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

2) Police protection?

Less Than Significant Impact. The City of Gardena Police Department provides police protection services to the City, including the Project site. The Gardena Police Department is located at 1718 West 162nd Street, approximately 1.5 miles southeast of the Project site.

The proposed Project would not result in the construction of new or physically altered police facilities. The Project proposes to remove the existing on-site buildings and develop a new self-storage facility and separate retail sales office providing U-Haul truck and trailer sharing and retail sales. Service to the Project site by Gardena Police Department occurs under existing conditions. The continuation of commercial uses to the Project site would not incrementally increase the demand for police protection services to the site. As discussed in Response 4.14(a), employment-generating uses currently occur within the site and have been anticipated by the General Plan. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not significantly impact police protection services resulting in the need for new or physically altered facilities.

As part of the development review process, Gardena Police Department would review the Project site plan and determine if security measures are adequate. The Applicant would be required to comply with

any specific conditions related to safety and security specified by the Gardena Police Department as a condition of approval. As discussed in Response 4.1(d), the Project would be required to submit a complete security and lighting plan in accordance with Gardena Municipal Code Section 18.42.150, *Security and Lighting Plan*. The purpose of the security and lighting plan is to ensure that safety and security issues are addressed in the design of developments. The Project would not require the need for new or physically altered police facilities in order to maintain acceptable service ratios, response times or other performance objectives and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

3) Schools?

Less Than Significant Impact. The City is located within the Los Angeles Unified School District – Local South District (LAUSD) boundaries. The Project does not propose the development of residential uses; therefore, the Project would not directly result in new students to the LAUSD. As discussed in Response 4.14(a), employment-generating uses currently occur within the site and have been anticipated by the General Plan. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not result in an increase in potential new students to the LAUSD. The Project would not require the need for new or physically altered school facilities and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. The proposed Project is not anticipated to generate new residents to the City resulting in increased use of park facilities. As discussed in Response 4.14(a), employment-generating uses currently occur within the site and have been anticipated by the General Plan. The Project proposes to remove the existing on-site buildings and develop a new self-storage facility and separate retail sales office providing U-Haul truck and trailer sharing and retail sales. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not induce population growth within the City that would potentially result in a significant increase in the use of existing parks within the area. The proposed Project would not involve the construction of new park facilities nor would it result in the need for new or physically altered park facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities.

Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact. Los Angeles County provides library, cultural resource centers and bookmobile services to over 3.4 million residents living in unincorporated areas and to residents in 49 of the 88 incorporated cities of Los Angeles County, including the City of Gardena.

As discussed in Response 4.14(a), employment-generating uses currently occur within the site and have been anticipated by the General Plan. The Project proposes to remove the existing on-site buildings and

develop a new self-storage facility and separate retail sales office providing U-Haul truck and trailer sharing and retail sales. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not significantly impact public services resulting in the need for new or physically altered facilities. The proposed Project would not result in the need for new or physically altered public facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities.

Mitigation Measures: No mitigation measures are required.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. Refer to Response to 4.15(a)(4).

Mitigation Measures: Less Than Significant Impact.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. Refer to Response to 4.15(a)(4). The Project proposes to remove the existing on-site buildings and develop a new self-storage facility and separate retail sales office providing U-Haul truck and trailer sharing and retail sales. The development of recreational facilities is not proposed as part of the Project. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d. Result in inadequate emergency access?			X	

This section is based on the *Gardena U-Haul Zone Change, Conditional Use Permit, and Site Plan Review Project Transportation Memorandum* (Transportation Memorandum), prepared by Kittelson & Associates, dated October 7, 2021 and included in its entirety as Appendix G, Transportation Memorandum.

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact.

Transit Facilities

The Project site and surrounding area is served by GTrans, Torrance Transit, and LA Metro.

GTrans provides public transportation services in the South Bay, including the cities of Gardena, Hawthorne, Compton, Carson, Harbor City, Lawndale and Los Angeles. Within the Project vicinity, GTrans Line 4 operates along Van Ness Avenue, running from east Lawndale to the Harbor Gateway Transit Center. The closest stop to the Project site is located on west side of Van Ness Avenue just north of Rosecrans Avenue, less than 50 feet from the Project site. Line 4 typically operates on weekdays from approximately 5:45 AM to 7:00 PM with 40- to 60-minute headways (the time between bus arrivals).[16]

[16] GTrans, Route 4, http://ridegtrans.com/wp-content/uploads/2016/05/Line-4.pdf, accessed October 14, 2021.

Torrance Transit provides public transportation services in the City of Torrance and South Bay region, providing connections to Redondo Beach, Carson, Gardena, Hawthorne, Inglewood, El Segundo, Lawndale, Lomita, Compton, Wilmington, Harbor City and the City of Los Angeles. Within the Project area, Torrance Transit Line 5 operates along Van Ness Avenue from south Torrance to Inglewood. The closest stop to the Project site is located on the west side of Van Ness Avenue just north of Rosecrans Avenue, less than 50 feet from the Project site. Line 5 typically operates on weekdays from approximately 5:30 AM to 11 PM with 50- to 60-minute headways. On weekends, Line 5 operates from approximately 5:45 AM to 10 PM with 45- to 60-minute headways.[17]

LA Metro Route 125 operates between the Cities of Norwalk and El Segundo, traveling through the City of Gardena along Rosecrans Avenue, to the south of the Project site. Typically, Route 125 operates on weekdays from approximately 4:30 AM to 10:00 PM, with 15- to 25-minute headways; on Saturdays from approximately 5:00 AM to 9:15 PM and on Sundays and Holidays from approximately 6:00 AM to 8:45 PM with approximately 30-minute headways.

The Project would continue to be served by the existing transit system. As discussed in Response 4.14(a), the proposed Project is not anticipated to generate new residents. Employment-generating uses currently occur within the site. There are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees during the sales office hours (between 7:00 AM and 7:00 PM Monday through Thursday and Saturday, 7:00 AM and 8:00 PM on Friday, and 9:00 AM and 5:00 PM Sunday). Therefore, the Project would not conflict with a program plan, ordinance, or policy addressing transit and impacts would be less than significant.

Roadway Facilities

Van Ness Avenue and Rosecrans Avenue provide access to the Project site. According to the Gardena General Plan, Rosecrans Avenue is an arterial and Van Ness Avenue is a major collector roadway. An arterial roadway connects traffic from smaller roadways to freeway interchanges and reginal roadway corridors. They serve as the principal urban thoroughfares, provide a linkage between activity centers in the City to adjacent communities and other parts of the region, and provide intra-city mobility. A major collector roadway serves as an intermediate route to carry traffic between collector roadways and arterial roadways. The Project does not propose any changes to Rosecrans Avenue or Van Ness Avenue. Rosecrans Avenue provides three lanes of travel in each direction with a center landscaped median and dedicated turn lanes. Van Ness Avenue provides two lanes of travel in each direction with dedicated turn lanes.

The Project does not propose any modifications to Van Ness Avenue or Rosecrans Avenue. The Project would involve removal of two existing driveways along Rosecrans Avenue and construction of one driveway along Van Ness Avenue at the northwest portion of the Project site. Two of the driveways would

[17] Torrance Transit, Schedule Book, https://transit.torranceca.gov/Home/ShowDocument?id=66383, accessed October 14, 2021.

continue to function as right-in-right-out driveways. The driveway on Rosecrans Avenue would serve right-in-right-out access due to the raised median, and the southernmost driveway on Van Ness Avenue would continue to function as right-in-right-out due to the yellow centerline and the presence of the southbound left-turn lane for the Van Ness Avenue/Rosecrans Avenue intersection.

Bicycle Facilities

The City adopted the South Bay Bicycle Master Plan (Bicycle Master Plan), which is a multi-jurisdictional bicycle master plan intended to guide the development and maintenance of a comprehensive bicycle network and set of programs throughout the cities in the South Bay, including Gardena. The Bicycle Master Plan (Figure 4-3) identifies existing and proposed bicycle facilities within Gardena. According to the Bicycle Master Plan, a Class III Bicycle Lane exists along Van Ness Avenue, adjacent to the Project site. A Class III Bike Lane provides for shared-use with motor vehicles. The Project does not propose any modifications to Van Ness Avenue. The Project would involve removal of two existing driveways along Rosecrans Avenue and construction of one driveway along Van Ness Avenue at the northwest portion of the Project site. Two of the driveways would continue to function as right-in-right-out driveways. These improvements would not interfere or conflict with the existing Class III Bike Lane along the Project frontage. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated. The Project would not conflict with a program plan, ordinance, or policy addressing bicycle facilities and impacts would be less than significant.

Pedestrian Facilities

A sidewalk is currently provided along Van Ness Avenue and Rosecrans Avenue, adjacent to the Project site. As discussed above, the Project would involve removal of two existing driveways along Rosecrans Avenue and construction of one driveway along Van Ness Avenue at the northwest portion of the Project site. As part of the proposed driveway removal, the Project would reconstruct the curb/gutter and sidewalk along Rosecrans Avenue. The Project would also provide parkway landscaping and trees along the Project frontage. The Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The City's *SB 743 Implementation Transportation Analysis Updates* (Transportation Analysis Guidelines), includes criteria for individual project screening, which can be used to screen projects that are expected to generate low vehicles miles traveled (VMT) out of a detailed VMT analysis. The City's three VMT screening criteria and determinations include:

- Project Type Screening: Projects that generate fewer than 110 daily trips, local-serving retail projects less than 50,000 square feet, and affordable housing projects may be screened from conducting a VMT analysis. As shown in Table 1 of the Local Transportation Assessment, the Project is expected to generate 120 net new daily trips. Since the Project would generate

approximately 120 daily trips and is not an affordable housing project, neither of these conditions would apply to this Project. However, the local-serving retail screening criterion does apply to the retail component of the Project since it is less than 50,000 square feet. Therefore, the Project's retail component can be screened out of requiring a detailed VMT analysis under the project type screening criteria.

- Transit Proximity Screening: Projects located within a High-Quality Transit Area (HQTA) would be screened from a detailed VMT analysis if the project does not have certain characteristics. According to Figure 3 in the City's Transportation Analysis Guidelines, the Project site is located within a frequent transit area. In addition, the Project would meet the other criteria necessary to screen out due to transit proximity. Therefore, the entirety of the proposed Project can be screened out of requiring a detailed VMT analysis under the transit proximity screening criteria.

- Low VMT Area Screening: Projects that are assessed using home-based VMT per resident (such as residential projects) or homebased work VMT per employee (such as offices) in a low-VMT generating area may be screened from a VMT analysis. According to Figure 2 in the City's Transportation Analysis Guidelines, the proposed Project is not located in an area that generates low VMT per employee. As such, this screening criteria would not apply to this Project.

To be screened out of a detailed VMT analysis, a project or project component would need to satisfy at least one of the VMT screening criteria. The Project's retail component meets the requirements for project type screening; in addition, the overall Project meets the requirements for transit proximity screening, meaning that the entirety of the Project is screened out of a detailed VMT analysis. Therefore, the Project would result in a less-than-significant VMT impact. Thus, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

Mitigation Measures: No mitigation measures are required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project proposes to remove an existing U-Haul facility and unoccupied restaurant building and construct a new, modern U-Haul facility. Thus, the Project would not introduce an incompatible use to the site. Further, the Project would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature. The Project would involve removal of two existing driveways along Rosecrans Avenue and construction of one driveway along Van Ness Avenue at the northwest portion of the Project site. Two of the driveways would continue to function as right-in-right-out driveways. Prior to development, proposed improvements would be reviewed and approved by the City of Gardena to ensure that the Project conforms with applicable requirements and standards set forth in the Gardena Municipal Code, including providing site distance and safety standards. Thus, no impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

d) Result in inadequate emergency access?

Less Than Significant Impact. Van Ness Avenue and Rosecrans Avenue provide direct access to the Project site and would serve as a primary evacuation and emergency access route within the area. The construction and operation of the proposed Project would not place any permanent physical barriers on Van Ness Avenue or Rosecrans Avenue. There is the potential that one or more traffic lanes located immediately adjacent to the Project site may be temporarily closed or controlled by construction personnel during construction activities. Any temporary closure would be required to receive permission from the traffic authority in accordance with Gardena Municipal Code Section 13.56.430, *Road Closure or Interference with Highway Use*. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained along Van Ness Avenue and Rosecrans Avenue at all times. Additionally, all construction staging would occur within the boundaries of the Project site and would not interfere with circulation along Van Ness Avenue, Rosecrans Avenue, or any other nearby roadways.

The Project does not propose any modifications to Van Ness or Rosecrans Avenues. The Project would involve construction of an additional 30-foot-wide driveway within the northern portion of the site, south of the parking spaces used by the post office. The Project proposes to remove two of the driveways on Rosecrans Avenue and to reconstruct the curb/gutter and sidewalk; the existing driveway at the southeast corner of the Project site would be maintained. Prior to the issuance of a building permit, the applicant is required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes. The Los Angeles County Fire Department (LACFD) has reviewed the Project for access requirements, minimum roadway widths, fire apparatus access roads, fire lanes, signage, access devices and gates, access walkways, among other requirements to ensure adequate emergency access would be provided to and within the Project site. The Project would be required to comply with all applicable Building and Fire Code requirements and would submit construction plans to the Fire Department's Engineering Building Plan Check Unit for review and approval prior to issuance of any building permit. Approval by the Fire Department would ensure that Project construction and operation would not result in inadequate emergency access. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporated. As part of the Cultural Resources Assessment, a search of the Sacred Lands File (SLF) was requested from the Native American Heritage Commission (NAHC). The NAHC responded indicating the search was negative for any previously known tribal cultural resources or sacred lands within the Project area or immediate vicinity. As discussed in Section 4.5, Cultural Resources, the Cultural Resources Assessment determined the Project site has moderate sensitivity for prehistoric cultural resources and low to moderate sensitivity for buried historic-aged cultural resources such as foundations and trash deposits.

Assembly Bill (AB) 52 requires that lead agencies evaluate a project's potential impact on "tribal cultural resources", which include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource." AB 52 applies whenever a lead agency adopts an environmental impact report, mitigated negative declaration, or negative declaration.

AB 52 also establishes a formal consultation process for California tribes regarding tribal cultural resources. Under AB 52 the lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project". Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

In compliance with AB 52, the City provided formal notification to those California Native American Tribal representatives requesting notification in accordance with AB 52; refer to Appendix C, Tribal Consultation Communications. The Gabrieleno Band of Mission Indians – Kizh Nation and Gabrieleno-Tongva Tribe requested formal consultation with the City. In response to the request for consultation, the City engaged with both tribes, which included telephone and email correspondence.

Although no Native American tribal cultural resources are known to occur within the Project site, based on the Gabrieleno Band of Mission Indians – Kizh Nation's cultural affiliation with the area and the findings of the Cultural Resources Assessment, the parties agreed to impose mitigation measures to mitigate potential impacts to previously unidentified Native American tribal cultural resources.

Mitigation measures would require the retention of a qualified Native American Monitor who would be present during all construction related ground disturbances. In the event tribal cultural resources are unearthed, they would be evaluated by the Native American Monitor and if determined to be Native American in origin, appropriate treatment and curation of the resources would occur. Additionally, in coordination with Mitigation Measure CUL-3 (refer to Section 4.5, Cultural Resources), mitigation would address the potential discovery of human remains, providing for coordination with the Tribe and Qualified Archaeologist. With implementation of Mitigation Measures TCR-1, TCR-2, and TCR-3, the proposed Project would not cause a substantial adverse change in the significant of a tribal cultural resource and impacts would be reduced to a less than significant level.

Mitigation Measures:

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The Project Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground- disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Project Applicant/City of Gardena upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.

Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-2: Refer also to Mitigation Measure CUL-3 (Section 4.5, Cultural Resources)

Unanticipated Discovery of Human Remains and Associated Funerary Objects. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitor determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

TCR-3: Procedures for Burials and Funerary Remains. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe will

make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed.

In the event preservation in place is not possible despite good faith efforts by the Project Applicant/developer and/or landowner, before ground-disturbing activities may resume on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

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4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

This section is based in part on the *Sewer Capacity Study for Proposed Redevelopment of the Existing U-Haul Site* (Sewer Study) prepared by West Yost, dated December 17, 2021, and included in its entirety as Appendix H, Sewer Study.

a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

WATER

The Project site is currently served by the Golden State Water Company (GSWC). The Project proposes to remove the existing U-Haul facility and unoccupied restaurant and develop a new, modern U-Haul facility with self-storage, truck and trailer sharing, and retail sales. The Project proposes to connect to the existing water lines within and adjacent to the Project site; new water lines would be constructed on-site for fire water. Employment-generating uses currently occur within the site and due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not require the relocation or construction of new or expanded GSWC water facilities. The Project site is currently receiving water and existing infrastructure and supplies are available to serve the proposed redevelopment of the site. The potential environmental effects associated with construction and operation of the Project, including the proposed fire water infrastructure are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory requirements and implementation of mitigation measures. Thus, the proposed Project would not require or result in relocation or construction of water facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Response 4.19(b) regarding water supply.

WASTEWATER AND WASTEWATER TREATMENT

The City of Gardena, along with the Los Angeles County Sanitation Districts (LACSD's), provide wastewater services to the Project site. The City of Gardena owns and operates local wastewater transmission lines. Wastewater is conveyed to LACSD's Joint Water Pollution Control Plant located in the City of Carson. As previously stated, the Project proposes to remove existing buildings and develop the site with a new self-storage facility, truck and trailer sharing, and retail sales. Employment-generating uses currently occur within the site and have been anticipated by the General Plan. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not require the relocation or construction of new or expanded wastewater facilities. The Project would connect to the existing sewer line within Van Ness Avenue. Existing wastewater lines located within Van Ness Avenue would remain unchanged and continue to serve the Project site. Thus, the proposed Project would not require or result in relocation or construction of wastewater facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Response 4.19(c) below, regarding wastewater treatment.

STORMWATER DRAINAGE

Under proposed conditions, the Project would provide an underground stormwater treatment and detention system. Runoff within the northern portion of the site would sheet flow into two proposed catch basins, where the proposed underground stormwater system would carry the runoff into an underground stormwater treatment and detention system and ultimately outfall to a tie-in with an existing stormwater stub. Runoff within the southern portion of the site would sheet flow into proposed concrete valley gutters, which would carry runoff into proposed catch basins, where the proposed underground stormwater system would carry the runoff into underground stormwater treatment and

detention system and ultimately outfall in the existing public curb and gutter along Rosecrans Avenue via sump pump. No off-site drainage improvements are proposed. The potential environmental effects associated with construction and operation of the Project, including the proposed storm drain improvements to serve the development are analyzed within this Initial Study and impacts have been determined to be less than significant with compliance with regulatory requirements and implementation of mitigation measures. Thus, the proposed Project would not require or result in relocation or construction of stormwater drainage facilities, the construction or relocation of which could cause significant environmental effects.

Refer to Section 4.10 regarding drainage patterns and the Project's proposed hydrology and drainage.

ELECTRICITY, NATURAL GAS, AND TELECOMMUNICATIONS

The Project site receives electrical power from Southern California Edison (SCE) and natural gas service from Southern California Gas (SoCalGas). Telecommunication services are provided by a variety of companies and are typically selected by the individual customer. Transmission lines/infrastructure for these services are provided within the Project area and currently serve on-site uses.

The Project's anticipated electricity demand would be approximately 826 MWh per year. The Project's anticipated natural gas demand would be approximately 7,336 therms per year; refer to Section 4.6 regarding an analysis of the Project's energy use. The Project would connect to existing electrical, natural gas, and telecommunications infrastructure, and no off-site improvements are proposed. The potential environmental effects associated with the Project's energy demand are analyzed within this Initial Study and impacts have been determined to be less than significant. The proposed Project would not require or result in relocation or construction of electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Mitigation Measures: No mitigation measures are required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. GSWC supplies water to the Project site. In order to determine GSWC's full buildout demands, GWSC coordinates with the cities within its service area on the respective cities' general planning, which takes into consideration future growth of undeveloped areas. According to GSWC's 2020 UWMP Tables 5-2 and 5-3 indicate water supplies would meet the service area's water demands for normal, single-dry, and multiple dry-year conditions through 2045.

The Project proposes to remove an existing U-Haul facility and unoccupied restaurant and develop a new, modern U-Haul facility. Although the Project would require a Zone Change from C-3 to C-4 and a CUP to allow for the self-storage component, the proposed development would primarily be an expansion of uses that occur within the site. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not require a significant increase in water demand. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees during the sales office hours. Further, the introduction of self-storage to the site would not involve a significant

increase in water demand. Further, IRWD's GSWC's 2020 UWMP indicates adequate water supplies would be available to serve future water demands during normal, dry and multiple years, which includes water demand associated with the existing site. Thus, impacts to water supplies would be less than significant.

Mitigation Measures: Less Than Significant Impact.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact.

WASTEWATER GENERATION

The Project proposes to connect to existing sewer lines within the Project site, which would connect to an existing 24-inch reinforced clay pipe (RCP) sewer main adjacent to the Project site. One manhole (referred to herein as Manhole #1) was monitored at the southern end of the property near the intersection of Rosecrans and Van Ness Avenues, downstream of the point where proposed Project site flows would be contributed.

The existing sewer maximum flows were determined via monitoring of Manhole #1 from November 1 to November 9, 2021. Over the duration of monitoring, flow rate, velocity, and water level measurements were taken every 15 minutes; the tabular and graphical results from the manhole monitoring are provided in Attachment A of the Sewer Study included in Appendix H. Based on the monitoring data collected by US3, existing maximum flow for Manhole #1 was measured at 0.557 million gallons per day (mgd). The maximum water level was measured at 11.2 inches.

The Sewer System Management Plan for LACSD indicates that the County does not consider possible improvements to sewers until peak dry weather flow depth exceeds 70 percent of the pipe diameter, which is a depth-to-diameter (d/D) ratio of 0.7 as a basis for assessing the need for system improvements. Because of the infrequency of significant wet weather events in Los Angeles County and the resultant difficulty in obtaining wet weather data, these standards use a dry weather peak d/D threshold of 0.7 as a basis for assessing the need for system improvements. The existing flow in this pipe has a d/D ratio of 0.47, which falls well below the d/D standard of 0.7.

The Project proposes to remove the existing U-Haul facility and unoccupied restaurant and develop the site with a new, modern U-Haul facility with self-storage, truck and trailer sharing, and retail sales. Sewer flows that would be generated by the proposed Project were estimated using the Los Angeles County Sanitation District (LACSD) "Loadings for Each Class of Land Use" table. The analysis was performed by assigning the flow factors for Office and Warehousing land uses to the associated building square footage to determine the future maximum flow and depth-to-diameter ratio for the proposed development.

This analysis conservatively assumes that there is currently no flow being generated on the Project site. The proposed Project would contribute 0.010 mgd for a combined flow (existing plus Project) of 0.566 mgd and a water level of 11.31 inches. The results indicate that the additional flow from the proposed Project would have a minimal impact on flows in the existing 24-inch RCP sewer main adjacent to the proposed development, such that the d/D ratio of 0.47 remains nearly unchanged with the addition of

those flows. Accordingly, the existing sewer would have capacity to accommodate the proposed Project. Thus, the future flow rates produced by the proposed Project would not significantly impact or exceed the capacity of the existing sewer infrastructure. Impacts would be less than significant.

WASTEWATER TREATMENT

The wastewater generated by the proposed Project would be treated at LACSD's Joint Water Pollution Control Plant located in the City of Carson. The Plant has a capacity of 400 mgd and treats approximately 260 mgd of wastewater.18 The Project would have a maximum wastewater flow of approximately 6,040 gpd requiring treatment at the Joint Water Pollution Control Plant.

The design capacities of LACSD's facilities are based on the regional growth forecast adopted by SCAG. Expansion of LACSD's facilities must be sized and their service phased in a manner that is consistent with the SCAG regional growth forecast. Because SCAG growth projections are based in part on growth identified in local General Plans, growth associated with development of the Project site based on its General Plan land use designation has been anticipated by the growth forecasts. The Project proposes to remove an existing U-Haul facility and unoccupied restaurant and develop a new, modern U-Haul facility. Although the Project would require a Zone Change from C-3 to C-4 and a CUP to allow for the self-storage component, the proposed development would primarily be an expansion of uses that occur within the site. Currently, there are eight to nine part-time employees for the retail store and eight corporate employees. Due to the nature of the proposed use (self-storage facility, truck and trailer sharing, and retail sales) significant new employment opportunities would not be generated and would not result in a significant increase in wastewater requiring treatment. At completion, the facility would be staffed with between ten and 15 employees, both full-time and part time, and eight corporate employees during the sales office hours. Further, LACSD has the authority to charge a fee for the privilege of connecting to the LACSD's Sewage System for increasing the strength or quantity of wastewater discharged from connected facilities. The fee payment would be required before a permit to connect to the sewer is issued. Thus, adequate wastewater treatment would be available to serve the proposed Project and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Waste Resources of Gardena (WRG) is the authorized waste hauler for the City, providing construction debris and other building materials removal, as well as commercial, industrial,

[18] Los Angeles County Sanitation Districts, *Facilities, Joint Water Pollution Control Plant*, https://www.app.lacsd.org/facilities/?tab=0&number=11, accessed October 14, 2021.

and residential refuse collection. Waste from Gardena is disposed of at a number of solid waste facilities, with the majority of waste disposed at the Chiquita Canyon Sanitary Landfill.

The Project proposes to remove an existing U-Haul facility and unoccupied restaurant and develop a new, modern U-Haul facility with a self-storage facility, truck and trailer sharing, and retail sales. State law requires a 65 percent diversion rate for construction and demolition projects. Gardena Municipal Code Chapter 8.20, *Solid Waste and Recyclable Collection and Disposal*, addresses solid waste disposal, including requirements for construction and demolition projects. In accordance with Gardena Municipal Code Section 8.20.060, *Solid waste disposal and diversion*, each construction and demolition project for which a building and/or demolition permit is applied for and approved must achieve the waste diversion performance standard or show a good faith effort to achieve that standard. Compliance with the Gardena Municipal Code would achieve compliance with State law.

Project implementation would increase solid waste disposal demands over existing conditions. Solid waste within the City is primarily disposed of at the Chiquita Canyon Sanitary Landfill located at located at 29201 Henry Mayo Drive, Castaic. In 2019, approximately 72 percent of solid waste from Gardena was disposed of at the Chiquita Canyon Sanitary Landfill; the El Sobrante Landfill and the Sunshine Canyon City/County Landfill received approximately 8.5 and 5.1 percent of solid waste from Gardena, respectively.[19] Chiquita Canyon Sanitary Landfill has a maximum permitted throughput of 12,000 tons per day. The facility's maximum capacity is 110,366,000 cubic yards and has a remaining capacity of 60,408,000 cubic yards.[20] It is anticipated that Chiquita Canyon Sanitary Landfill would continue to receive a majority of the solid waste from the City. Solid waste generated from the Project could be accommodated at the Chiquita Canyon Sanitary Landfill or a combination of the disposal facilities currently receive solid waste for disposal from the City.

The City has a per capita disposal rate target of 8.0 pounds per person per day. Since 2012, the City has met this target through its diversion programs with the exception of 2019, in which the disposal rate was 8.7 pounds per person per day.[21] The most recent disposal rate (2020) was 7.6 pounds per person per day. The City would continue to implement its diversion programs and require compliance with all federal, State and local statutes and regulations for solid waste, including those identified under the most current CalGreen standards and in compliance with AB 939 and SB 1383. Thus, the proposed Project would result in less than significant impacts concerning solid waste.

Mitigation Measures: No mitigation measures are required.

[19] CalRecycle, Jurisdiction Disposal and Alternative Daily Cover (ADC) Tons by Facility, https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility, accessed October 14, 2021.
[20] CalRecycle, SWIS Facility/Site Activity Details, Chiquita Canyon Sanitary Landfill (19-AA-0052), https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3574?siteID=1037, accessed October 14, 2021.
[21] CalRecycle, Jurisdiction Review Reports, https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports, accessed October 14, 2021.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the Cal Fire Hazard Severity Zone Map, the City of Gardena, including the Project site, is not located within a State Responsibility Area (SRA).[22] Further, the Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA).[23] The Project would be required to comply with all City and LACFD requirements for fire prevention and safety measures, including site access.

[22] Cal Fire, Fire Hazard Severity Zone Maps, *Fire Hazard Severity Zones in SRA*, https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/, accessed October 14, 2021.
[23] Cal Fire, Fire Hazard Severity Zone Maps, *Very High Fire Hazard Severity Zones in LRA*, https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/, accessed October 14, 2021.

The Project does not propose any modifications to Van Ness Avenue or Rosecrans Avenue. The Project would involve removal of two existing driveways along Rosecrans Avenue and construction of one driveway along Van Ness Avenue at the northwest portion of the Project site. Two of the driveways would continue to function as right-in-right-out driveways. Prior to the issuance of a building permit, the applicant is required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes. LACFD would review the Project for access requirements, minimum roadway widths, fire apparatus access roads, fire lanes, signage, access devices and gates, access walkways, among other requirements to ensure adequate emergency access would be provided to and within the Project site.

Van Ness Avenue and Rosecrans Avenue would continue to serve as primary evacuation and emergency access routes within the area. The construction and operation of the proposed Project would not place any permanent physical barriers that could obstruct either street. There is the potential that the traffic lanes located immediately adjacent to the Project site may be temporarily closed or controlled by construction personnel during construction activities. Any temporary closure would be required to receive permission from the traffic authority in accordance with Gardena Municipal Code Section 13.56.430, *Road Closure or Interference with Highway Use*. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained along Van Ness Avenue and Rosecrans Avenue at all times. Additionally, all construction staging would occur within the boundaries of the Project site and would not interfere with circulation along Van Ness Avenue or Rosecrans Avenue, or any other nearby roadways. Thus, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant in this regard.

Mitigation Measures: No mitigation measures are required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed above, the Project site is not located within a SRA and is not located within a VHFHSZ within a LRA. The Project site is relatively flat and does not contain any slopes or features that would exacerbate wildfire risks. No impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As discussed above, the Project site is not located within a SRA and is not located within a VHFHSZ within a LRA. The Project site is located within an urbanized area, surrounded by existing development and associated infrastructure. The Project would not require the installation or maintenance of infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Mitigation Measures: No mitigation measures are required.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As discussed above, the Project site is not located within a SRA and is not located within a VHFHSZ within a LRA. Further, the Project site and surrounding area is relatively flat. There are no adjacent rivers or bodies of water relative to the Project site. The Project would not expose people or structures to significant risk associated with wildfires, flooding, or landslides.

Mitigation Measures: No mitigation measures are required.

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4.21 Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact With Mitigation Incorporated. As discussed throughout this Initial Study, the Project does not have the potential to substantially degrade the quality of the environmental or result in significant environmental impacts that cannot be reduced to a less than significant level with compliance with the established regulatory framework and implementation of mitigation measures and standard conditions of approval.

As discussed in Section 4.4, Biological Resources, the Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten

to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The Project would be required to implement Mitigation Measure BIO-1 to address the potential for nesting migratory birds within the trees if proposed to be removed as part of the Project, which would reduce potential impacts to a less than significant level.

As discussed in Section 4.5, Cultural Resources, the Project would not eliminate important examples of the major periods of California history or prehistory. As also concluded in Section 4.5 and Section 4.18, Tribal Cultural Resources, the Project is not anticipated to result in impacts to known cultural or tribal cultural resources. However, in the unlikely event that buried archaeological resources are encountered during ground disturbance activities, Mitigation Measures CUL-1 and CUL-2 would require all Project construction efforts to halt until a qualified archaeologist can evaluate the find. Mitigation Measure TCR-1 would ensure a Tribal Monitor is present during site disturbance activities having the potential to unearth tribal cultural resources and, if discovered, Mitigation Measure TCR-2 would ensure activities in the vicinity of the find are halted and appropriate evaluation and treatment of any potential resources occurs. The Project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with the implementation of mitigation.

Mitigation Measures: No additional mitigation measures are required.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact with Mitigation Incorporated. Based on the analysis contained in this Initial Study, the proposed Project would not have cumulatively considerable impacts with implementation of Project mitigation measures. Implementation of standard conditions and mitigation measures at the Project-level would reduce the potential for the incremental effects of the proposed Project to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects.

Mitigation Measures: No additional mitigation measures are required.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact with Mitigation Incorporated. Previous sections of this Initial Study reviewed the proposed Project's potential impacts to human beings related to several environmental topical areas. As determined throughout this Initial Study, the proposed Project would not result in any potentially significant impacts that cannot be mitigated or reduced with implementation of mitigation measures and/or standard conditions imposed by the City. The Project would not cause a substantial adverse effect on human beings, either directly or indirectly and impacts would be less than significant.

Mitigation Measures: No additional mitigation measures are required.

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Appendix A
Air Quality/Energy/Greenhouse Gas Emissions Data

(CLICK HERE)

Appendix B
Cultural Resources Assessment

(CLICK HERE)

Appendix C
Tribal Consultation Communications

(CLICK HERE)

Appendix D
Geotechnical Evaluation

(CLICK HERE)

Appendix E
Hydrology Memorandum and Low Impact Development Plan

(CLICK HERE)

Appendix F
Noise Study

(CLICK HERE)

Appendix G
Transportation Memorandum

(CLICK HERE)

Appendix H
Sewer Study

(CLICK HERE)

U-HAUL REDEVELOPMENT PROJECT

FINAL INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

JUNE 21, 2022

Prepared for:

City of Gardena
Community Development Department
Development Services
1700 West 162nd Street
Gardena, CA 90247

Prepared by:

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180 E. Main Street, Suite 108
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

U-HAUL REDEVELOPMENT PROJECT

Final Initial Study/Mitigated Negative Declaration

LEAD AGENCY: CITY OF GARDENA
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June 21, 2022

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4.0 ADDITIONAL COMMENTS AND RESPONSES 25

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1.0 INTRODUCTION

The U-Haul Redevelopment Project (Project) site comprised of approximately 4.2-acres located at 14206 S. Van Ness Avenue (APNs 4061-028-023, -033, and-051) in the City of Gardena. The Project Applicant requests approval of the proposed Project, which includes a Zone Change (ZC) #1-21, Conditional Use Permit (CUP) #1-21, Site Plan Review (SPR) #3-21, and a Zone Text Amendment (ZTA) #2-21.

The Project proposes to remove the existing on-site structures and develop a new, modern U-Haul Moving and Storage facility. In addition to providing U-Haul truck and trailer sharing and retail sales, the location would house regional U-Haul marketing operations. An approximately 177,573 gross square foot, five-story storage facility would be located within the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use would be located within the southern portion of the site, adjacent to Rosecrans Avenue. The proposed storage facility would provide a total of 1,620 storage units distributed throughout the five levels and a covered truck shunting area on the ground floor. The existing propane tank and guardrail and two "U-Haul" marquee signs would remain in their current locations.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Project.

The IS/MND was made available for public review and comment pursuant to CEQA Guidelines Section 15073 and 15105. The public review period commenced on May 5, 2022 and concluded on May 24, 2022. The IS/MND and supporting attachments were available for review by the general public at the following locations:

- City of Gardena Website:
  https://www.cityofgardena.org/community-development/planning-projects/
- City of Gardena City Hall, Receptionist – 1700 West 162nd Street, Gardena
- Gardena Mayme Dear Library – 1731 West Gardena Boulevard, Gardena

The Public Review Draft IS/MND identifies the potential environmental impacts associated with development of the Project and mitigation measures to reduce the potentially significant impacts. The Responses to Comments and Mitigation Monitoring and Reporting Program, together with the Public Review Draft IS/MND, constitutes the Final IS/MND for the proposed U-Haul Redevelopment Project.

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2.0 RESPONSES TO COMMENTS

During the public review period, comments were received on the IS/MND. The following is a list of the public agencies, organizations, and individuals that submitted comments on the IS/MND during the public review period:

Comment Letter Number	Agency, Organization or Individual	Letter Dated
1	Ken Virzi, Resident	May 6, 2022
2	Sam Stewart, Resident	May 6, 2022
3	Mandy Huffman, Environmental Planner Facilities Planning Department Los Angeles County Sanitation Districts	May 20, 2022

Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received on an IS/MND, the City of Gardena has elected to prepare written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The comment letters and responses are provided on the following pages. The comment letters have been numbered sequentially. The number designations in the responses correlate to the numbered portions of each comment letter.

COMMENT LETTER 1

sbarker@denovoplanning.com

From: Amanda Acuna <AAcuna@cityofgardena.org>
Sent: Monday, May 16, 2022 10:06 AM
To: sbarker@denovoplanning.com; lkranitzlaw@gmail.com
Subject: FW: U-Haul Redevelopment Project

Good Morning Starla,

We received the following public comment for the Uhaul project.

Amanda Acuna
Senior Planner | City of Gardena
1700 West 162nd Street | Gardena CA | 90247
Phone 310.217.9524| Fax 310.217.9698|aacuna@cityofgardena.org
Website: www.cityofgardena.org

From: Kenneth Virzi <kvirzi@gmail.com>
Sent: Friday, May 6, 2022 12:55 PM
To: Amanda Acuna <AAcuna@cityofgardena.org>
Subject: U-Haul Redevelopment Project

Caution! This message was sent from outside your organization.

Hello Amanda,

I am a resident of Rosecrans Place (the new G3 Urban development on Rosecrans near VanNess). Fun fact, I was actually the very first to move in. I have created a group for all those moving in and there have been issues with the U-Haul next door. **1-1**

The lights have been a major problem by some of the residence next to the wall, the abandoned building has also been an eye sore and a place where vagrants hang out and they come into our development quite a bit.

There are currently 6-8 self storage businesses within one mile of Rosecrans Place. The need for more self storage seems overloaded. With Rosecrans Place, Gardena Place, and Walnut Place the need is more retail businesses. Restaurants, Markets, etc. A Trader Joe market would be a dream. **1-2**

Also a five story building near our place is something many are worried about blocking the view and being a problem. I as many hope you can change this planning away from self storage to a place that we can actually use and be happy with. **1-3**

Thank you so much,

Ken Virzi
2085 Copper Walk
Gardena, CA 90249

Response to Commenter Letter No. 1

Ken Virzi, Resident
May 6, 2022

1-1 The comment identifies issues with existing lighting from the Project site on adjacent residential uses and concerns regarding the existing vacant building. The Project would remove existing on-site buildings, including the vacant former restaurant building. The proposed development would be required to submit a complete security and lighting plan in accordance with Gardena Municipal Code Section 18.42.150, *Security and Lighting Plan*. The purpose of the security and lighting plan is to ensure that safety and security issues are addressed in the design of developments. Lighting plans are required to demonstrate an average of 2-foot candle for all public/common areas. Additionally, the placement, height, and direction of illumination of light standards would be reviewed as part of the Site Plan Review to ensure the proposed lighting would not adversely affect neighboring uses (Gardena Municipal Code Chapter 18.44, Section 18.44.030, *Factors for Approval*). The City would also review new lighting for conformance with the Building Energy Efficiency Standards in effect at the time of building permit application to ensure the minimum amount of lighting is used, and no light spillage would occur.

1-2 The comment notes the number of storage businesses within proximity to the Project site and the need for different businesses within the area. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

1-3 The comment references the proposed five-story building and concerns about the blocking of views and request to change planning for the site away from self-storage. The Project site is located within an urbanized area and is currently developed with a U-Haul storage facility. There are no scenic resources within the Project site or surrounding area. Thus, the Project would not obstruct or block views of scenic resources. Consistent with California Environmental Quality Act (CEQA) requirements, a Project could result in a significant environmental impact if it would conflict with applicable zoning and other regulations governing scenic quality. Although the Gardena Municipal Code does not identify specific regulations governing scenic quality, the review process would ensure the physical design of the proposed Project is consistent and compatible with the site and surrounding area.

The Project site is located at the northeast corner of Van Ness Avenue (a major collector roadway) and Rosecrans Boulevard (an arterial). The Project proposes a Zone Text Amendment (ZTA) #2-21 to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage and Zone Change (ZC) #1-21 to change the zoning of the site from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO. If approved, the Project would be subject to the requirements of Gardena Municipal Code Section 18.34, *Heavy Commercial Zone (C-4)*, which addresses permitted and prohibited development intended to provide for highway related uses. Section 18.34.030 establishes uses permitted within the C-4

zone that are subject to a CUP; self-storage facilities are a use that is subject to a CUP. Section 18.34.050 discusses property development standards that apply to all land and buildings in the C-4 zone. Additionally, the Project would be required to comply with Gardena Municipal Code Chapter 18.42, *General Provisions*, which addresses fences, hedges and walls; setbacks; security and lighting plans, and pedestrian amenities, amongst others. It is noted the maximum building height allowed in the C-4 zone is 65 feet and the proposed self-storage facility would be 62.5 feet tall and would be setback 34 feet (including 10 feet of landscaping) from the eastern property line. As part of the City's Site Plan Review process required under Gardena Municipal Code Chapter 18.44, *Site Plan Review*, the Project site plan would be reviewed and only approved after finding the proposed development, including the uses and the physical design of the development is consistent with the intent and general purposes of the General Plan and provisions of the Gardena Municipal Code, and will not adversely affect the orderly and harmonious development of the area (Gardena Municipal Code Section 18.44.030, *Factors for Approval*).

sbarker@denovoplanning.com

From: Amanda Acuna <AAcuna@cityofgardena.org>
Sent: Monday, May 16, 2022 10:42 AM
To: sbarker@denovoplanning.com
Cc: lkranitzlaw@gmail.com
Subject: FW: U-Haul Redevelopment Project

Here is another public received for the Uhaul project.

Amanda Acuna
Senior Planner | City of Gardena
1700 West 162nd Street | Gardena CA | 90247
Phone 310.217.9524| Fax 310.217.9698|aacuna@cityofgardena.org
Website: www.cityofgardena.org

From: Sam Stewart <samantha.an.stewart@gmail.com>
Sent: Friday, May 6, 2022 3:19 PM
To: Amanda Acuna <AAcuna@cityofgardena.org>
Subject: U-Haul Redevelopment Project

Caution! This message was sent from outside your organization.

Hello Amanda,

I am a new Gardena resident in Rosecrans Place (the new G3 Urban development on Rosecrans near VanNess). I'd like to object to the expansion of the U-Haul Redevelopment project near Van Ness and Rosecrans.

The lights have been a major problem for some of the residents next to the wall. Additionally, the abandoned building has also been an eye sore and a place where vagrants hang out and they come into our development quite a bit. Also, a five story building near our place is something many are worried about blocking the view and being a problem. **2-1**

There are currently 6-8 self storage businesses within one mile of Rosecrans Place, so it seems unnecessary to add self-storage units. With Rosecrans Place, Gardena Place, and Walnut Place, this corner of the city is adding / has added over 150 new residents. Far from more industrial space, we need more retail businesses: restaurants, markets, greenery, etc. A Trader Joe's or Whole Foods Market would be a dream, but definitely no more industrial spaces. **2-2**

I, as many, hope you can change this planning away from self storage to a place that we can actually use and be happy with and really help bring the community of Gardena together.

Thank you so much,

Samantha Stewart
2107 Copper Walk
Gardena, CA 90249

Response to Commenter Letter No. 2

Samantha Stewart, Resident
May 16, 2022

2-1 The comment objects to the Project, identifies issues with existing lighting from the Project site on adjacent residential uses, identifies concerns regarding the existing vacant building, and notes the proposed building would block views. The Project would remove existing on-site buildings, including the existing vacant building. The proposed development would be required to submit a complete security and lighting plan in accordance with Gardena Municipal Code Section 18.42.150, *Security and Lighting Plan*. The purpose of the security and lighting plan is to ensure that safety and security issues are addressed in the design of developments. Lighting plans are required to demonstrate an average of 2-foot candle for all public/common areas. Additionally, the placement, height, and direction of illumination of light standards would be reviewed as part of the Site Plan Review to ensure the proposed lighting would not adversely affect neighboring uses (Gardena Municipal Code Chapter 18.44, Section 18.44.030, *Factors for Approval*). The City would also review new lighting for conformance with the Building Energy Efficiency Standards in effect at the time of building permit application to ensure the minimum amount of lighting is used, and no light spillage would occur.

The Project site is located within an urbanized area and is currently developed with a U-Haul storage facility. There are no scenic resources within the Project site or surrounding area. Thus, the Project would not obstruct or block views of scenic resources. Consistent with California Environmental Quality Act (CEQA) requirements, a Project could result in a significant environmental impact if it would conflict with applicable zoning and other regulations governing scenic quality. Although the Gardena Municipal Code does not identify specific regulations governing scenic quality, the review process would ensure the physical design of the proposed Project is consistent and compatible with the site and surrounding area.

The Project site is located at the northeast corner of Van Ness Avenue (a major collector roadway) and Rosecrans Boulevard (an arterial). The Project proposes a Zone Text Amendment (ZTA) #2-21 to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage and Zone Change (ZC) #1-21 to change the zoning of the site from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO. If approved, the Project would be subject to the requirements of Gardena Municipal Code Section 18.34, *Heavy Commercial Zone (C-4)*, which addresses permitted and prohibited development intended to provide for highway related uses. Section 18.34.030 establishes uses permitted within the C-4 zone that are subject to a CUP; self-storage facilities are a use that is subject to a CUP. Section 18.34.050 discusses property development standards that apply to all land and buildings in the C-4 zone. Additionally, the Project would be required to comply with Gardena Municipal Code Chapter 18.42, *General Provisions*, which addresses fences, hedges and walls; setbacks; security and lighting plans, and pedestrian amenities, amongst others. It is noted the maximum building height allowed in the C-4 zone is 65 feet and the proposed self-storage facility would be 62.5 feet

tall and would be setback 34 feet (including 10 feet of landscaping) from the eastern property line. As part of the City's Site Plan Review process required under Gardena Municipal Code Chapter 18.44, *Site Plan Review*, the Project site plan would be reviewed and only approved after finding the proposed development, including the uses and the physical design of the development is consistent with the intent and general purposes of the General Plan and provisions of the Gardena Municipal Code, and will not adversely affect the orderly and harmonious development of the area (Gardena Municipal Code Section 18.44.030, *Factors for Approval*).

2-2 The comment notes the number of storage businesses within proximity to the Project site, identifies new residential development that has occurred within the area, and the need for different businesses within the area. The commenter also requests to plan away from self-storage. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

May 20, 2022

Ref. DOC 6540145

Ms. Amanda Acuna, Senior Planner
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

NOI Response to the U-Haul Redevelopment Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the subject project on May 20, 2022. The proposed project is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Moneta Extension Section 2 Trunk Sewer, located in Van Ness Avenue at Rosecrans Avenue. The Districts' 18-inch diameter trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2016. **3-1**

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 249.8 mgd. **3-2**

3. The expected increase in average wastewater flow from the project site, described in the MND as a 177,573 square feet storage facility and an 8,000 square feet retail sales and office, is 1,880 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link. **3-3**

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. **3-4**

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the **3-5**

Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

3-5 cont.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

Response to Commenter Letter No. 3

Mandy Huffman, Environmental Planner, Facilities Planning Department
Los Angeles County Sanitation Districts
May 20, 2022

3-1 The comment notes that wastewater flow will discharge to a local sewer line, not maintained by the Districts for conveyance to the Districts' trunk sewer located in Van Ness Avenue and Rosecrans Avenue. The comments also provides the size, capacity, and peak flow of the Districts' trunk sewer that would serve the proposed development. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

3-2 The comment notes the proposed Project-generated wastewater will be treated at the Joint Water Pollution Control Plant with a capacity of 400 million gallons per day (mgd) and a current average flow of 249.8 mgd. The information is noted and confirms available treatment capacity. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

3-3 The comment identifies the average wastewater flow from the Project site as 1,880 gallons per day based on the size of the storage facility and retail sales and office buildings. The information is noted. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

3-4 The comment notes the Districts charge a fee to connect facilities to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

3-5 The comment notes the capacities of the Districts' wastewater treatment facilities are based on regional growth forecasts adopted by the Southern California Association of Governments (SCAG). The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

3.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6). Specifically, Public Resources Code §21081.6 states:

> (a) *When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
>
> *(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*
>
> *(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide the mechanism by which to monitor mitigation measures outlined in the U-Haul Redevelopment Project IS/MND. The U-Haul Redevelopment Project MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (City) monitoring requirements.

State CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Gardena is the Lead Agency for the U-Haul Redevelopment Project and is therefore responsible for ensuring MMRP implementation. This MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the U-Haul Redevelopment Project file.

This MMRP delineates responsibilities for monitoring the Project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring

procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Checklist. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

For the purposes of the environmental analysis in the IS/MND, impacts were analyzed in each environmental issue area for the proposed Project. Consideration of standard Conditions of Approval (COAs) that apply to each respective topical area was considered, particularly if that impact would be further reduced. If a potentially significant impact remained after implementation of applicable COAs, mitigation measures were also identified in order to reduce any significant impacts.

The numbering system in the following table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Gardena will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Gardena Community Development Department.

Mitigation Monitoring and Reporting Program Checklist

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
BIOLOGICAL RESOURCES						
BIO-1: Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.	Pre-Construction if Not Outside of the Nesting Season/Prior to Issuance of Permits/During Construction, if Active Nests Found	Pre-Construction Nesting Bird Survey/Nesting Bird Plan, if Active Nests Found	Applicant/ Contractor, Biologist and Community Development Director/ City Building Official			
CULTURAL RESOURCES						
CUL-1: Prior to the beginning of ground disturbances, the Project proponent shall retain an archaeologist meeting Secretary of the Interior Standards (SOI) to oversee spotcheck cultural resources monitoring of all excavations two feet and deeper within the Project site. Spotchecks shall occur weekly on average, and no less often than once every seven days that ground disturbance occurs. If a cultural object is uncovered, the qualified monitor shall be empowered to temporarily redirect work away from the find while it is evaluated. Work	Prior to Ground Disturbing Activities During Ground Disturbing Activities Involving	Construction Site Monitoring & Completion of Daily Monitoring Logs	Applicant/ Contractor, Approved Archaeologist, and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
can continue a minimum of 50 feet away from the find. For finds that are not significant, work may resume immediately after the find is documented and removed. If a find is significant, a mitigation plan shall be developed, and mitigation completed, prior to work continuing within the 50-foot cordon.	Excavations Two Feet and Deeper	Archaeological Resource Evaluation/ Development and Implementation of Mitigation Plan, if Applicable				
CUL-2: Prior to the beginning of ground disturbances, the qualified monitor shall give a Worker Environmental Awareness Program training presentation prepared by the SOI qualified supervising archaeologist to all construction staff. This presentation shall inform construction personnel what cultural resources may be uncovered during the ground-disturbing phases of the project and what to do who to in case of a find.	Prior to Ground Disturbing Activities	Verification of Provision of Worker Environmental Awareness Program Training	Applicant/ Contractor, Approved Archaeologist, and Community Development Director			
CUL-3: Refer also to Mitigation Measure TCR-3 (Section 4.18, Tribal Cultural Resources). Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial shall cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Los Angeles County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the Native	During Construction	Evaluation of Remains/ Notification of NAHC, if Applicable	Tribal Monitor, Archaeologist, and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
American Heritage Commission (NAHC), who will in turn, notify the person they identify as the Most-Likely-Descendent (MLD) of any human remains.						
GEOLOGY AND SOILS						
GEO-1: Paleontological resources monitoring by a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be required during ground disturbances greater than 5.0 feet below the historic surface elevation in native sediments. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist after 30 percent of earthwork is completed.	Prior to Ground Disturbing Activities During Ground Disturbing Activities	Paleontological Monitor Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Director/City Building Official, Approved Paleontologist and Applicant/ Contractor			
TRIBAL CULTURAL RESOURCES						
TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The Project Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to,	Prior to Ground Disturbing Activities During Ground Disturbing Activities During Construction, if Discovery of	Tribal Cultural Monitor Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Director/City Building Official, Approved Tribal Monitor and Applicant/ Contractor			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Project Applicant/City of Gardena upon written request to the Tribe. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant that no future, planned construction activity	Tribal Cultural Resources Occurs	Written Confirmation of No Additional Monitoring Completion of Resource Recovery, if Applicable				

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.						
TCR-2: Refer also to Mitigation Measure CUL-3 <u>Unanticipated Discovery of Human Remains and Associated Funerary Objects</u>. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native	During Construction	Evaluation of Remains/ Notification of NAHC, if Applicable	Tribal Monitor, Archaeologist and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitor determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.						
TCR-3: Procedures for Burials and Funerary Remains. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of	Upon Discovery of Remains	Implementation of Procedures for Burials and Funerary Remains	Tribal Monitor/ Tribe, Archaeologist, and Community Development Director, and			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
funerary objects with the deceased, and the ceremonial burning of human remains. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. In the event preservation in place is not possible despite good faith efforts by the Project Applicant/developer and/or landowner, before ground-disturbing activities may resume			NAHC, if applicable			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.						

4.0 ADDITIONAL COMMENTS AND RESPONSES

Comment letters received on the Draft U-Haul Redevelopment Project Initial Study/Mitigated Negative Declaration (IS/MND) through May 24, 2022 have been responded to and are included in Section 2.0. Subsequent to the City's Planning Commission meeting on June 21, 2022, the City received two additional comment letters. The following is a list of the organizations that submitted additional comments:

Comment Letter Number	Agency, Organization or Individual	Letter Dated
4	Second Time Around (with multiple signatures)	June 20, 2022
5	Mitchell M. Tsai, Attorney at Law	June 20, 2022

The comment letters and responses are provided on the following pages. The comment letters have been numbered sequentially following the last numbered comment letter in Section 2.0. The number designations in the responses correlate to the numbered portions of each comment letter.

'22 JUN20PM 3:04
CITY CLERK'S OFC

We the undersigned are opposed to the planned 5 story, 177,573 gross, U-Haul self-storage facility to the northern portion and a separate single story 8,000 square foot building for retail sales. The height of the storage facility is incompatible with surrounding uses and with the current zoning. We strongly urge the Planning Commission to oppose this project.

4-1

Name	Address
Patricia Ann Roché	13504 Casimir Ave, Gardena
Darlene V. Knight	2131 W. 134th St. Gardena, Ca
Celia Arvie	13412 S Binford Gardena
Sherri Jones	15315 Eastwood Ave Lawndale, CA 90260
Joyce Warren	13200 Spanning Gardena 90249
Jean Ramsey	2931 W. 139th Gardena 90249
Dermice V. Lenoir	252 W 141st St. Gardena 90249
Cynthia Taylor	1035 W. 76th St Los Angeles 90044
Grace Byant	
J L Hankins	
Eloise Donnell	
Lardell Harrison	12915 So Manhattan Pl Gardena 90249
Barbara A Phillips	13201 Rutherford St Gardena CA 90249
Leona M. Duffy	2916 W 130th St Gardena, Ca 90249
Norris Turner	13204 Spanning Ave Gardena 90249
Morris Turner	13204 Spanning Ave Gardena 90249
Claudia M. Jones	2119 W. 134th Pl. Gardena Ca 90249

'22 JUN20PM 3:04
CITY CLERK'S OFC

We the undersigned are opposed to the planned 5 story, 177,573 gross, U-Haul self-storage facility to the northern portion and a separate single story 8,000 square foot building for retail sales. The height of the storage facility is incompatible with surrounding uses and with the current zoning. We strongly urge the Planning Commission to oppose this project.

Name	Address
Carrie Scott	
Elizabeth Epps	
Rosemary Jones	
Vera J. Threatt	
We the Seniors of Second Time Around oppose this proposal. We need a senior facility, restaurant and various business on the North Side. Elizabeth Epps - President	

4-2

Response to Commenter Letter No. 4

Second Time Around
June 20, 2022

4-1 The comment states opposition to the proposed project and notes the height of the facility is incompatible with surrounding uses and the current zoning. The signatories request the Planning Commission oppose the project. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND.

It is noted, the Project site is located at the northeast corner of Van Ness Avenue (a major collector roadway) and Rosecrans Boulevard (an arterial). The Project proposes a Zone Text Amendment (ZTA) #2-21 to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage and Zone Change (ZC) #1-21 to change the zoning of the site from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO. If approved, the Project would be subject to the requirements of Gardena Municipal Code Section 18.34, Heavy Commercial Zone (C-4), which addresses permitted and prohibited development intended to provide for highway related uses. Section 18.34.030 establishes uses permitted within the C-4 zone that are subject to a CUP; self-storage facilities are a use that is subject to a CUP. Section 18.34.050 discusses property development standards that apply to all land and buildings in the C-4 zone. Additionally, the Project would be required to comply with Gardena Municipal Code Chapter 18.42, General Provisions, which addresses fences, hedges and walls; setbacks; security and lighting plans, and pedestrian amenities, amongst others. The maximum building height allowed in the C-4 zone is 65 feet and the proposed self-storage facility would be 62.5 feet tall and would be setback 34 feet (including 10 feet of landscaping) from the eastern property line. It is noted that the maximum building height allowed in the C-3 zone (the existing zone for the site) is also 65 feet. As part of the City's Site Plan Review process required under Gardena Municipal Code Chapter 18.44, Site Plan Review, the Project site plan would be reviewed and only approved after finding the proposed development, including the uses and the physical design of the development is consistent with the intent and general purposes of the General Plan and provisions of the Gardena Municipal Code, and will not adversely affect the orderly and harmonious development of the area (Gardena Municipal Code Section 18.44.030, Factors for Approval).

4-2 The comment concludes that the Seniors of Second Time Around oppose the project and note the need for a senior facility, restaurants, and various business on the north side. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND. The comment will be provided to the decision-makers for consideration.

P: (626) 381-9248
F: (626) 389-5414
E: info@mitchtsailaw.com

Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

June 20, 2022

Chair Stephen Langley and Gardena Planning and Environmental Quality Commission
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Em: publiccomment@cityofgardena.org

RE: Agenda Item No. 5.B: U-Haul Redevelopment Project

Dear Chair Langley and Honorable Commissioners,

On behalf of the Southwest Regional Council of Carpenters ("**Southwest Carpenter**" or "**SWRCC**"), my Office is submitting these comments regarding the City of Gardena's ("**City**" or "**Lead Agency**") Initial Study/Mitigated Negative Declaration ("**IS/MND**") for the U-Haul Redevelopment Project ("**Project**"), Agenda Item No. 5.B.

The Project proposes to remove all existing on-site structures and construct an approximately 177,573 gross square foot, five-story U-Haul storage facility to be located within the northern portion of the site and a separate 8,000-sf single-story building for retail sales and office use to be located within the southern portion of the site.

SWRCC is a labor union representing 50,000 union carpenters in six states, including California, and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects. Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts. **5-1**

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporates by reference all comments raising issues regarding the IS/MND submitted prior to approval of the IS/MND for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties). **5-1 cont.**

SWRCC also requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. **5-2**

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note: **5-3**

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

5-3 cont.

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

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[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to require that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

5-3 cont.

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents,

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[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

> especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

5-3 cont.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

I. THE CITY SHOULD PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

CEQA is a California statute designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations ("**CEQA Guidelines**") § 15002(a)(1).[8] At its core, "[i]ts purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made." *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564.

5-4

To achieve this purpose, CEQA mandates preparation of an Environmental Impact Report ("**EIR**") for projects so that the foreseeable impacts of pursuing the project can be understood and weighed. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80. The EIR requirement "is the heart of CEQA." CEQA Guidelines, § 15003(a).

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the

[8] The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 *et seq*, are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. (Cal. Pub. Res. Code § 21083.) The CEQA Guidelines are given "great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous." *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204, 217.

environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1602; *Friends of "B" St.* v. *City of Hayward* (1980) 106 Cal. 3d 988, 1002.

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that "may have a significant effect on the environment." PRC § 21151; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. App. 3d 68, 75*; Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC §§ 21100(a), 21151; CEQA Guidelines § 15064(a)(1), (f)(1). An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. *Parker Shattuck Neighbors v. Berkeley City Council* (2013) 222 Cal. App. 4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC § 21080(c)(1); CEQA Guidelines §§ 15063(b)(2), 15064(f)(3).

"Significant effect upon the environment" is defined as "a substantial or potentially substantial adverse change in the environment." PRC § 21068; CEQA Guidelines § 15382. A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. *No Oil, Inc. v. City of Los Angeles*, 13 Cal. 3d at 83 fn. 16; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1). See *County Sanitation Dist. No. 2 v. County of Kern* (2005) 127 Cal. App. 4th 1544, 1580.

5-4 cont.

This standard sets a "low threshold" for preparation of an EIR. *Consolidated Irrig. Dist. v. City of Selma* (2012) 204 Cal. App. 4th 187, 207; *Nelson v. County of Kern* (2010) 190 Cal. App. 4th 252; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal. App. 4th 903, 928; *Bowman v. City of Berkeley* (2004) 122 Cal. App. 4th 572, 580; *Citizen Action to Serve All Students v. Thornley* (1990) 222 Cal. App. 3d 748, 754; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See *Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 886; *Clews Land & Livestock v. City of San Diego* (2017) 19 Cal. App. 5th 161, 183; *Stanislaus Audubon Soc'y, Inc. v. County of Stanislaus* (1995) 33 Cal. App. 4th 144, 150; *Brentwood Ass'n for No Drilling, Inc. v. City of Los Angeles* (1982) 134

Cal. App. 3d 491; *Friends of "B" St. v. City of Hayward* (1980) 106 Cal. App. 3d 988; CEQA Guidelines § 15064(f)(1).

As explained below, the IS/MND fails to make certain essential findings. Further, for a number of findings which the IS/MND does make, it fails to support the findings with sufficient analysis and substantial evidence or incorporate adequate mitigation measures. Therefore, there is a fair argument that the Project will have a significant effect on the environment, triggering the "low threshold" standard for preparation of an EIR.

5-4 cont.

II. THE CITY MUST, AT THE VERY LEAST, REVISE AND RECIRCULATE THE IS/MND

A. The IS/MND Requires Substantial Revisions

Section 15073.5 of the CEQA Guidelines provides that a negative declaration must be recirculated whenever the document must be substantially revised. A substantial revision includes the identification of new, avoidable significant effects requiring mitigation measures or project revisions to be added to reduce the effect to less than significant levels or upon the agency determining that a proposed mitigation measure or project change would not reduce a potential impact to insignificance. *Id.*

Additionally, when new information is brought to light showing that an impact previously discussed in an IS/MND and found to be insignificant with or without mitigation in the IS/MND's analysis has the potential for a significant environmental impact supported by substantial evidence, the IS/MND must consider and resolve the conflict in the evidence. See *Visalia Retail, L.P. v. City of Visalia* (2018) 20 Cal. App. 5th 1, 13, 17; see also *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th 1099, 1109.

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In light of the IS/MND's failure to substantiate all of its findings, provide adequate mitigation measures, and fully assess all relevant factors, the Project requires significant revisions and resolution of conflicts in evidence. Therefore, at a minimum, the City must revise and recirculate the IS/MND if it does not prepare an EIR for the Project.

1. Due to the COVID-19 Crisis, the City Must Adopt a Mandatory Finding of Significance that the Project May Cause a Substantial Adverse Effect on Human Beings and Mitigate COVID-19 Impacts

CEQA requires that an agency make a finding of significance when a Project may cause a significant adverse effect on human beings. PRC § 21083(b)(3); CEQA Guidelines § 15065(a)(4).

Public health risks related to construction work requires a mandatory finding of significance under CEQA. Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.[9]

Accordingly, the Lead Agency must adopt additional CEQA mitigation measures to mitigate public health risks from the Project's construction activities. SWRCC requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

5-6

In particular, based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.

[9] Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

- A perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area.
- There will be clear signage posted at the Project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at entrances from 5:30 am to 7:30 am.
- After 7:30 a.m., only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, the individual will be instructed that he/she will not be allowed to enter the Project Site. The individual will also be instructed to promptly notify his/her supervisor and his/her human resources (HR) representative.

5-6 cont.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches), and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health, or applicable local public health agencies.[10]

5-6 cont.

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. Likewise, the City should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

2. The IS/MND Omits Crucial Information in its Biological Resource Impacts Analysis

CEQA requires that an environmental document identify and discuss the significant effects of a Project, alternatives and how those significant effects can be mitigated or avoided. CEQA Guidelines § 15126.2; PRC §§ 21100(b)(1), 21002.1(a). An environmental document's discussion of potentially significant effects must "provide an adequate analysis to inform the public how its bare numbers translate to create potential adverse impacts or it must adequately explain what the agency does know and why, given existing scientific constraints, it cannot translate potential [environmental] impacts further." *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 521; *see also* citing

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[10] *See also* The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, *available at* https://www.cpwr.com/wp-content/uploads/publications/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, *available at* https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 405; *see also* PRC §§ 21002.1(e), 21003(b).

Here, despite acknowledging that the Project will involve the removal of trees with the "potential to support nesting migratory birds that are protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC)", the IS/MND fails to specify and analyze which types of trees will be removed, which species of nesting birds may be impacted, and what impacts may occur. IS/MND at 44.

5-7 cont.

Similarly, the IS/MND's rationale that it will mitigate impacts on nesting birds by providing "replacement trees and landscaping" is meaningless absent any analysis into the species of potentially occurring nesting birds and the types of replacement trees and landscaping to be provided. *Id.* The IS/MND must conduct this analysis before blanketly concluding that the biological resource impacts will be less than significant.

3. The IS/MND Should Reassess its Transportation Findings

The IS/MND provides that the Project will include a total of 60 parking spaces. IS/MND at 15. Although the IS/MND also provides that the Project will designate 8% of its total parking spaces for carpool or eclectic vehicles, it fails to specify whether any electric vehicle charging stations will be required. *Id.* at 74. As recently noted by the Bay Area Air Quality Management District ("**BAAQMD**"), sufficient electric vehicle charging stations is crucial for land use projects if California wants to achieve' its long-standing goal of carbon neutrality by 2045. In pertinent part, the BAAQMD stated:

> Decarbonization of the transportation infrastructure serving land use development will come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can and do have an important indirect influence on California's transition to a zero-carbon transportation system. New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient EV charging infrastructure to serve the needs of project users who will be driving EVs. If project users cannot find the charging infrastructure they need to charge their vehicles at the residential, commercial, and other buildings they frequent, they will

5-8

> be discouraged from switching to an EV. But if those buildings provide sufficient charging infrastructure to make driving an EV easy and efficient, then users will find it easy to choose to drive an EV, and the rate of EV penetration will be accelerated. It is therefore very important for land use projects to provide the EV charging infrastructure needed to support growing EV usage.[11]

5-8 cont.

In light of this, the IS/MND must clarify whether the designated electric vehicle parking spaces will include charging infrastructure. If they do not, City should consider requiring the Project to adhere to the electric vehicle charging station requirements identified in the 2022 CALGreen Tier 2 standards, as recommended by BAAQMD.[12]

4. The IS/MND Defers Its Geology & Soils Mitigation Measures

When imposing mitigation, lead agencies must ensure there is a "nexus" and "rough proportionality" between the measure and the significant impacts of the project. CEQA Guidelines § 15126.4(a)(4)(A), *citing Nollan v. Ca. Coastal Commission* (1987) 483 U.S. 825; *Dolan v. City of Tigard* (1994) 512 U.S. 374. All mitigation must be feasible and fully enforceable, and all feasible mitigation must be imposed by lead agencies. CEQA Guidelines, § 15041. Formulation of mitigation measures shall not be deferred until some future time. *Id.*, § 15126.4(a)(B).

The IS/MND provides that "[b]ased on fossils found in similar sediments nearby, there is the potential for Project excavation activities greater than five feet deep into native sediments to encounter paleontological resources." IS/MND at 63. Accordingly, the IS/MND implements a mitigation measure requiring that "[p]rior 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." *Id.* at 64. However, although the IS/MND specifies that the training shall "include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery", it does not provide the Program it plans to implement to allow for public assessment nor does it identify the particular fossil remain types and planned policies and procedures to be incorporated.

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[11] BAAQMD 2022 (April) *CEQA Thresholds for Evaluating the Significance of Climate Impacts,* pp. 13-14, *available at* https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en.

[12] *Id.* at 15-16.

Accordingly, the measure constitutes deferred mitigation which must be rectified and the City must prepare and circulate the Worker Awareness and Environmental Program it intends to use for training purposes. **5-9 cont.**

5. The IS/MND Fails to Support its Findings on Land Use with Substantial Evidence

Each California city and county must adopt a comprehensive, long-term general plan governing development. *Napa Citizens for Honest Gov. v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 352, *citing* Gov. Code §§ 65030, 65300. The general plan sits at the top of the land use planning hierarchy, and serves as a "constitution" or "charter" for all future development. *DeVita v. County of Napa* (1995) 9 Cal.4th 763, 773; *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 540.

General plan consistency is "the linchpin of California's land use and development laws; it is the principle which infused the concept of planned growth with the force of law." *Debottari v. Norco City Council* (1985) 171 Cal.App.3d 1204, 1213. It is well established that development projects may not be approved if they interfere with, or frustrate, the general plan's policies and objectives. *See Napa Citizens*, 91 Cal.App.4th at 378-79; *see also Lesher*, 52 Cal.3d at 544. **5-10**

Here, the IS/MND lacks sufficient information and analysis on land use consistency as it does not provide *any* substantive analysis of consistency with the goals and policies identified in the City's General Plan. Rather, the IS/MND merely relies upon approval of the Project's requested entitlements to conclude that the Project will be consistent with the General Plan. IS/MND at 95. This is not sufficient analysis as it does not actually address any goals or policies identified in the General Plan. Nor does the IS/MND analyze consistency with any regional plan goals and policies such as the Regional Transportation Plan/Sustainable Communities Strategy. Without conducting this analysis, the IS/MND's less than significant finding is simply unsupported.

B. <u>The IS/MND Fails to Include an Adequate Project Description</u>

The IS/MND also must be recirculated because it lacks an adequate Project description. "[A]n accurate, stable and finite project description is the sine qua non of an informative and legally sufficient" environmental document. *County of Inyo v. City of Los Angeles* (1977) 71 Cal. App. 3d 185, 200. "A curtailed or distorted project description may stultify the objectives of the reporting process" as an accurate, stable and finite project description is necessary to allow "affected outsiders and public **5-11**

decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal (i.e., the "no project" alternative) and weigh other alternatives in the balance. *Id.* at 192 – 93.

CEQA Guidelines § 15124 requires a project describe in enough detail to allow for evaluation of its potential environmental impacts: (a) the project's precise location and boundaries; (b) a clearly written statement of objectives sought by the proposed project; (c) a description of the project's technical, economic, and environmental characteristics; and (d) a statement describing a list of agencies, permits, and approval which the project expects to use.

5-11 cont.

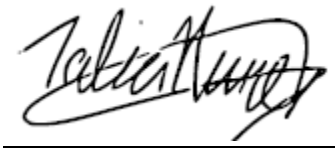
The IS/MND's Project description does not satisfy this project description requirement. First, it provides no statement of objectives. Rather, the Project description merely provides that the Project "proposes to remove the existing on-site structures and develop a new, modern U-Haul Moving and Storage facility" without specifying why exactly the existing structure requires replacement or whether there is even need for a new facility. IS/MND at 11. This omission is particularly concerning given that residents have explained that there are already "6-8 storage businesses within one mile of Rosecrans Place [and] [t]he need for more self-storage seems overloaded." Staff Report, Exhibit B at 10. Further, the IS/MND provides no description of the Project's economic characteristics. For this reason too, the IS/MND must be revised and recirculated.

III. CONCLUSION

SWRCC requests that the City prepare an EIR for the Project. At a minimum, the City must revise and recirculate the IS/MND to address the aforementioned concerns. If the City has any questions, feel free to contact my Office.

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Sincerely,



Talia Nimmer
Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai
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Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated 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					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

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					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	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	N20	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4103	1.4103
2	**12-1-2021**	**2-28-2022**	1.3613	1.3613
3	**3-1-2022**	**5-31-2022**	1.1985	1.1985
4	**6-1-2022**	**8-31-2022**	1.1921	1.1921
5	**9-1-2022**	**11-30-2022**	1.1918	1.1918
6	**12-1-2022**	**2-28-2023**	1.0774	1.0774
7	**3-1-2023**	**5-31-2023**	1.0320	1.0320
8	**6-1-2023**	**8-31-2023**	1.0260	1.0260

9	**9-1-2023**	**11-30-2023**	1.0265	1.0265
10	**12-1-2023**	**2-29-2024**	2.8857	2.8857
11	**3-1-2024**	**5-31-2024**	1.6207	1.6207
		Highest	2.8857	2.8857

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	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	N20	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

3.3 Site Preparation - 2021

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

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	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

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	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

3.4 Grading - 2021

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

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	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

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	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

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	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

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	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

3.5 Building Construction - 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					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

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	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

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	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

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	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	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	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

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					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

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					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

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

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated 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					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

2.1 Overall Construction (Maximum Daily Emission)

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					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	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	N20	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**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	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	N20	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

3.3 Site Preparation - 2021

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

3.4 Grading - 2021

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

3.5 Building Construction - 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					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

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	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

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	lb/day										lb/day					
Archit. Coating	236.4115					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	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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
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
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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					
Archit. Coating	236.4115					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	**236.5923**	**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**

3.7 Architectural Coating - 2024

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
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
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

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	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated 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					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

2.1 Overall Construction (Maximum Daily Emission)

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					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	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	N20	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**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	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	N20	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

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	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

3.3 Site Preparation - 2021

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

3.4 Grading - 2021

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

3.5 Building Construction - 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					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

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	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

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	lb/day										lb/day					
Archit. Coating	236.4115					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	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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
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
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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					
Archit. Coating	236.4115					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	**236.5923**	**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**

3.7 Architectural Coating - 2024

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
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
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

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	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated 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					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

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					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	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	N20	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4091	1.4091
2	**12-1-2021**	**2-28-2022**	1.3329	1.3329
3	**3-1-2022**	**5-31-2022**	1.1499	1.1499
4	**6-1-2022**	**8-31-2022**	1.1457	1.1457
5	**9-1-2022**	**11-30-2022**	1.1415	1.1415
6	**12-1-2022**	**2-28-2023**	1.0278	1.0278
7	**3-1-2023**	**5-31-2023**	0.9868	0.9868
8	**6-1-2023**	**8-31-2023**	0.9831	0.9831

9	**9-1-2023**	**11-30-2023**	0.9798	0.9798
10	**12-1-2023**	**2-29-2024**	2.8757	2.8757
11	**3-1-2024**	**5-31-2024**	1.6188	1.6188
		Highest	2.8757	2.8757

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	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	N20	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

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

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					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

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	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
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	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

3.3 Site Preparation - 2021

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

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	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

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	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

3.4 Grading - 2021

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

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	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

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					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

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	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

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					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

3.5 Building Construction - 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					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

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	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

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	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

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	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

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	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

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	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

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	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

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	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

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	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

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	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

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	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

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	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

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	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	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	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

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					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

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	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

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					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

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

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated 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					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

2.1 Overall Construction (Maximum Daily Emission)

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					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	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	N20	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**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	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	N20	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
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
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

3.3 Site Preparation - 2021

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

3.4 Grading - 2021

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

3.5 Building Construction - 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					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

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	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

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	lb/day										lb/day					
Archit. Coating	236.4115					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	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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
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
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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					
Archit. Coating	236.4115					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	**236.5923**	**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**

3.7 Architectural Coating - 2024

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
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
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

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	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated 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					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

2.1 Overall Construction (Maximum Daily Emission)

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					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	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	N20	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**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	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	N20	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	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
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	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

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					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

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	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
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
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

3.3 Site Preparation - 2021

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

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
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
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

3.4 Grading - 2021

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

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
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
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

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
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
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

3.5 Building Construction - 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					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

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
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

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
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

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	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

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
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
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

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	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

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
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
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

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	lb/day										lb/day					
Archit. Coating	236.4115					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	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

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
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
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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					
Archit. Coating	236.4115					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	**236.5923**	**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**

3.7 Architectural Coating - 2024

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
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
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

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	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	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	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

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					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	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					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

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	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. Journal of Real Estate Research. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs,* vs. United States Metals Refining Company et. al. *Defendant.*
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs,* vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" *Defendant.*
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017

In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

Response to Commenter Letter No. 5

Mitchell M. Tsai, Attorney at Law
June 20, 2022

5-1 The commenter notes the comments are being submitted on behalf of the Southwest Regional Council of Carpenters (Southwest Carpenter or SWRCC) and provides a summary of the proposed Project. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

5-2 The comment requests the City to provide notice to the commenter of all notices referring or related to the Project.

The commenter's request will be granted in accordance with the California Public Records Act (Government Code §§6250-620); California Environmental Quality Act (CEQA) (Public Resource Code §21000 et seq); and Planning and Zoning Law (Government Code §§65000-65010), as cited in the letter. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND; no further response is necessary.

5-3 The comment states the City should require the use of local skilled and trained workforce to benefit the community's economic development and environment. The comment further notes the community benefits of local hire and skilled and trained workforce requirements, including reducing greenhouse gas emissions, air quality, and transportation impacts. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND. As demonstrated in Public Review Draft IS/MND Sections 4.3, Air Quality; 4.8, Greenhouse Gas Emissions, and 4.17, Transportation, there are no significant short-term construction or long-term operational environmental impacts that are related to the length of vehicle trips or the proximity of workers to the Project site. There is no obligation under CEQA to consider implementation of skilled and trained workforce requirements, and no changes to the IS/MND are required.

5-4 The comment states the City should prepare an Environmental Impact Report (EIR) for the Project and summarizes excerpts of the CEQA Guidelines and case law regarding preparation of an EIR. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND that would warrant preparation of an EIR. The comment references additional comments as substantiation for the need to prepare an EIR; refer to response to comments 2-6 through 2-11, below.

5-5 The comment states the MND requires substantial revisions and at a minimum, the City must revise and recirculate the IS/MND if it does not prepare an EIR for the Project. The comment does not provide any specific comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND that would warrant recirculation of the IS/MND or preparation of an EIR. The comment references additional comments as substantiation for the

need to recirculate the IS/MND or prepare an EIR; refer to response to comments 2-6 through 2-11, below.

5-6 The comment states public health risks related to construction work requires a mandatory findings of significance under CEQA and specifically references the risk for COVID-19. The comment recommends the City adopt mitigation measures to mitigate public health risks related to COVID-19 during the Project's construction activities.

The potential for Project construction to cause COVID-19 to spread through worker exposure is not an impact on the environment under CEQA, rather it is a public health concern under the purview of federal, state, and local public health agencies. CEQA requires the consideration of significant changes in the environment caused by a proposed project; therefore, an existing adverse environmental condition that a project does not create or exacerbate is not responsible for mitigating that adverse condition. Implementation of the proposed Project would not create or exacerbate an existing environmental hazard or an existing public health hazard, and therefore, no mitigation is required. Compliance with existing mandates from federal, state, and local public health agencies, including California Occupational Safety and Health Administration's (Cal/OSHA) COVID-19 Prevention Emergency Temporary Standards (ETS) are specifically intended to address workplace health and safety (OSHSB 2021). Policy mandates from public health agencies are consistently updated to address rapidly changing circumstances and provide the most appropriate and methods for protecting worker safety. Federal OSHA standards that apply to protecting workers from infection include: requirements for personal protective equipment (PPE) (29 CFR part 1910, Subpart I (e.g., 1910.132 and 133)), respiratory protection (29 CFR 1910.134), sanitation (29 CFR 1910.141), and OSHA's requirements for employee access to medical and exposure records (29 CFR 1910.1020). Employers are also required by the General Duty Clause, Section 5(a)(1) of the OSH Act, to provide a safe and healthful workplace free from recognized hazards that are causing or likely to cause death or serious physical harm (OSHA 2021).

Therefore, compliance with mandatory federal, state, and local public health agency regulations would ensure adequate and appropriate protections for workplace safety and the proposed Project would not create or exacerbate an existing environmental or public health hazard. There is no aspect of the proposed Project that would prevent or interfere with the United Brotherhood of Carpenters providing the Carpenter union members with additional trainings related to COVID-19. No changes to the environmental analyses included in the Draft IS/MND are required.

5-7 The comment states the IS/MND omits information regarding biological resources impacts specific to the removal of trees and potential for nesting birds. More specifically, the comment asserts the IS/MND states that providing replacement trees and landscaping will mitigate impacts on nesting birds.

Draft IS/MND Section 4.4, Biological Resources, addresses the removal of trees located within the parking lot along the northern Project boundary and includes mitigation measures to address the potential for nesting migratory birds that are protected by the Migratory Bird Treaty Act (MBTA). The analysis notes that replacement trees and landscaping would be provided; however, it does not conclude that this replacement would mitigate potential impacts to nesting birds. The Draft IS/MND specifically includes Mitigation Measure BIO-1 to reduce potential impacts to nesting birds. Mitigation Measure BIO-1 requires that if construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey shall be conducted to determine

the potential for nests and if active nests are found, a Nesting Bird Plan shall be prepared and implemented. The Nesting Bird Survey and Nesting Bird Plan would be required to be prepared by a qualified biologist. No changes to the environmental analyses included in the Draft IS/MND are required.

5-8 The comment references the Project's parking spaces and that eight percent of the total parking spaces are identified for carpool and electric vehicles. The comment further references the Bay Area Air Quality Management District (BAAQMD) and the need for electric vehicle (EV) charging infrastructure to support growing EV usage and that EV infrastructure should be required. As discussed in Draft IS/MND Section 4.6, Energy, the Project would be required to comply with the 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen. The California Building Standards Commission developed CALGreen in an effort to meet the State's landmark initiative Assembly Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g. lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. As stated in the IS/MND, the Project would be required to comply with the most recent version of CALGreen, which would include incorporation of electric vehicle charging infrastructure. No changes to the environmental analyses included in the Draft IS/MND are required.

5-9 The comment references Draft IS/MND mitigation specific to potential impacts to paleontological resources, stating the mitigation does not provide the Program it plans to implement or identify particular fossil remain types and planned policies and procedures to be incorporated. Draft IS/MND Section 4.7, Geology and Soils provides a summary of the types of fossils that have been located within similar soils within the area. The Draft IS/MND identifies condition of approval (COA) GEO-1, which provides for Worker Awareness and Environmental Program (WEAP) training and identifies the requirements for the training, including identifying the potential fossils within the Project area and providing specific policies and procedures in the event of discovery. Additionally, COA GEO-1 requires the development of the WEAP be conducted by a qualified vertebrate paleontologist, as defined by the Society for Vertebrate Paleontology and that the WEAP be provided to the City. Further, COA GEO-2 provides the specific procedures in the event fossils or fossil bearing deposits are encountered, including a professional vertebrate paleontologist evaluate the find and that documentation and treatment occur in accordance with the Society of Vertebrate Paleontology standards and the significance of the find be evaluated pursuant to State CEQA Guidelines. Mitigation Measure GEO-1 further requires paleontological resources monitoring by a qualified vertebrate paleontologist be required during ground disturbances exceeding a specific depth and identifies the specific requirements for monitoring.

5-10 The comment states the IS/MND lacks sufficient information and analysis on land use consistency and that consistency with the General Plan goals and policies and regional plans are not adequately addressed. The proposed Project is consistent with the General Plan land use designation (General Commercial with Mixed-Use Overlay) for the site. The Draft IS/MND

addresses consistency with General Plan and Municipal Code policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect throughout each environmental topical section. Additionally, the Project's consistency with applicable regional plans, such as the Southern California Association of Government's (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), is addressed in several sections, including Draft IS/MND Section 4.3, Air Quality and Section 4.8, Greenhouse Gas Emissions. As discussed in the Draft IS/MND, the Project is consistent with the General Plan land use designation for the site. The 2020-2045 RTP/SCS land use types and associated population, housing, and employment forecasts are based on local general plans as well as input from local governments, such as the City of Gardena. These same forecasts are incorporated into other regional plans, including the Air Quality Management Plan (AQMP). The Project would be consistent with the growth forecasts considered within these plans. No changes to the environmental analyses included in the Draft IS/MND are required.

5-11 The comment references CEQA Guidelines Section 15124 and asserts the IS/MND's project description does not satisfy the requirements as it provides no statement of objectives and it provides no description of the Project's economic characteristics. CEQA Guidelines Section 15124, is within CEQA Guidelines Article 9. Contents of Environmental Impact Reports, Sections 15120 to 15132. Article 9, as referenced, is specific to Environmental Impact Reports. An IS/MND has been prepared for the proposed project; therefore, identification of project objectives and economic characteristics is not required. No changes to the project description or environmental analyses included in the Draft IS/MND are required.

5-12 The comment is a conclusionary statement requesting preparation of an EIR or at a minimum recirculation of the Draft IS/MND. The comment does not provide any additional comments or statements regarding the environmental analysis or conclusions contained in the Draft IS/MND that were not identified in previous comments and addressed above; no further response is necessary.

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Mitigation Monitoring and Reporting Program Checklist

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
BIOLOGICAL RESOURCES						
BIO-1: Construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.	Pre-Construction if Not Outside of the Nesting Season/Prior to Issuance of Permits/During Construction, if Active Nests Found	Pre-Construction Nesting Bird Survey/Nesting Bird Plan, if Active Nests Found	Applicant/ Contractor, Biologist and Community Development Director/ City Building Official			
CULTURAL RESOURCES						
CUL-1: Prior to the beginning of ground disturbances, the Project proponent shall retain an archaeologist meeting Secretary of the Interior Standards (SOI) to oversee spotcheck cultural resources monitoring of all excavations two feet and deeper within the Project site. Spotchecks shall occur weekly on average, and no less often than once every seven days that ground disturbance occurs. If a cultural object is uncovered, the qualified monitor shall be empowered to temporarily redirect work away from the find while it is evaluated. Work	Prior to Ground Disturbing Activities During Ground Disturbing Activities Involving	Construction Site Monitoring & Completion of Daily Monitoring Logs	Applicant/ Contractor, Approved Archaeologist, and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
can continue a minimum of 50 feet away from the find. For finds that are not significant, work may resume immediately after the find is documented and removed. If a find is significant, a mitigation plan shall be developed, and mitigation completed, prior to work continuing within the 50-foot cordon.	Excavations Two Feet and Deeper	Archaeological Resource Evaluation/ Development and Implementation of Mitigation Plan, if Applicable				
CUL-2: Prior to the beginning of ground disturbances, the qualified monitor shall give a Worker Environmental Awareness Program training presentation prepared by the SOI qualified supervising archaeologist to all construction staff. This presentation shall inform construction personnel what cultural resources may be uncovered during the ground-disturbing phases of the project and what to do who to in case of a find.	Prior to Ground Disturbing Activities	Verification of Provision of Worker Environmental Awareness Program Training	Applicant/ Contractor, Approved Archaeologist, and Community Development Director			
CUL-3: Refer also to Mitigation Measure TCR-3 (Section 4.18, Tribal Cultural Resources). Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial shall cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The Los Angeles County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the Native	During Construction	Evaluation of Remains/ Notification of NAHC, if Applicable	Tribal Monitor, Archaeologist, and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
American Heritage Commission (NAHC), who will in turn, notify the person they identify as the Most-Likely-Descendent (MLD) of any human remains.						
GEOLOGY AND SOILS						
GEO-1: Paleontological resources monitoring by a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be required during ground disturbances greater than 5.0 feet below the historic surface elevation in native sediments. Paleontological monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Monitoring efforts can be reduced or eliminated at the discretion of the project paleontologist after 30 percent of earthwork is completed.	Prior to Ground Disturbing Activities During Ground Disturbing Activities	Paleontological Monitor Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Director/City Building Official, Approved Paleontologist and Applicant/ Contractor			
TRIBAL CULTURAL RESOURCES						
TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The Project Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to,	Prior to Ground Disturbing Activities During Ground Disturbing Activities During Construction, if Discovery of	Tribal Cultural Monitor Agreement Construction Site Monitoring & Completion of Daily Monitoring Logs	Community Development Director/City Building Official, Approved Tribal Monitor and Applicant/ Contractor			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground- disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Project Applicant/City of Gardena upon written request to the Tribe. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant that no future, planned construction activity	Tribal Cultural Resources Occurs	Written Confirmation of No Additional Monitoring Completion of Resource Recovery, if Applicable				

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.						
TCR-2: Refer also to Mitigation Measure CUL-3 <u>Unanticipated Discovery of Human Remains and Associated Funerary Objects</u>. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native	During Construction	Evaluation of Remains/ Notification of NAHC, if Applicable	Tribal Monitor, Archaeologist and Community Development Director			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitor determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.						
TCR-3: Procedures for Burials and Funerary Remains. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of	Upon Discovery of Remains	Implementation of Procedures for Burials and Funerary Remains	Tribal Monitor/ Tribe, Archaeologist, and Community Development Director, and			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
funerary objects with the deceased, and the ceremonial burning of human remains. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. In the event preservation in place is not possible despite good faith efforts by the Project Applicant/developer and/or landowner, before ground-disturbing activities may resume			NAHC, if applicable			

Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible for Approval/ Monitoring	Verification		
				Initials	Date	Remarks
on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.						

RESOLUTION NO. PC 11-22

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ZONE CHANGE OF A 4.2 ACRE PROPERTY FROM GENERAL COMMERCIAL (C-3) WITH A MIXED-USE OVERLAY (MUO) TO HEAVY COMMERCIAL (C-4) WITH A MUO AND A ZONE TEXT AMENDEMENT TO ALLOW FOR GREATER GROUND FLOOR STREET FRONTAGE WHEN A PROPOSED SELF-STORAGE FACILITY IS SET BACK AT LEAST 50 FEET FROM THE PUBLIC RIGHT-OF-WAY; AND APPROVING A SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 185,573 SQUARE FOOT SELF- STORAGE AND RETAIL CENTER AT 14206 VAN NESS AVENUE

(EA #5-21, ZTA #2-21, ZC #1-21, SPR #3-21, CUP #1-21)
(APNS: 4061028051, 023, 033)

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

SECTION 1. RECITALS.

A. AREC 11, LLC (AREC) is the owner of that real property of approximately 4.2 acres located at the northeast corner of Rosecrans Avenue and Van Ness Avenue, consisting of three parcels (APN Nos. 4081-028-023, -033, AND -051) and commonly known as 14206 Van Ness Avenue, Gardena (the “Property).

B. The Property is currently developed with a U-Haul facility that is decades old.

C. AMERCO Real Estate Company, which provides real estate and development services to the U-Haul System (AMERCO and U-Haul are collectively referred to herein as “U-Haul”) filed applications for a zone change from General Commercial (C-3) to Heavy Commercial (C-4), a zone text amendment changing the development for self-storage facilities, a conditional use permit, and site plan in order to redevelop the existing U-Haul facility on the Property (collectively “the Project”).

D. An Initial Study and Mitigated Negative Declaration was prepared for the Project and the draft MND was circulated for a 20-day public review period between May 5, 2022, to May 24, 2022.

E. On June 21, 2022, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft IS/MND and the approvals required for the Project at which time it considered all evidence, both written and oral.

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. The record of these proceedings can be found at the

Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

G. Prior to adopting this Resolution, the Planning Commission adopted Resolution No. PC 10-22 approving the mitigated negative declaration and adopting the mitigation monitoring and reporting program for the conditional use permit and site plan review and recommending that the City Council do the same for the zone change and zone text amendment.

SECTION 2. ZONE CHANGE/ZONING CODE AMENDMENT.

The Planning Commission hereby recommends that the City Council adopt the Ordinance attached hereto as Exhibit C changing the zoning from the Property from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO. In making this recommendation the Planning Commission incorporates the findings set forth in Exhibit C.

SECTION 3. SITE PLAN REVIEW

Site Plan Review (#3-21) for the development of 185,573 square foot self-storage facility and retail center, based on the following findings and subject to the conditions attached hereto as Exhibit A, and project plans attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

A. *The proposed project is consistent with the intent and general purpose of the general plan and provisions of the municipal code.*

The General Plan Land Use Plan designates the Property as General Commercial and Mixed Use Overlay. The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. The maximum permitted floor area ratio (FAR) is 0.5 in general and up to 2.75 for specific uses when allowed by the Zoning Code. The Mixed-Use Overlay land use designation 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 is consistent with various goals and policies of the General Plan including the following:

Table 2 – General Plan Consistency

Table 2a – Land Use

<u>LU Goal 2</u>: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses.	
LU Policy 2.1: Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.	The Project will include ample landscaping provided throughout the site, including ten-foot landscape planters along the perimeters of the Property and the street frontages along Rosecrans Avenue and Van Ness Avenue.
LU Policy 2.1: Require ample landscaping and high-level maintenance in all new and existing commercial and industrial developments.	The majority of the site is paved and has minimal landscaping along the along the southernmost portion of the eastern Property boundary and interspersed along the northern Property boundary. The Project will introduce more landscaping throughout the site, exceeding the minimum requirements of the City's Zoning Code.
LU Policy 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.	As conditioned, the Project will consolidate three lots into a larger commercial Property.
<u>LU Goal 3:</u> Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.	
LU Policy 3.2: Encourage the upgrade and rehabilitation of existing commercial and industrial building facades and sites.	The existing U-Haul facility has been in operation since 1983 and has made minimal improvements to the building over the past several years. The Project includes the redevelopment and upgrade of the existing facility to provide quality services to the City and surrounding communities.

Table 2b – Economic Development

<u>Economic Development Goal 1</u>: Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.	
ED Policy 1.5: Support regional-serving commercial development at key focus areas – Artesia Boulevard Corridor and the areas around the three intersections along Rosecrans Avenue at Van Ness, Western and Normandie.	The Project includes maintain a local business that provides jobs and services and maintains the City tax base. The existing facility is located at the northeast corner of Van Ness Avenue and Rosecrans Avenue. The U-Haul moving and self-storage facility will not only service the City of Gardena but expand its services to the surrounding South Bay region.
<u>Economic Development Goal 2:</u> Expand, retain, and revitalize quality businesses.	
ED Policy 2.1: Encourage the assemblage of small commercial parcels to accommodate quality commercial development.	As conditioned, the Project will consolidate three lots into a larger commercial Property to develop a new, modern U-Haul Moving and Storage facility.

Table 2c – Community Design

<u>DS Goal 4:</u> Achieve high quality design for commercial uses.	
DS 4.1: Promote a strong relationship between buildings and the street.	All new buildings will be setback a minimum 10-feet from the public rights-of-way and include various trees and shrubbery.
DS 4.2: Provide functional pedestrian connections between adjacent commercial uses.	As a condition of approval, the applicant will be required to replace the sidewalk in front of the Project site.
DS 4.8: Require loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment to	All the loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment to be

be concealed from view and located as far as possible from adjacent residences.	concealed from view and located as far as possible from adjacent residences.

Therefore, for reasons stated above, and based upon the evidence included in the Staff Report, which is incorporated by reference, the Project is consistent with the intent and general purpose of the General Plan and the Gardena Municipal Code.

B. *The proposed project 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 and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses.

SECTION 3. CONDITIONAL USE PERMIT.

Conditional Use Permit (#1-21) for the use of a self-storage facility on the Property, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use if one for which a conditional use permit is authorized;

In accordance with GMC Section 18.34.030.X, self-storage facilities are permitted in the C-4 pursuant to an approved conditional use permit. Therefore, subject to the approval Zone Change #1-21, the application for a conditional use permit is deemed proper and will allow the self-storage facility to continue to operate at the subject location.

B. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;

The facility is an existing self-storage facility that has been operating since 1983. The site is bounded by Van Ness Avenue to the west, Rosecrans Avenue to the south, a United States Postal Office to the north and residential townhomes to the east. The redeveloped self-storage facility and truck rental facility would have minimal impacts on the surrounding neighborhood. All storage units would have interior access only and all parking of the business vehicles will be kept in the “shunting area” located in the covered first level of the facility, except for those rental vehicles located in the designated display stalls along Van Ness Avenue.

The existing eight-foot-high masonry wall along the eastern property line, abutting the

residential townhomes, will remain and a new 10-foot landscape planter with will be installed.

C. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

The Property has a dimension of 290 feet by 610 feet. As shown in the staff report, which is incorporated by reference, the Project meets or exceeds all the minimum development standards of the C-4 zone, including setbacks, walls, fencing, landscaping, and parking if the amendment to the C-4 zone text is approved.

D. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use;

Vehicular access to the site is provided off Van Ness Avenue via three drive aisles and one from Rosecrans Avenue. The Circulation Plan of the Gardena General Plan designates Rosecrans Avenue as an arterial roadway and Van Ness Avenue as a major collector roadway.

In accordance with the Circulation Plan of the General Plan major collector streets, such as Van Ness Avenue, are designed to carry approximately 15,000 to 25,000 vehicles a day. According to the most recent traffic counts from the City's Public Works Department, Van Ness Avenue currently carries no more than 20,600 vehicles per day in the subject area. The Project is expected to generate 380 weekday daily vehicle trips. When taking a credit for the existing site uses, the Project is expected to generate 120 net new daily vehicle trips. The addition of 120 daily trips are well within the capacity of Van Ness Avenue.

The Circulation Plan states Rosecrans Avenue, an arterial street, is designed to carry approximately 40,000 to 60,000 vehicles a day. The City's traffic counts show the subject area is currently carrying 31,800, and again the Project is expected to generate 120 net new daily vehicle trips. Therefore, the surrounding streets are properly designed to carry the quantity of traffic generated by the Project.

E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #1-21, will ensure that the self-storage facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 4. 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 5. 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 6. 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 7. EFFECTIVE DATE.

This Resolution shall take effect immediately; the approvals shall only take effect fi the City Council approves the zone change and zone text amendment and those approvals become effective.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

SECTION 9. NOTICE OF DETERMINATION.

Staff shall file a Notice of Determination within 5 working days of this approval.

PASSED, APPROVED, AND ADOPTED this 21st day of June 2022.

_____
LANGLEY STEPHEN, 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 attachments 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 21st day of June 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:
NOES:
ABSENT:

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans
- Exhibit C – Draft Ordinance approving the Zone Change and Zoning Code
- Exhibit D – Zone Change #1-21 Map

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR ENVIRONMENTAL ASSESSMENT #5-21, SITE PLAN REVIEW #3-21 AND CONDITIONAL USE PERMIT #1-21

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) 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 floor plan layout shall be in accordance with the plans approved by the Commission 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.

GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of Environmental Assessment #5-21, Zone Change #1-21, Zone Text Amendment #2-21, Site Plan Review #3-21, and Conditional Use Permit #1-21. 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 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 attorneys' fees.

SITE PLAN REVIEW

SPR1. Site Plan Review #3-21 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.44.060 of the Gardena Municipal Code. Utilization

shall mean the issuance of building permits. The twelve months shall not begin to commence until the legislative approvals become effective.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #1-21 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a business license. The twelve months shall not begin to commence until the legislative approvals become effective.

CUP2. All proposed wall signs shall be subject to submittal and review for a sign permit with the Community Development Department. All proposed signs shall comply with the provision of the Gardena Municipal Code Chapter 18.58.

CUP3. All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron, or other similar materials.

CUP4. All storage of boats, campers, recreations vehicles, travel trailer, and other similar large items on the site shall not be visible from the public right-of-way or adjacent properties.

CUP5. The applicant shall prohibit any on-site residential manager unit.

PLANNING

PL1. The applicant shall be required to apply for a lot line adjustment to combine the three lots into one.

PL2. The applicant shall submit a site lighting plan, with photometrics, for review and approval to the Community Development Department 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 designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

PL3. No more than five rental vehicles shall be on display at any time. Vehicles for display shall be located in the designated areas as shown in the plans approved by the Planning Commission, along Van Ness Avenue.

PL4. Price advertisements signage shall not be placed in the windows or on any vehicles on display.

BUILDING & 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 comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.

BS3. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.

BS4. All structures shall have fire protection via a sprinkler system under a NFPA 13R system.

BS5. The applicant shall demonstrate that coverages 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. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.

BS6. The applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing storm-water, without filtering, is no longer acceptable.

BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve

removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

BS8. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm2) in/on readily accessible painted surfaces of the buildings.

If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

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 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.

BS11. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.

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. All public improvements, studies, designs, plans, calculations and other requirements shall be installed, provided and supplied by the developer in accordance with City and State codes, policies and requirements at no cost to the City.

All work shall comply with City Standards and specifications and with the City of Gardena Municipal Codes and to be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).

PW6. The applicant shall remove and replace all sidewalk, curb, gutter, curb ramp, and driveway fronting property. All incidental improvements such as traffic markings, re-painting existing curbs, traffic signs, curb drains, etc. shall also be included.

PW7. The applicant shall remove and replace streetlights with concrete/marblelite poles. All incidental improvements such as traffic markings, re-painting existing curbs, curb drains, etc. shall also be included.

PW8. The applicant shall provide a ten-foot-wide roadway easement along the western property line of the southwest corner property that abuts Van Ness Avenue (APN: 4061-028-023).

PW9. 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.

PW10. The applicant shall submit as-built plan signed and stamped by the Engineer of Record shall be submitted to Public Works Department prior to finalizing and closing permit.

PW11. 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.

PW12. The applicant is responsible for all applicable permit, plan check surety, sewer fees, and other incidental fees pertaining to the proposed project.

STANDARD CONDITIONS TO REDUCE IMPACTS

EN1. The applicant shall comply with all mitigation measures set forth in the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

EN2. 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.

EN3. 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 and full-time paleontological monitoring shall occur for the remainder of ground disturbance for the project.

EN4. Prior to approval of grading plans and/or issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:

a. 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.

b. 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.

c. During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.

d. 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.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall submit plans and specifications to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review prior to building permit issuance.

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.

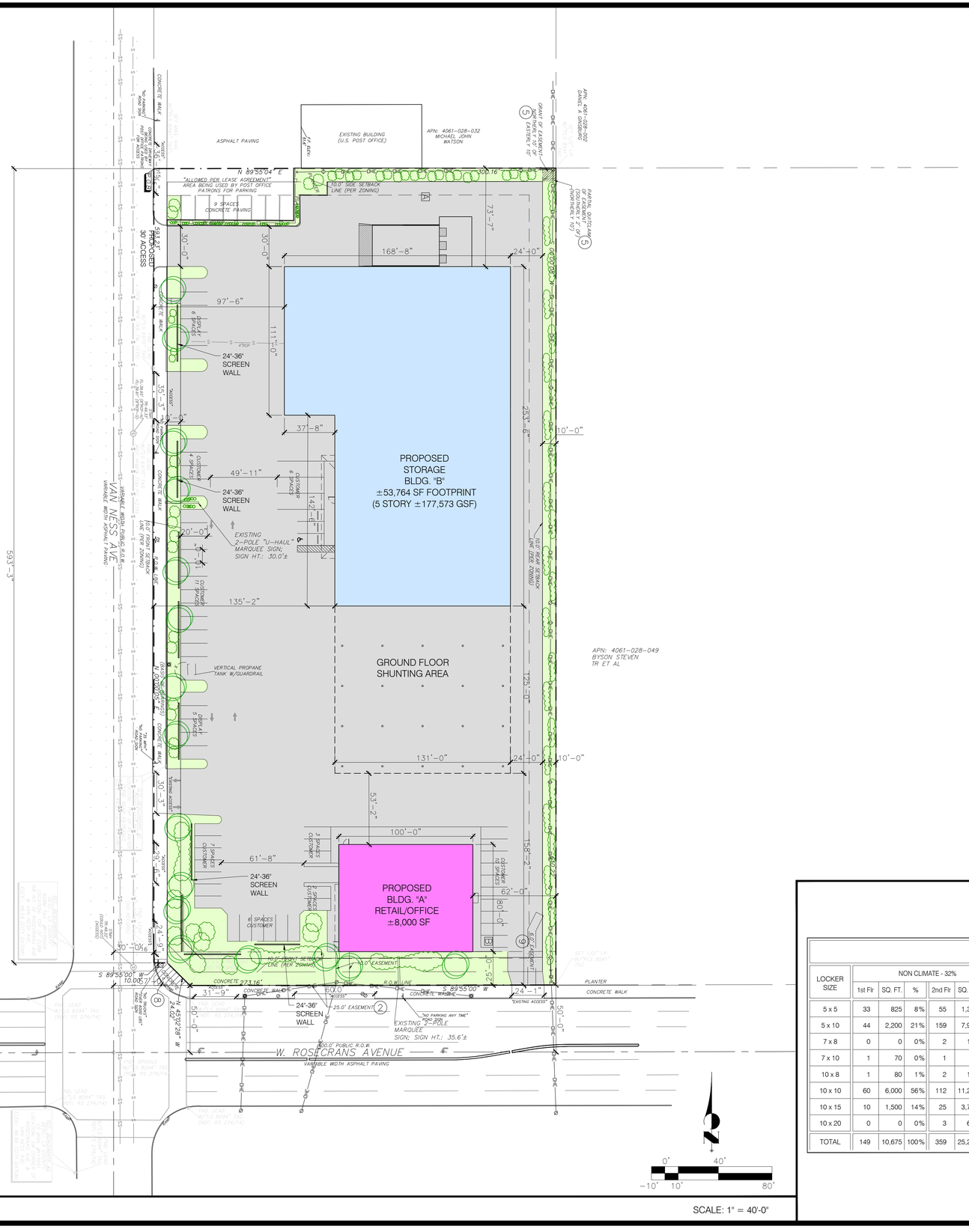
AMERCO Real Estate Company, certifies that it has read, understood, and agrees to the Project Conditions listed herein.

_____

AMERCO Real Estate Company, Representative

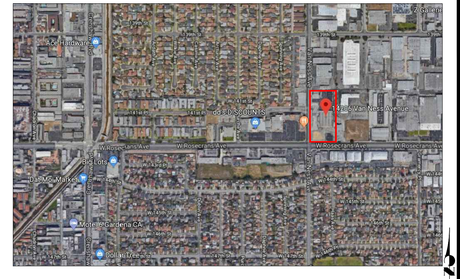
By_____

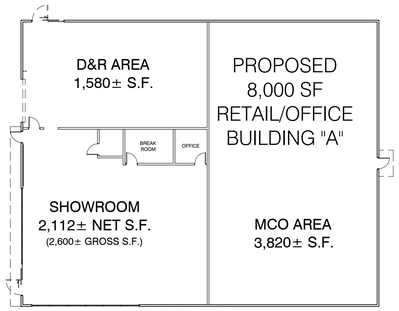
Dated_____

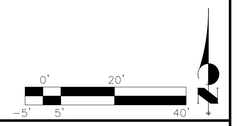


SITE PLAN

SCALE: 1" = 40'-0"


W Rosecrans Ave
S Van Ness Ave
W Rosecrans Ave
W Rosecrans Ave
W Rosecrans Ave
S Normandie Ave
S Normandie Ave
S Western Ave
S Western Ave
W Rosecrans Ave
W Rosecrans Ave
W Rosecrans Ave
S Vermont Ave
S Vermont Ave
S Vermont





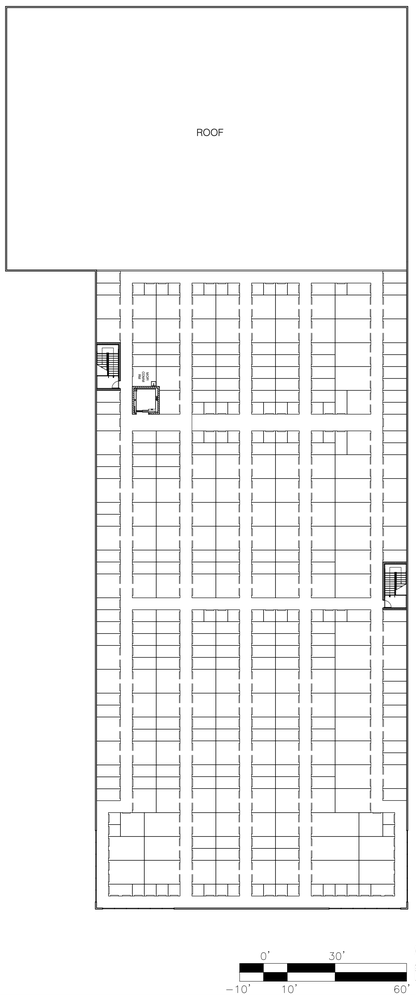
RETAIL / OFFICE BUILDING

SCALE: 1" = 20'-0"

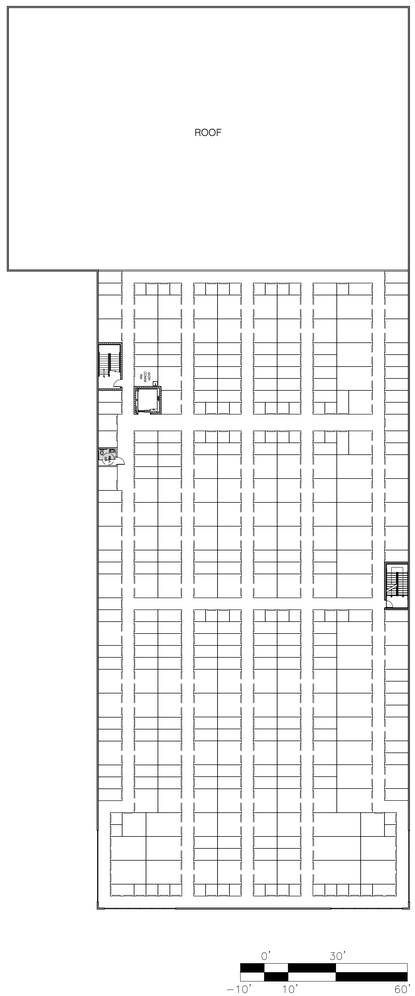
PROPOSED MIX

LOCKER SIZE	NON CLIMATE - 32%						NON-CLIMATE TOTAL			CLIMATE - 68%									CLIMATE TOTAL			TOTAL		
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	QTY	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	5th Flr	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	33	825	8%	55	1,375	6%	88	2,200	6%	65	1,625	6%	65	1,625	6%	65	1,625	6%	195	4,875	6%	283	7,075	6%
5 x 10	44	2,200	21%	159	7,950	32%	203	10,150	28%	168	8,400	33%	164	8,200	33%	167	8,350	33%	499	24,950	33%	702	35,100	31%
7 x 8	0	0	0%	2	112	0%	2	112	0%	0	0	0%	2	112	0%	0	0	0%	2	112	0%	4	224	0%
7 x 10	1	70	0%	1	70	0%	2	140	0%	2	140	1%	1	70	0%	2	140	1%	5	350	1%	7	490	1%
10 x 8	1	80	1%	2	160	1%	3	240	1%	1	80	0%	2	160	1%	1	80	0%	4	320	0%	7	560	1%
10 x 10	60	6,000	56%	112	11,200	44%	172	17,200	48%	108	10,800	43%	107	10,700	43%	108	10,800	43%	323	32,300	43%	495	49,500	44%
10 x 15	10	1,500	14%	25	3,750	15%	35	5,250	15%	25	3,750	15%	25	3,750	15%	25	3,750	15%	75	11,250	15%	110	16,500	15%
10 x 20	0	0	0%	3	600	2%	3	600	2%	3	600	2%	3	600	2%	3	600	2%	9	1,800	2%	12	2,400	2%
TOTAL	149	10,675	100%	359	25,217	100%	508	35,892	100%	372	25,395	100%	369	25,217	100%	371	25,345	100%	1,112	75,957	100%	1,620	111,849	100%

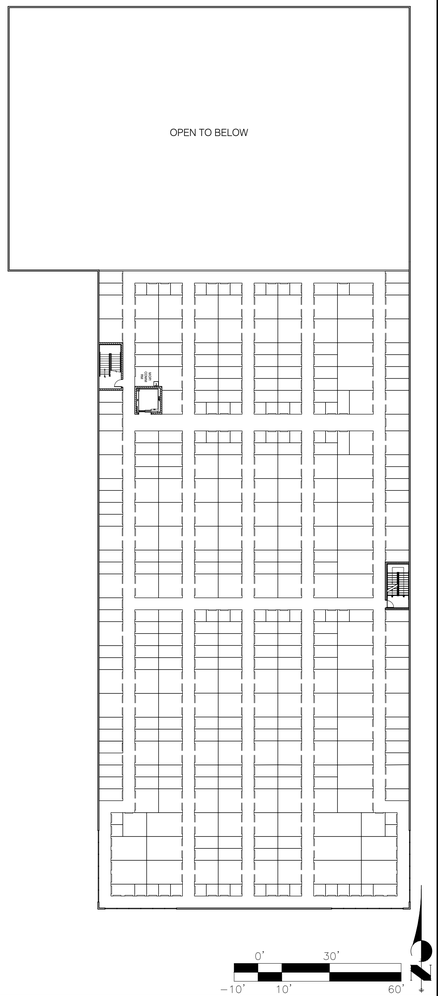
♿ 39 ADA LOCKERS REQUIRED/PROVIDED



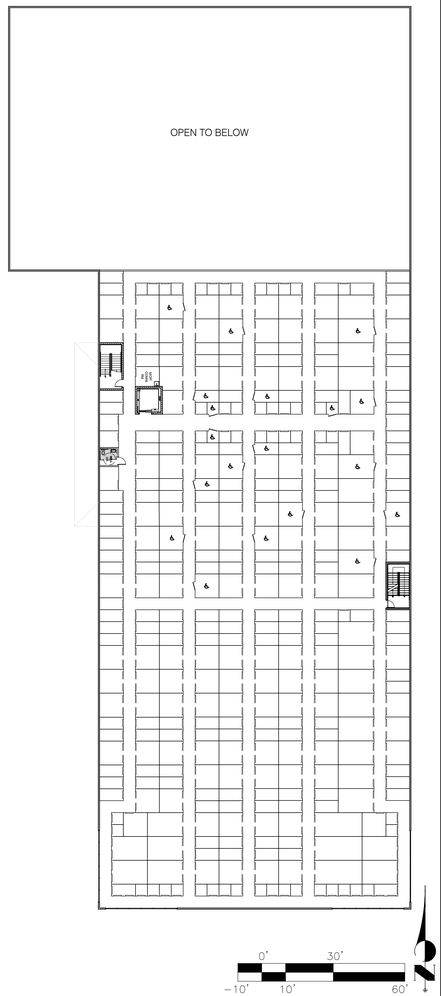
FIFTH FLOOR PLAN SCALE: 1" = 30'-0"



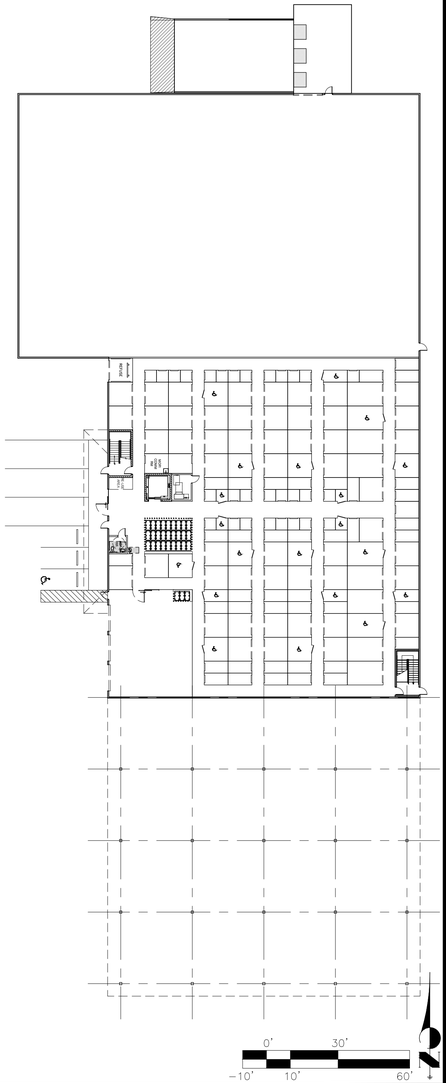
FOURTH FLOOR PLAN SCALE: 1" = 30'-0"



THIRD FLOOR PLAN SCALE: 1" = 30'-0"



SECOND FLOOR PLAN SCALE: 1" = 30'-0"



FIRST FLOOR PLAN SCALE: 1" = 30'-0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	08/02/19	KMB	REVS PER EJS REVIEW
2	09/04/19	KMB	REV. FLR PLN & ELEVS.
3	09/28/20	KMB	REV. PER CITY COMMENTS
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul of Gardena
14206 S Van Ness Ave
Gardena, CA 90249

SHEET CONTENTS:

PROPOSED
FLOOR PLANS

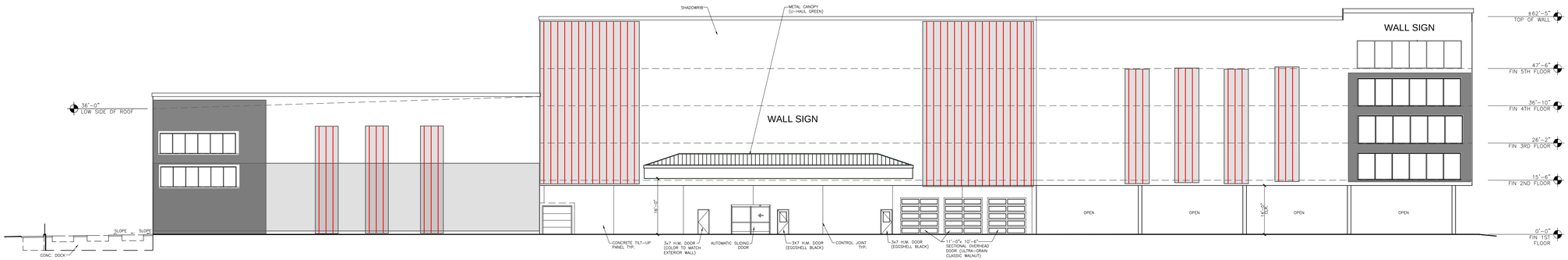
865031

DRAWN:	KMB
CHECKED:	NH
DATE:	05/22/2019

A1

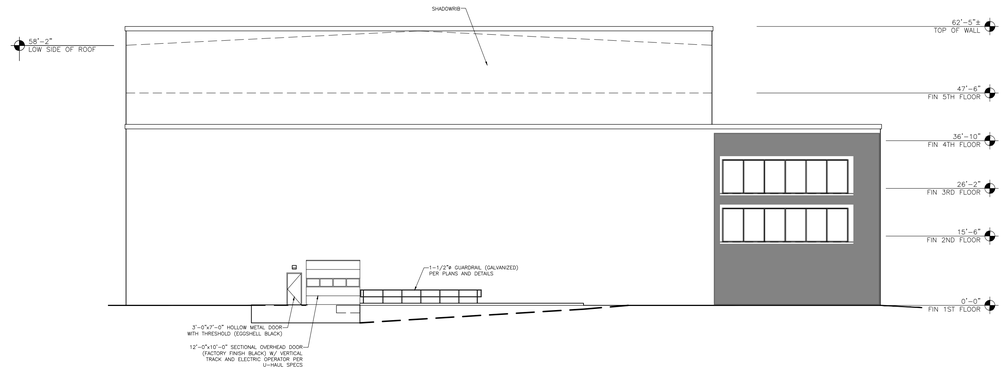
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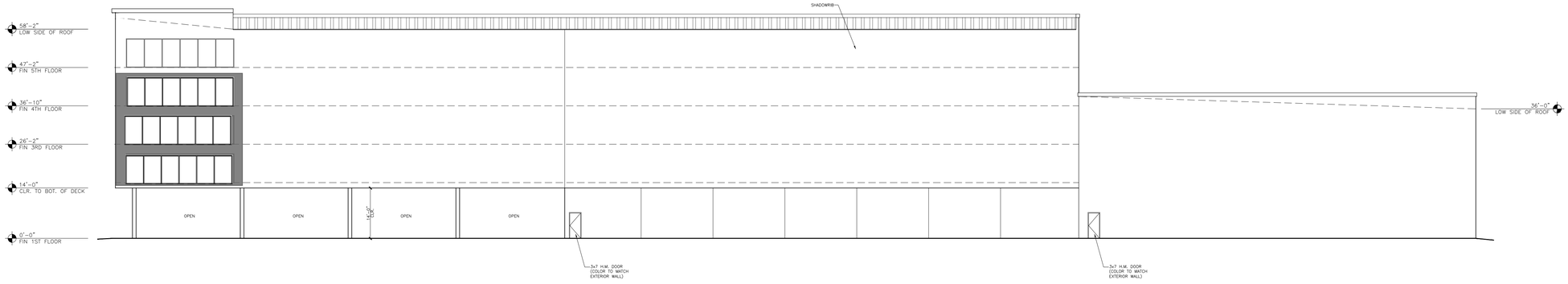
WEST ELEVATION - BLDG. B

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



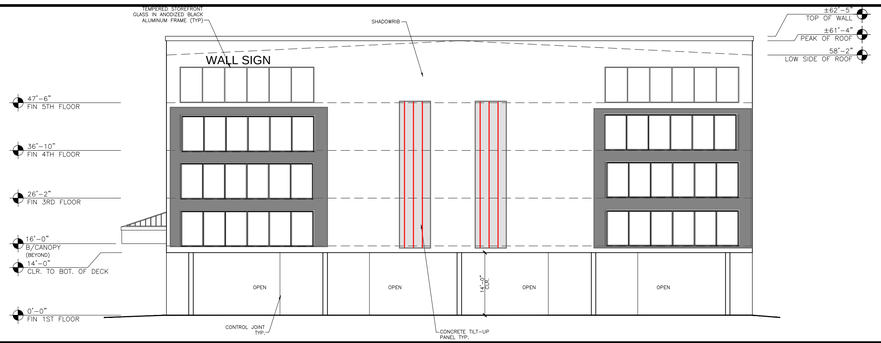
NORTH ELEVATION - BLDG. B

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



EAST ELEVATION - BLDG. B

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



SOUTH ELEVATION - BLDG. B

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

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	08/02/19	KMB	REV PER EJS REVIEW
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4			
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PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Gardena
14206 S Van Ness Ave
Gardena, CA 90249

SHEET CONTENTS:

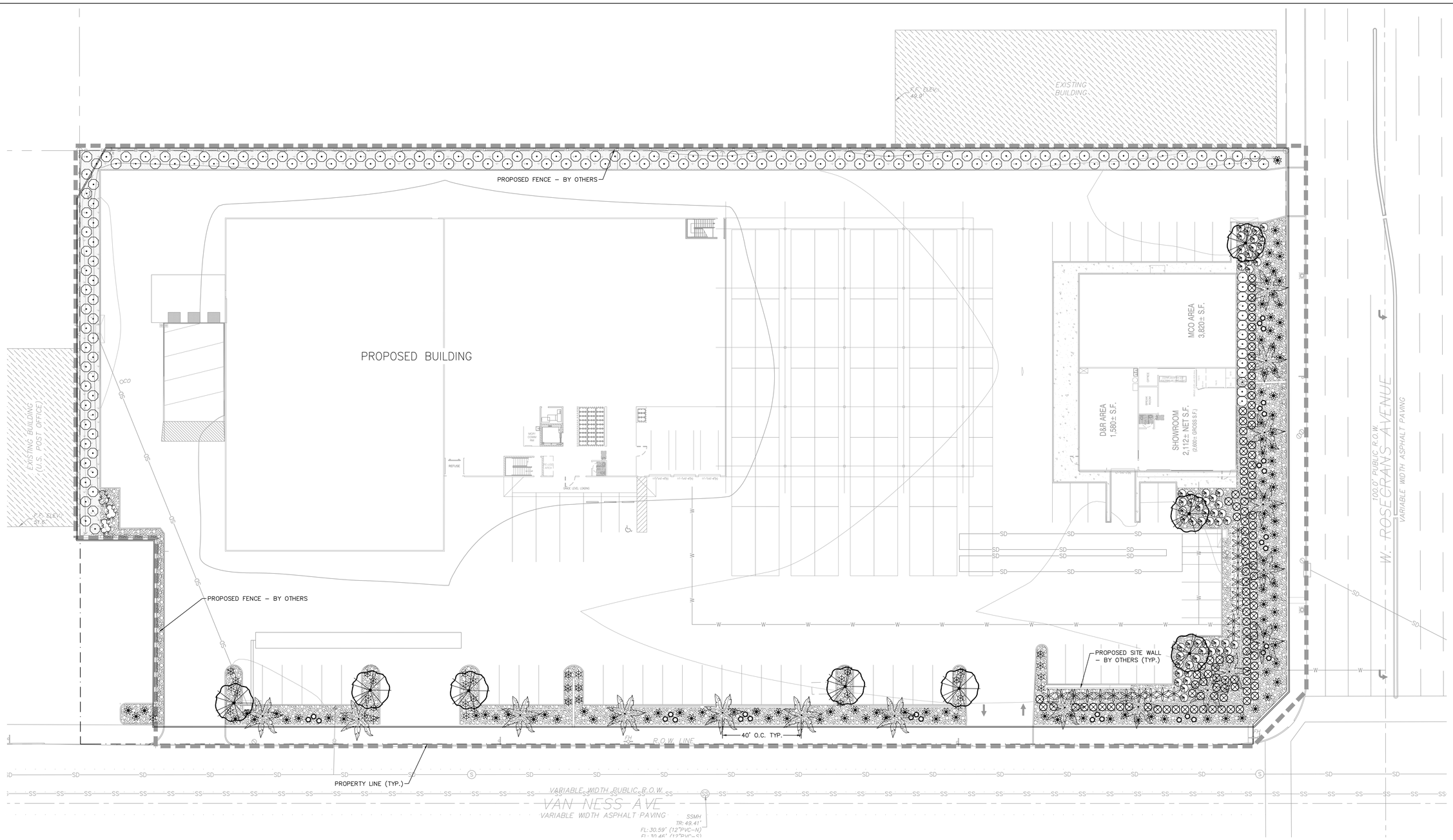
PROPOSED ELEVATIONS BLDG. B

865031

DRAWN:	KMB	A2
CHECKED:	NH	
DATE:	05/22/2018	

865031A1F.DWG

© 2020 AMERCO REAL ESTATE COMPANY



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	8	FICUS MICROCARPA NITIDA / INDIAN LAUREL FIG	24" BOX	MODERATE
PALMS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**WUCOLS**
	17	SYAGRUS ROMANZOFFIANA / QUEEN PALM	14` B.T.H. MIN.	MODERATE
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT.**	**WUCOLS**
	113	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL.	LOW
	33	ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS	5 GAL.	VERY LOW
	37	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	VERY LOW
	115	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	LOW
	59	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	LOW
	174	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	LOW
	20	PHORMIUM TENAX `RADIANCE` / NEW ZEALAND FLAX	5 GAL.	LOW
	3	PORTULACARIA AFRA / ELEPHANT BUSH	5 GAL.	VERY LOW

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	9,852 SF	CRUSHED ROCK / 4" DEPTH MIN. COLOR TO BE BAJA CRESTA RUBBLE FROM SOUTHWEST BOULDER AND STONE. SIZE: 1" - 3"
	4,550 SF	WOOD BARK MULCH / TRIPLE-SHREDDED HARDWOOD MULCH 3" DEPTH MIN.

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GARDENA MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GARDENA MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

CHRISTOPHER L FREY, LLA 6623

LANDSCAPE REQUIREMENTS	
REQUIRED	PROVIDED
1 TREE PRE EVERY 10 PARKING SPACES 60 PARKING SPACES / 10 = 6 TREES	8

GRAPHIC SCALE IN FEET
0 10 20 40

SCALE: 1" = 20'
WHEN PRINTED AT FULL SIZE 30"X42"

Know what's below. Call 811 before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT 194333003
DATE 8/20/2021
SCALE AS SHOWN
DESIGNED BY AZ
DRAWN BY TK
CHECKED BY JG

PRELIMINARY LANDSCAPE PLAN

14206 VAN NESS AVENUE
PREPARED FOR
U-HAUL
CITY OF GARDENA CA

SHEET NUMBER
L1.0

Plotted By:Davies, Luke Sheet Set:Kho Layout:Sheet February 09, 2022 08:48:44am K:\ORA_LDEV\U-Haul\XXXXXXXX - Gardena\CADD\Exhibits\Conceptual Landscape Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

U-Haul Moving & Storage of Gardena

865031

Gardena, CA

AC



U-Haul Moving & Storage of Gardena

865031

Gardena, CA

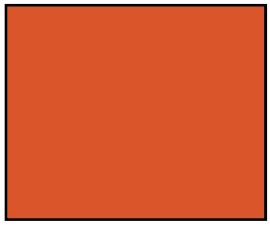
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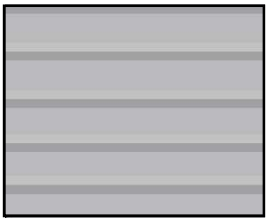
MOVING & STORAGE AT GARDENA

14206 S Van Ness Ave., Gardena, CA 90249

Color Board Self-Storage Building



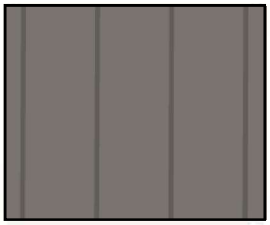
Obstinate Orange (SW6884)



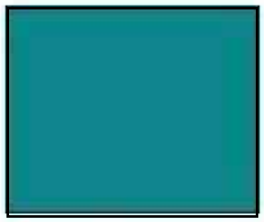
ATAS Architectural Panel Rigid Wall-Silversmith



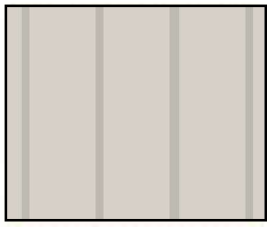
Nurture Green (SW6451)



ATAS Architectural Panel Anchor Grey



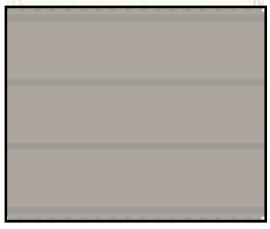
Aquarium (SW6767)



ATAS Architectural Panel Isoleren IM - Sand Stone



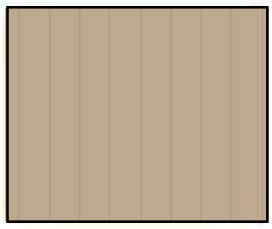
Ehtereal White (SW6182)



ATAS Architectural Panel Rigid Wall - Ash Grey



SW Ultra White



ATAS Architectural Panel Surrey Beige

MOVING & STORAGE AT GARDENA

14206 S Van Ness Ave., Gardena, CA 90249

Color Board Retail/Office Building



Obstinate Orange (SW6884)



Relaxed Khaki (SW6149)



Aquarium (SW6767)



Smokehouse (SW7040)



Ehtereal White (SW6182)



Web Gray (SW7075)

ORDINANCE NO. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA REZONING THE 4.2-ACRE PROPERTY LOCATED AT 14206 VAN NESS AVENUE FROM GENERAL COMMERCIAL TO HEAVY COMMERCIAL AND AMENDING GARDENA MUNICIPAL CODE SECTION 18.34.030X

WHEREAS, AREC 11, LLC (AREC) is the owner of that real property of approximately 4.2 acres located at the northeast corner of Rosecrans Avenue and Van Ness Avenue, consisting of three parcels (APN Nos. 4081-028-023, -033, AND -051) and commonly known as 14206 Van Ness Avenue, Gardena (the "Property"); and

WHEREAS, the Property is currently developed with a U-Haul facility that is decades old; and

WHEREAS, on March 4, 2021, AMERCO Real Estate Company, which provides real estate and development services to the U-Haul System (AMERCO and U-Haul are collectively referred to herein as "U-Haul") filed applications for a zone change from General Commercial (C-3) to Heavy Commercial (C-4), a zone text amendment changing the development for self-storage facilities, a conditional use permit, and site plan in order to redevelop the existing U-Haul facility on the Property; and

WHEREAS, U-Haul would like to redevelop the Property with a modern state of the art 5-story facility consisting of approximately 177,500 square feet, an approximate 8,000 square foot building for retail sales of moving supplies and offices, and a truck rental facility (the "Project"); and

WHEREAS, the current U-Haul operations are a legal non-conforming use as self-storage facilities are not allowed in the C-3 zone; and

WHEREAS, as a legal non-conforming use U-Haul cannot expand its facilities and therefore has no incentive to make any improvements to the existing improvements; and

WHEREAS, the C-4 zone currently provides that self-storage units cannot exceed more than 75 feet of ground floor street frontage on a major collector or arterial street; and

WHEREAS, it would be an improvement for the City if the dilapidated buildings on the Property were removed and replaced with modern state of the art facilities; and

WHEREAS, the City, through its environmental consultant, prepared a Mitigated Negative Declaration for the Project which was circulated for a 20 day period from May 5, 2022 to May 24, 2022; and

WHEREAS, the Planning Commission held a public hearing on the project entitlements on June 21, 2022 at which time it considered all evidence presented, both written and oral; and

WHEREAS, at the close of the public hearing the Planning Commission adopted Resolution No. PC 10-22 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for the conditional use permit and site plan review required for the Project and recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program from the zone change and zone text amendment; and

WHEREAS, at the close of the public hearing the Planning Commission also adopted Resolution No. PC 11-22 wherein it approved the conditional use permit and site plan review and recommended that the City Council approve the zone change and zone text amendment set forth in this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on the zone change and zone text amendment on XXX, 2022 at which time it considered all evidence presented, both written and oral; and

WHEREAS, prior to adopting this Ordinance the City Council adopted Resolution No. XXX adopting the Mitigated Negative Declaration and Mitigation Monitoring Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The zoning for the 4.2 acre property consisting of APNs Nos. 4081-028-023, -033, and -051 is hereby changed from General Commercial (C-3) to Heavy Commercial (C-4), as shown on the map attached hereto as Exhibit A.

SECTION 2. Section 18.34.030.X relating to conditional use permits for self-storage facilities in the C-4 zone is hereby amended to read as follows:

X. Self-storage facilities; provided that:

1. The facility complies with the requirements of Section 18.46.030C.17; and

2. If the facility fronts on a major collector or arterial street it shall be set back at least 50 feet from the public right-of-way. If not set back at least 50 feet, then no more than 75 feet of the total building frontage facing the collector or arterial street on the ground floor may be the self-storage building(s). Any other portion of building(s) fronting the street are permitted if they are allowed or conditionally allowed uses in the zone, including a retail component of the self-storage use; and

SECTION 3. Effective Date. This Ordinance shall become effective on the thirty-first date after adoption.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 5. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

_____
TASHA CERDA, Mayor

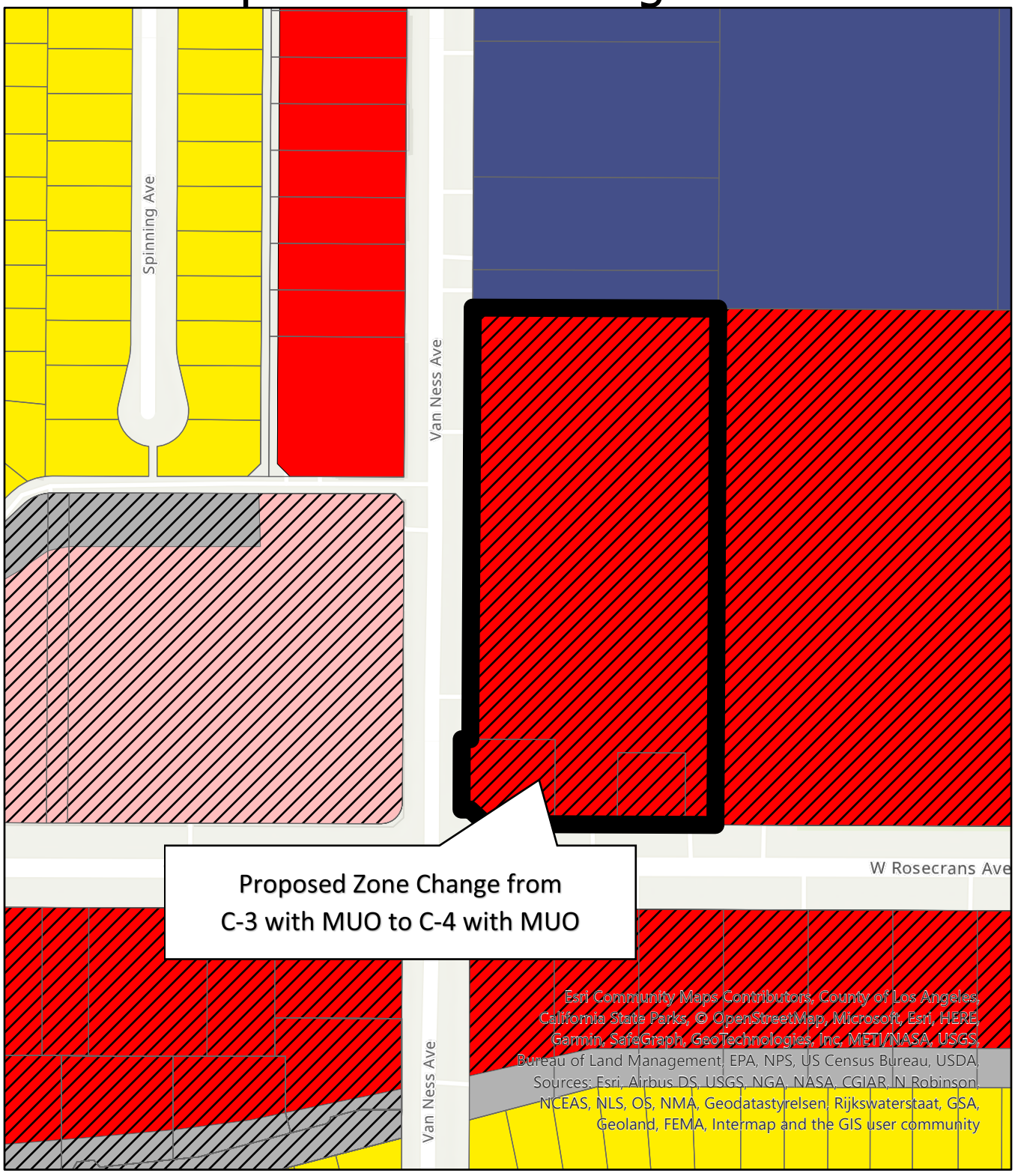
ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
LISA E. KRANITZ, Assistant City Attorney

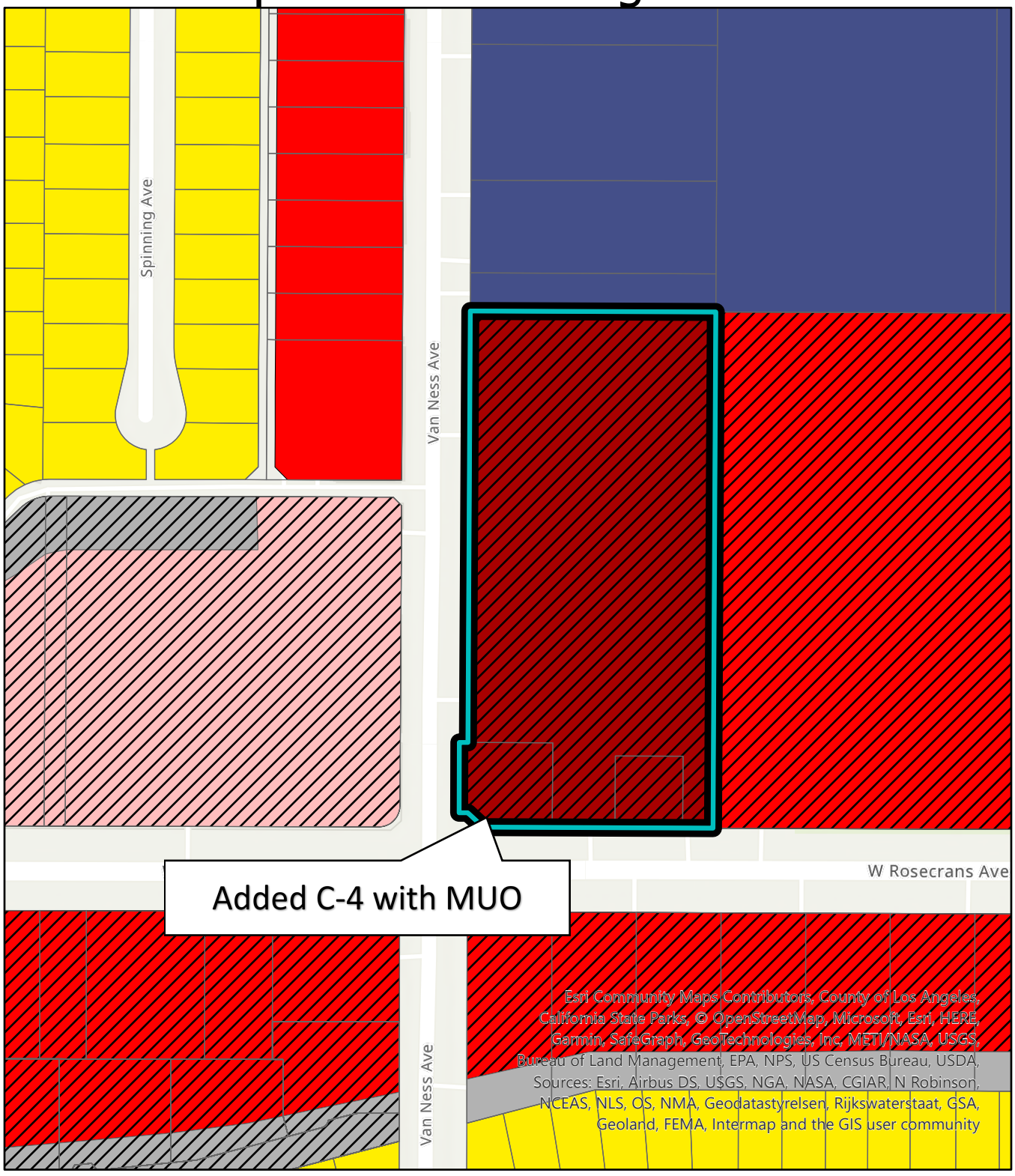
Proposed Zone Change #1-21



Zoning 2021

- C2
- C3
- C4
- M2
- P
- R1
- MUO

Adopted Zone Change #1-21



Zoning 2021

- C2
- C3
- C4
- M2
- P
- R1
- MUO

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, June 21, 2022 – 7:00 PM

1700 W. 162nd Street, Gardena, California

5. **PUBLIC HEARING ITEMS**

5.A **CONDITIONAL USE PERMIT #4-22**

The Planning Commission considered a request for a conditional use permit to operate an adult day care facility within an 11,830 square foot tenant space in an existing medical and professional office building located in the General Commercial (C-3) zone which qualified for an exemption from CEQA as, an Existing Facility.
APPLICANT: David Kim
LOCATION: 1045 Redondo Beach Blvd, Suites 150-190 (APN: 6114-028-050)
Staff Report (4-22).pdf
Resolution (4-22).pdf
Conditions of Approval (4-22) - Adult day care.pdf Project Plans (CUP #4-22).pdf

Commission Action: The Planning Commission approved Resolution No. PC 9-22, by vote of 5-0-0, approving the project and directing staff to file a Notice of Exemption.

5.B **ENVIRONMENTAL ASSESSMENT #5-21, ZONE TEXT AMENDMENT #2-21, ZONE CHANGE #1-21, CONDITIONAL USE PERMIT #1-21, SITE PLAN #3-21**

The Planning Commission considered a request of the following entitlements to develop a new U-Haul Moving, Storage, Retail store:

- Zone Text Amendment (ZTA #2-21) to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way in the Heavy Commercial (C-4) zone.
- Zone Change (ZC #1-19) to change the zoning of the site from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;
- Conditional Use Permit (CUP #1-21) to allow for the self-storage facility within the C-4 Zone;

- Site Plan Review (SPR #3- 21) to approve the proposed site plan to develop a new 177,573 gross square foot, five-story storage facility to the northern portion of the site and a separate 8,000-square foot single-story building for retail sales and office use within the southern portion;

The project also included the review and adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (EA #5-21)
APPLICANT: AMERCO Real Estate Company/U-Haul
LOCATION: 14206 Van Ness Avenue (APNs: 4061028051, 023, 033)
Staff Report.pdf
ATTACHMENT A - Resolution No. PC 10-22 (MND).pdf
Exhibit A - Draft Initial Study/Mitigated Negative Declaration with Appendices.pdf Exhibit B - Final Mitigated Negative Declaration (REVISED June 21, 2022) Exhibit C - Mitigated Monitoring and Reporting Program.pdf
ATTACHMENT B - Resolution No. PC 11-22.pdf Exhibit A - Conditions of Approval.pdf
Exhibit B - Project Plans.pdf
Exhibit C - Draft Ordinance approving the Zone Change and Zoning Amendment.pdf Exhibit D - Zone Change #1-21 Map.pdf

Commission Action: The Planning Commission continued the item to a future meeting which will be re-noticed in the Gardena Valley News and new mailers will be sent to all properties within a 300-foot radius of the project site.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 11.A
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6589, Adopting The City of Gardena's Two-Year Budget For Fiscal Years 2022-2023 And 2023-2024

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct Public Hearing; allow each speaker three (3) minutes; and Adopt Budget Resolution No. 6589

RECOMMENDATION AND STAFF SUMMARY:

Presented for Public Hearing and City Council consideration is the City of Gardena's Proposed Two-Year Budget for Fiscal Years 2022-2023 and 2023-2024, including Combined General Fund, Enterprise Funds and Special Revenue Funds.

The Proposed Budget was presented to the City Council and the public at the May 24, 2022 City Council meeting and Staff conducted a Community Budget Forum on June 1, 2022. The proposed Budget was public noticed in the Gardena Valley News on June 16, 2022. It has been available for review and comment on the City's website since May 25, 2022.

The proposed budget is based on conservative revenue and expenditures in both fiscal years, is structurally balanced, and reports General Fund surpluses of $37,008 in Fiscal Year 2022-2023 and $39,136 in Fiscal Year 2023-2024. The delta for total revenues and total expenditures for all funds is primarily due to the timing of Special Revenue Funds. Staff recommends City Council adopt Resolution No. 6589, thereby adopting the Budget for Fiscal Years 2022-2023 and 2023-2024.

Copies of the Adopted Budget will be available for review on the City's website at www.cityofgardena.org and in the City Clerks Office.

FINANCIAL IMPACT/COST:

Proposed Budget	Revenue	Expenditure

General Fund	$ 76,653,769	$ 76,616,761
Enterprise Fund (Gtrans)	$ 35,437,041	$ 35,437,041
Enterprise Fund (Sewer)	$ 2,660,000	$ 2,427,020
Special Revenue & Other Funds	$ 124,451,147	$ 127,676,351
Total Fiscal Year 2022-2023	$ 239,201,957	$ 242,157,173
Proposed Budget	**Revenue**	**Expenditure**
General Fund	$ 77,593,605	$ 77,554,469
Enterprise Fund (Gtrans)	$ 49,768,535	$ 49,768,535
Enterprise Fund (Sewer)	$ 2,686,450	$ 2,047,172
Special Revenue & Other Funds	$ 78,379,960	$ 78,747,473
Total Fiscal Year 2023-2024	$ 208,428,550	$ 208,117,649

ATTACHMENTS:

Reso 6589.pdf

Budget Book - Proposed.pdf

APPROVED:



_____

Clint Osorio, City Manager

RESOLUTION NO. 6589

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING A BUDGET FOR SAID CITY FOR THE FISCAL YEARS JULY 1, 2022, TO AND INCLUDING JUNE 30, 2023, AND JULY 1, 2023, TO AND INCLUDING JUNE 30, 2024

WHEREAS, the Gardena Municipal Code provides that the City Manager of Gardena, California, shall cause a municipal budget to be prepared; and

WHEREAS, such budget, covering the fiscal years commencing July 1, 2022, to and including June 30, 2023, and July 1, 2023, to and including June 30, 2024, has been reviewed by the City Council with regard to the approval of estimated revenues and expenditures; and

WHEREAS, the City Council has made such necessary revisions to the budget for the fiscal years 2022-2023 and 2023-2024 as presented by the City Manager;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. That the City Council does hereby approve and adopt said two-year municipal budget for the City of Gardena for the fiscal years 2022-2023 and 2023-2024 and, by this reference, is incorporated herein as if fully set forth.

SECTION 2. That copies of said budget be placed on file in the office of the City Clerk.

SECTION 3. That, effective July 1, 2022, the City Manager is hereby authorized to proceed with the implementation of the work program as incorporated in the approved and adopted two-year budget; that he has the authority to transfer any sum of appropriated funds within a department or function, and that he may carry over as needed to future years' funds approved in this budget for projects, capital improvements, and capital outlay. It shall be the responsibility of the City Manager to determine the priority in which increases in personnel and capital acquisition shall be programmed for accomplishment during this year consistent with the availability of revenue and subject to the requirements of the Gardena Municipal Code regarding the expenditure of funds and the employment of personnel.

SECTION 4. That this Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of June 2022.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

PROPOSED BUDGET FISCAL YEAR:

2022-2023 ---------- 2023-2024

CITY OF GARDENA











CITY OF GARDENA
PROPOSED BUDGET FISCAL YEAR 2022/2023 and 2023/2024
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CITY OF GARDENA
PROPOSED BUDGET FISCAL YEAR 2022/2023 and 2023/2024
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CITY MANAGER'S

BUDGET MESSAGE

PROPOSED BUDGET

FY 2022/2023 & 2023/2024

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
PAULETTE FRANCIS, *Councilmember*
MARK E. HENDERSON, *Councilmember*
ART KASKANIAN, *Councilmember*

MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
CLINT D. OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*

CITY MANAGER'S BUDGET MESSAGE

BETTER TOGETHER

PROPOSED BUDGET – FISCAL YEAR 2022/2023 – 2023/2024

HONORABLE MAYOR AND CITY COUNCIL:

Presented tonight for Council approval is the proposed budget for Fiscal Year 2022/2023 and 2023/2024. This proposed budget details the City's plan to continue fiscal prudence and transparency while expanding valuable programs and services for our community.

The past two years, the Gardena community, along with the state, the nation, and the world, have seen unprecedented times with the impacts associated from the COVID-19 pandemic. The initial shelter-in-place mandate and the extended stay-at-home order had halted many activities, shutting down schools, businesses, and leisure travel. While the impact was swift and significant, Gardena responded immediately and pivoted quickly to continue our high-quality services to our community. I want to first express my gratitude for the generous response and hard work from both our Council and our staff. We transitioned our operations in ways we could not have imagined before, including moving our public meetings online, providing planning and permitting services remotely, and connecting with our community through frequent and enhanced communication channels. Our dedication to our community remains as strong as ever.

We have a robust $56 million budget for the City's Capital Improvement Projects, making a continued investment in City facilities and infrastructure. $29 million will be invested in City parks, playgrounds, facilities, and public parkways including the Gardena Community Aquatic & Senior Center, the new Rosecrans Community Center and the Mas Fukai Park Rehabilitation. The remaining $27 million will be utilized to maintain City streets, sewers, storm drains, sidewalks, curbs, crosswalks, signs, and traffic signals. Investments in equipment maintenance and programs ensuring compliance with State mandated safety and air quality regulations will also utilize these funds.

Through these challenging times, our staff connected with our community to provide information on financial assistance for businesses and families who had been impacted by the effects of COVID-19. The City developed three programs utilizing Community Development Block Grant (CDBG-CV) funding in the amount of $901,984. These programs have provided grants to 21 small businesses totaling $363,169 as well as providing rental, utility, and food assistance to 94 Gardena families with grants totaling $185,136. The City also enhanced food delivery and services to seniors as well as programs to keep youth and families socially

engaged to prevent social isolation. This steadfast commitment to our community highlights the best of who we are in these past two years. I am proud of what we have accomplished and overcome as an organization.

FISCAL YEARS 2022/2023 & 2023/2024 PROPOSED BUDGET:

As background, staff developed a two-year budget for the fiscal years 2020/21-2021/22 which was approved by Council on June 23, 2020 to ensure that the City's spending plan was structurally balanced. The budget was then amended for fiscal year 2021/2022 to include revenues received from the American Rescue Plan (ARP) on May 24, 2022. Placing a multi-year budget in place was intended to provide our community a stronger sense of fiscal security during rapidly changing political, social and economic periods. We also turn our attention towards long-term fiscal sustainability, being thoughtful in maintaining our organizational strength and remaining resilient through identifying opportunities to diversify our revenue sources and expand our revenue base. Now more than ever, Gardena must have local control over local funds for local needs – allowing Gardena to be self-reliant and ensuring that local tax dollars are spent for Gardena residents. As our community grows and flourishes, our organization must use our resources strategically to support our community. While reducing expenditures is a good short-term measure, targeting investments in strategic focus areas to respond to our evolving community is the long-term solution to maintaining resiliency. Balancing short-term response and long-term investment will remain a priority for our organization. I am confident that this focus will guide us through any challenging time and make Gardena stronger and better than we were before.

The total City budget consists of General Fund revenues, Special Revenue Funds such as grant funds, and Enterprise Funds for the Transportation Department and City Sewer Maintenance Program. Only General Fund revenue is at the full discretion of the City Council for spending appropriations. All other revenue is otherwise restricted because of the funding sources. Proposed expenditures are based upon an analysis of past expenditures in conjunction with revenue forecasts based on current economic conditions. Should the proposed budget be approved, the General Fund will be structurally balanced with a modest surplus of $37,008 in 2022/2023 and $39,136 in 2023/2024. Special Revenue Funds, however, are budgeted based on *all available funds* which includes the total of projected new revenue for the fiscal year and any carry-over funds which have already been received but not yet spent. Special Revenue Funds are structurally balanced including carry-over funds from the prior fiscal years. The proposed budget shows a surplus with a General Fund revenue budgeted for Fiscal Year 2022/2023 at $76,653,769 and expenditures at $76,616,761 for a net surplus of $37,008 on June 30, 2023. Fiscal Year 2022/2023 total revenues for all funds, including transfers, are $239,201,957 with expenditures, including transfer out, at $242,157,173. For Fiscal Year 2023/2024 General Fund revenue is budgeted at $77,593,605 and expenditures at $77,554,469 for a net surplus of $39,136 on June 30, 2024. Fiscal Year 2023/2024 total revenues for all funds, including transfers, are $239,201,957 with expenditures, including transfer out, at $242,157,173. The delta for total revenues and total expenditures for all funds is due to the timing of the Special Revenue Funds.

GENERAL FUND PROPOSED REVENUE AND EXPENDITURES

Revenue Sources	Proposed Fiscal Year 2022-2023	Proposed Fiscal Year 2023-2024
Sales and Use Tax	$ 25,165,183	$ 25,623,576
Card Club Gross Revenue Fees	8,840,000	9,193,600
Property Tax	8,965,773	9,234,746
Vehicle License Fees	7,509,721	7,659,916
Utility Users Tax	4,902,643	4,929,272
Business License Tax	2,677,500	2,811,375
Franchise and Other Taxes	4,714,425	4,879,429
License and Permits	1,875,038	1,968,790
Fines and Forfeitures	1,185,368	1,220,929
Investment Income	330,000	355,000
Intergovernmental	532,500	537,500
Current Service Charge	2,506,467	2,377,600
Other Revenue	512,036	512,036
Transfer In	4,239,000	3,587,448
Charges to Other Funds	2,698,115	2,702,388
TOTAL REVENUES	**$ 76,653,769**	**$ 77,593,605**

Department Expenditures	Proposed Fiscal Year 2022-2023	Proposed Fiscal Year 2023-2024
Police	$ 32,878,497	$ 34,309,188
Public Works	6,509,050	6,656,917
Non-Departmental including Fire and RCC	13,501,048	14,640,514
Recreation & Human Services	4,436,453	4,929,066
Community Development	2,519,383	2,537,141
Elected and Executive Offices	2,631,900	2,841,708
Administrative Services	2,490,589	2,672,264
Transfers Out	11,649,841	8,967,671
TOTAL EXPENDITURES	**$ 76,616,761**	**$ 77,554,469**
REVENUES OVER EXPENDITURES	**$ 37,008**	**$ 39,136**

COUNCIL POLICY DIRECTION:

On December 15, 2020, Council adopted the City of Gardena Three-Year Strategic Plan for 2020-2023. It was determined that an update was necessary to the existing Strategic Plan due to the extraordinary obstacles facing the City because of the COVID-19 pandemic, as well as continuing global uncertainty. Goals were updated in the new plan to address pertinent and pressing issues in the community. This plan will serve as a three-year guide of the City's vision for the future through several action steps – proactive steps meant to maintain and improve our diverse and vibrant community as we continue to improve on a promising new beginning. Department goals and functions can be found at the beginning of each departmental section.

The City Councils focus and commitment to our community, in conjunction with the efforts of management and staff, resulted in the following:

- Passage of Measure G resulting in an additional $17.7 million in revenues to the General Fund under local control for local needs
- The City issued a $101 million Taxable Pension Obligation Bond at 3.29% to save $51 million in interest costs over the next 19 years
- The City issued a $15 million Lease Revenue Bond at 1.99% to Finance the Gardena Community Aquatic & Senior Center, the Rosecrans Community Center, and multiple park improvements
- The City competed for and was awarded the Prop 68 grant for the maximum grant amount of $8.5 million, the largest single competitive grant awarded to the City, to fund the Gardena Community Aquatic & Senior Center. The City also received an appropriation from Congresswoman Maxine Waters for $1.4 million for the same project.
- The City implemented a Financial Transparency Dashboard to enhance transparency and public engagement. See QR codes below to access the full budget document as well as the Financial Transparency Dashboard.

ACCESS THE FULL CITY BUDGET HERE:



SCAN ME

ACCESS THE DASHBOARD HERE:



SCAN ME

IN CONCLUSION:

The Fiscal Year 2022/2023 and 2023/2024 budget has been developed to strike a thoughtful balance between the short-term and long-term. What I hope to accomplish with this budget is to provide the Council with a comprehensive framework with which to make decisions. Even in challenging times, hope and opportunities abound. Decisions that are being made now will help maintain sustainability that will serve Gardena well in the future. The events in the past two years have certainly been unprecedented, but the support from the Council to our community and to our organization have been just as unprecedented. Our core principles remain the same: to execute on the Council's vision and to serve our community with high-caliber services. With this as our anchor, I am confident that whether we face new opportunities or whether we face challenging circumstances, we will come out better, stronger, and more resilient than we were before.

I would like to acknowledge Department Heads, Budget Coordinators, and the Administrative Services Budget Team, under the direction of Ray Beeman, Director of Administrative Services, who worked as a cohesive team to create our annual budget. I also want to thank the leaders of the Gardena Police Officers Association (GPOA), the Gardena Management Employees Organization (GMEO), and the Gardena Municipal Employees Association (GMEA), who are an important part of the team, as they faithfully represent the interests of their membership and work with City management for the benefit of this community. We are still better together.

Respectfully submitted,



CLINT D. OSORIO, MPA
City Manager

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Gardena
California

For the Biennium Beginning

July 01, 2020

Christopher P. Morrill

Executive Director

HIGHER QUALITY OF LIFE

…ACHIEVED BY CONSISTENT & CONTINUOUS IMPROVEMENT

OUR MISSION

The elected leadership and employees of the City of Gardena individually and collectively are committed to maintaining an efficient and effective government that ensures the highest quality of life, a safe and attractive environment, and a sound economic future for the community.

OUR VISION

We envision Gardena as one of the most desired communities in which to live, do business, work, and play in the South Bay.

OUR DUTY

As public servants it is our duty and our desire to provide reliable service guided by our commitment to these Core Values.

ORGANIZATIONAL VALUES

- **Fiscal Accountability & Sustainability**
- **Workforce Excellence**
- **Community Involvement**

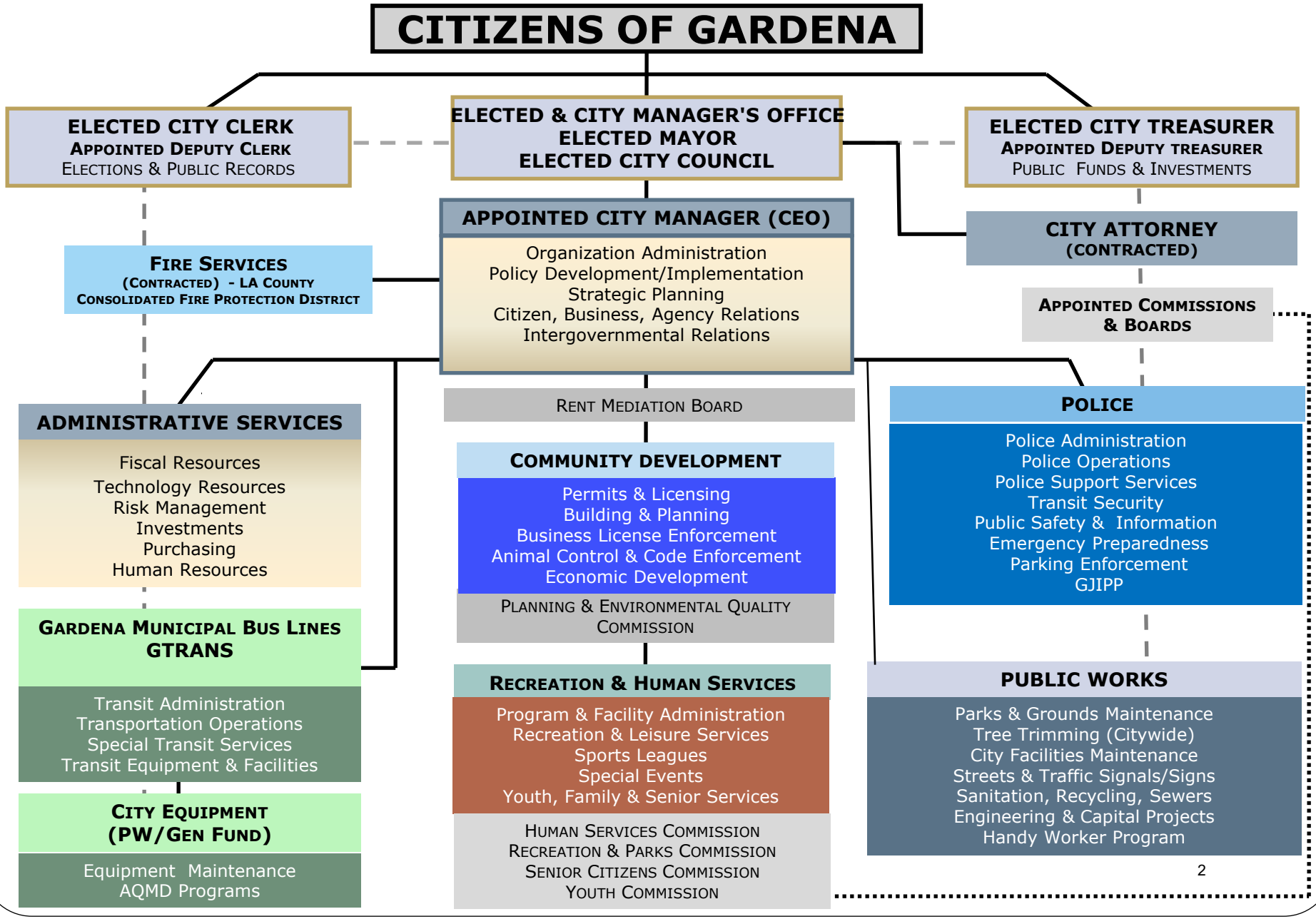
COMMUNITY VALUES

- **Safe Community Environment**
- **Sustainable Economic Development**
- **Attractive & Livable Neighborhoods**

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GENERAL INFORMATION

CITY OF GARDENA ORGANIZATION CHART



CITY OFFICIALS

MAYOR AND CITY COUNCIL

Tasha Cerda, Mayor
Occupation: Insurance Agent
Elected: City Clerk – March 2009
Appointed: Councilmember – September 2009
To fill unexpired term due to resignation of Councilmember
Elected: Councilmember – March 2011
Elected: Councilmember – March 2013
Elected: Mayor – March 2017
Current Term Expires: June 2022

Rodney G. Tanaka, Mayor Pro Tem
Occupation: Retired Police Lieutenant/Licensed Pastor
Elected: Councilmember – March 2017
Current Term Expires: June 2022

Paulette Francis, Councilmember
Occupation: Teacher
Elected: Councilmember – March 2020
Current Term Expires: March 2024

Mark E. Henderson, Councilmember
Occupation: College Professor
Elected: Councilmember – March 2015
Elected: Councilmember – March 2020
Current Term Expires: March 2024

Art Kaskanian, Councilmember
Occupation: Business Owner/Realtor
Elected: Councilmember – March 2017
Current Term Expires: June 2022

CITY CLERK AND CITY TREASURER

Mina Semenza, City Clerk
Occupation: Real Estate
Elected: City Clerk – March 2013
Elected: City Clerk – March 2017
Current Term Expires: June 2022

J. Ingrid Tsukiyama, City Treasurer
Occupation: Retired
Elected: City Treasurer – March 2005
Elected: City Treasurer – March 2009
Elected: City Treasurer – March 2013
Elected: City Treasurer – March 2017
Current Term Expires: June 2022

APPOINTED OFFICIALS

Clint D. Osorio, City Manager
Appointed Acting City Manager in June 2019
Appointed City Manager in December 2019

Carmen Vasquez, City Attorney
Appointed as Contract City Attorney in January 2020

Peter L. Wallin, Deputy City Attorney
Appointed as Contract City Attorney in February 2009

Lisa Kranitz, Assistant City Attorney
Appointed as Contract City Attorney in February 2009

EXECUTIVE STAFF – (All Appointed)

Michael Saffell, Police Chief
Ray Beeman, Director of Administrative Services
Greg Tsujiuchi, Community Development Director
Ernie Crespo, Transportation Director
Stephany Santin, Director of Recreation
Allan Rigg, Director of Public Works
Brian Bennett, Los Angeles County Assistant Fire Chief

ELECTED & ADMINISTRATIVE OFFICES

Mayor
Tasha Cerda (310) 217-9507

Mayor Pro Tem
Rodney G. Tanaka (310) 217-9507

Councilmembers
Paulette C. Francis (310) 217-9507
Mark E. Henderson (310) 217-9507
Art Kaskanian (310) 217-9507

City Clerk's / City Treasurer's Office
City Clerk
Mina Semenza (310) 217-9565
Deputy City Clerk
Becky Romero (310) 217-9566
City Treasurer
J. Ingrid Tsukiyama (310) 217-9664
Deputy City Treasurer
Danny Rodriguez (310) 217-9693

Administrative Office
City Manager
Clint D. Osorio (310) 217-9503
City Attorney
Carmen Vasquez (310) 217-9544
Director
Ray Beeman (310) 217-9502

POLICE DEPARTMENT
Chief of Police
Michael Saffell (310) 217-9601

RECREATION & HUMAN SERVICES
Director
Stephany Santin (310) 217-9537

GTRANS
Director
Ernie Crespo (310) 965-8888

COMMUNITY DEVELOPMENT
Director
Greg Tsujiuchi (310) 217-9526

PUBLIC WORKS
Director
Allan Rigg (310) 217-9570

LA County Fire Department
Assistant Fire Chief
Brian Bennett (310) 329-3315
Gardena Station 162nd Street
Gardena Station 135th Street

BUDGET GOAL

To develop and maintain a structurally balanced budget that maximizes all City resources necessary to build, sustain, and enhance the City's future.

BUDGET TEAM

CITY MANAGER – CLINT D. OSORIO

DIRECTOR OF ADMINISTRATIVE SERVICES – RAY BEEMAN

Budget Managers – Mary Simonell, Khoi Quach, Sarah Read, Yurina Kim, Danny Rodriguez

BUDGET COORDINATORS

Elected and City Manager's Offices - Alejandra Orozco**,** Becky Romero

Police – Captain Todd Fox, Captain Vince Osorio, Mayra Maciel

Public Works – Kevin Kwak, Kevin Thomas, Kim Nolan

Community Development – Greg Tsujiuchi, Amanda Acuna

Recreation & Human Services - Christina Theobald, Nikki Sweeney, Nicola Howard

Capital Improvement Projects - Jun De Castro

Transportation Department - Ernie Crespo, Dana Pynn, Jennifer Abro

BUDGET PROCESS

MISSION OF THE BUDGET PROCESS: To help decision makers make informed choices about the provision of services and capital assets and to promote stakeholder participation in the process. - Government Finance Officers Association (GFOA)

BUDGET GOAL: To develop and maintain a structurally balanced budget that maximizes City resources necessary to build, sustain and enhance the City's future.

Preparation and adoption of the fiscal year budget is guided by the following five organizational principles set by the City Council:

1. Fiscal Integrity and Long-Term Financial Stability
2. Quality Economic Development
3. Workforce Excellence
4. Continually Improving Quality of Life for Residents
5. Maintaining an Attractive, Vital Livable Community

BUDGET OBJECTIVES: These organizational principles translate into the following budget objectives:

1. Establishing budgetary and fiscal policies that address current needs and set the foundation for future decisions.
2. Adopting a structurally balanced budget with realistic annual revenue projections and expenditures below revenue projections.
3. Pursuing grant and other special funds to augment City services in specific program areas.
4. Building adequate reserve funds to meet the City's current and future obligations.
5. Creating public-private partnerships with mutual economic and service benefit.
6. Setting charges and users fees to recover City costs for providing services as much as possible but without overburdening citizens, businesses, and property owners.
7. Replacing or upgrading vehicles and other capital equipment based on comparative cost of required maintenance for safety and performance efficiency.
8. Implementing efficiencies in service delivery and departmental operations that improve customer service and the quality of life in the community.
9. Enhancing employee skills and compensation to attract and maintain the best qualified staff and highest level of public service possible.
10. Providing superior public safety including community-based policing to reduce crime.
11. Providing community service programs that meet a variety of interests and needs.
12. Improving the public image and physical appearance of the City with proper maintenance of public rights-of-way and code enforcement of private properties.

BUDGET ROLES AND RESPONSIBLITIES

Citizens, property owners and businesses are encouraged to share ideas and provide input concerning the community and budgetary programs. This can be accomplished by discussing issues with City's commissions and committees or directly with program managers. Citizen input received during public hearings or other correspondence is not only invited but needed to ensure that public needs are met.

Finance Committee, comprised of two councilmembers (appointed by the Mayor) and the City Treasurer, reviews the City's revenues and

expenditures each quarter and the City Manager's proposed budget before submitting to the City Council for adoption.

City Council provides direction for the preparation of the budget through adoption of policies and ongoing input. Council is responsible for the review and adoption of the City budget.

City Manager is responsible for:

- ❖ providing staff direction for budget preparation
- ❖ considering departmental budget requests and requests for supplemental budget items
- ❖ reviewing projected revenues and expenditures with the Director of Administrative Services
- ❖ formulating a comprehensive budget proposal for submission to the City Council
- ❖ presentation of a proposed budget
- ❖ overseeing budget administration throughout the fiscal year

Director of Administrative Services is responsible for:

- ❖ evaluating and reporting the City's fiscal condition
- ❖ providing comprehensive revenue forecasts
- ❖ providing budget orientation and training to all departments
- ❖ monitoring budget throughout the year and providing updates to the City Manager and City Council

OVERVIEW OF CITY BUDGET PROCESS

The City's annual budget process commences in February with the distribution of the updated Budget Manual that details the City's general budgetary policy and the specific goals and objectives for the upcoming fiscal year. Departments are given specific instructions and timelines, the City's chart of accounts, a rate schedule for apportioned costs such as liability and health insurance, and budget forms and formats.

Each department head is required to select a responsible individual in the department to be the Budget Coordinator. Following the budget kickoff by the City Manager and Director, all correspondence and meetings are conducted with the departments' Budget Coordinators and the Finance Budget Team.

In March, the Director provides the City Manager with the tentative General Fund Revenue Projections. These set the parameters for the development of a budget. In turn, the preliminary departmental budget worksheets are returned to the Fiscal Resources Division with instructions for modified expenditure requests based upon the available monies projected.

Target Budget Requests: It is the responsibility of each department to submit, as part of the budget request to the City Manager, a complete Statement of Justification. The statement must provide a formal and comprehensive explanation and justification of the proposed departmental budget program. This is important because the initial budget request submitted by each department is based on maintaining the current level of service. The ***"Target Budget"*** provides a point of origin for the detailed study and evaluation of each budget request by the City Manager compared to available revenue. The Target Budget has four basic components:

1. **Proposed Work Plan:** Department and program narratives, major accomplishments for fiscal year ending, major goals and objectives for the new fiscal year, workload/performance indicators and projected revenues/cost recovery from department programs.

2. **Proposed Staffing Plan:** Departmental organization chart, personnel worksheets (benefits calculations), personnel schedules, staffing levels, and personnel by program activity.

3. **Proposed Spending Plan:** Department line-item worksheets, expenditure request worksheets, justification statements (if required), computer repair and replacement fund summary and capital expenditures one-year request and justification statement.

4. **Revenue Projections:** Department revenues based on the fees collected as part of the department's operation. Emphasis

is placed on maximizing cost recovery as appropriate and justification for new or increase in existing fees.

Supplemental Budget Requests: Separate from the Target Budgets, departments submit a "wish list" of additional personnel, new or replacement equipment, or funding for new or expanded programs. All Supplemental Budget Requests are reviewed jointly with priority given to funding requests that best meet the objectives for the fiscal year and improve services across departmental lines. Unfunded requests are set aside until additional funding can be identified. This process will be expanded over the next fiscal year with a goal of developing a multi-year budgeting plan for rebuilding staffing levels, equipment replacement and program expansion.

Capital Outlay Requests: Capital requests are submitted separately with priority given to the replacement of aging and outdated equipment. With the Fiscal Year 2001-2002 Budget, a "Technology Fund" was instituted to protect the City's investment in technology by ensuring funds to properly maintain and replace equipment when needed. This is funded through departmental contributions based on a usage formula.

City Managers Review: At the end of April, the City Manager reviews a draft budget summary presented by the Director. Following the review and approval, the Proposed Budget, or City Manager's Budget as it is sometimes called, is finalized and printed for distribution. Much of the focus of the annual budget process is on General Fund programs since this is the only funding area that is fully discretionary. Grant funded programs follow a similar process but are more specifically directed by the regulations of the particular funding source. The City's adopted budget incorporates all City programs and specifically identifies the funding source for each.

Preliminary Budget: In May, a preliminary budget document is created, and the City Manager meets independently with each department head to review the department's goals, objectives, programs and funding needs for the upcoming fiscal year. It is also the department head's opportunity to ensure that all the needs of his/her department are understood and carefully considered in the allocation of funds.

Budget Hearing: A public workshop hearing is held approximately one month before the adoption of the City's budget for the upcoming fiscal year. The City Manager presents to the Council the overall goals and objectives for the fiscal year, along with a review of significant factors affecting proposed revenues and expenditures.

Public comment is heard throughout the month and revisions may be made to the budget as directed by the City Council.

Adoption: City Council shall adopt the budget by Resolution at the conclusion of the budget hearings. The adoption of the budget must occur prior to July 1, which is the beginning of the new fiscal year**.**

Budget Control and Amendments: Since the budget is a planning document, throughout the fiscal year there may be a need for adjustments in the spending plan. As new revenues are identified, or unexpected expenditures arise, departments may need to re-prioritize the expenditure plan for their operations. If the modification can be made within the department's approved appropriation, then the Department Head may make a written request for a budget transfer to reallocate funds as needed. The budget transfer request is sent to Fiscal Resources for review and approval. Accounting staff verifies that funds are available as requested, and the Director approves the transfer. However, if the department is unable to make the needed adjustments within their department appropriation, additional approval is needed. The City Manager is authorized to transfer funds between departments up to ten thousand dollars. Amounts exceeding ten thousand dollars must have the approval of the City Council.

BUDGET CALENDAR - FISCAL YEAR 2022-2023 AND 2023-2024 BUDGET

February 14, 2022 – April 18, 2022	During this period staff will be developing a plan of action for the FY 22/23 and 23/24 revenue projections, expenditure projections, and performance goals and narratives. Departments will be meeting with the City Manager to develop a proposed budget. The proposed budget will be presented for public review at the May 24th Council Meeting. Staff continues developing various budget scenarios and monitoring the effects of COVID-19 on the City's revenue streams.
April 6-7, 2022	Finance to meet with individual departments to discuss budget and supplemental requests
April 4, 2022	Budget Requests Reviewed – analysis prepared for City Manager's review
April 18, 2022	City Manager Review - Preliminary FY 22/23 and FY 23/24 Budget Review
May 12, 2022	Finance Committee – overview of FY 22/23 and FY 23/24 preliminary budget
May 24, 2022 - June 28, 2022	Public Review period for Proposed FY 22/23 and FY 23/24 Budget
June 1, 2022	Community Budget Forum
June 28, 2022	Budget Hearing and Adoption of Budget FY 22/23 & FY 23/24 and Gann Resolution for Fiscal Year 22/23.
June 30, 2022	FY 22/23 and FY 23/24 budget to print / posted on website.

BUDGET DOCUMENT GUIDE

The “Adopted Budget” is the document that sets the expenditure policies for all monies received by the City. The budget is based on a “fiscal year” that begins each year on July 1 and ends twelve-months later on June 30. City staff develops a proposed budget under the direction of the City Manager. The “Proposed Budget” is presented at a Public Hearing with the City Council for consideration. The City Council makes whatever changes they deem appropriate and vote to adopt the budget for the next fiscal year.

The budget is designed to give the City Council a clear roadmap of the City’s expenditure needs and available resources so that the Council can make sound budgetary decisions. It is through the appropriation of funds that the Council sets the program and project priorities for the ensuing fiscal year. This year two consecutive one-year budgets were presented to the City Council for consideration. This proposed budget will cover fiscal years 2022-2023 and 2023-2024.

The budget document begins with the City Manager’s budget message, which provides an overview of the Fiscal Year Operating Budget by highlighting programs and major projects. Economic factors, changes in revenue, expenditures, and staffing levels are also addressed in the budget message. The budget document is divided into the following sections:

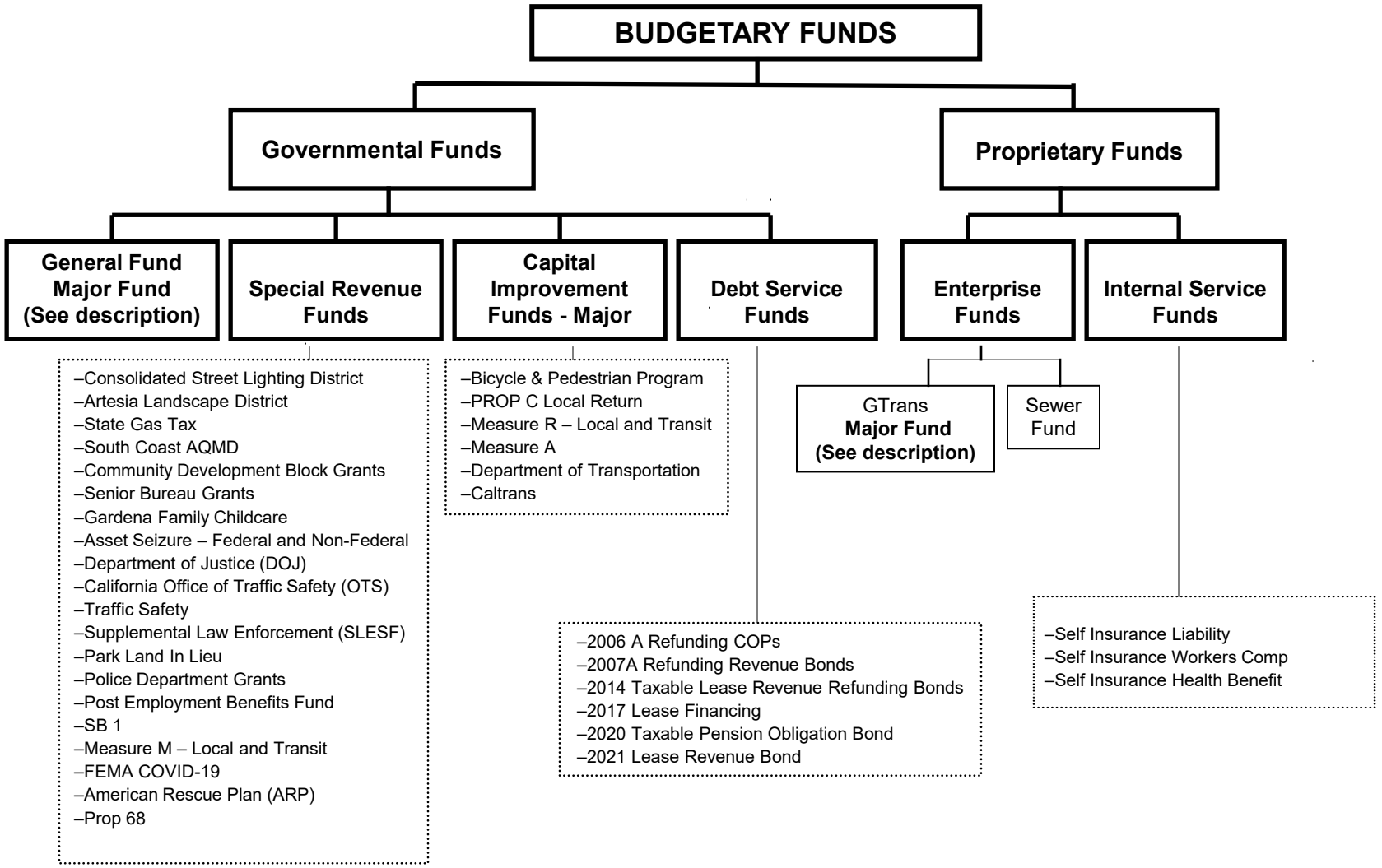
- Budget Message
- Introduction
- Budget Summaries
- Operating Budget – General Fund with corresponding Special Revenue Funds
- Operating Budget – Enterprise Funds
- Debt Service Funds
- Internal Service Funds
- Capital Improvement Program
- Appendix

The Budget Summaries section provides revenue and expenditure analysis. This section presents historical data for comparative purposes along with staffing levels.

The Operating Budgets section contains program description and public service goals. All Special Revenue Funds are grouped by operating department to provide a complete picture of department resources and functions.

The Appendix section contains the glossary of terms, abbreviations and acronyms, and index.

CITY OF GARDENA FUND STRUCTURE



A major fund is classified as any fund which is at least 10% of the total appropriation

FUND DESCRIPTIONS

GENERAL FUND (Major Fund)

The General Fund is the chief operating fund of the City and the only totally unrestricted fund that can be used for general operating expenses such as public safety, parks, recreation, engineering, planning and administration.

SPECIAL REVENUE FUNDS (Grants)

Currently the City receives additional funding from various sources to provide many services which otherwise would be impossible for the City to support. Special revenue funds are restricted to a specific purpose and for a certain time frame. Continued or new funding is based on the federal, state or county which is providing the resources. The City is always seeking new grants for the betterment of the citizens and community. Following is a description of the major grant funding that the City receives.

Artesia Landscaping District: To account for monies received for the maintenance of medians on Artesia Boulevard.

American Rescue Plan: Funding to address the devastating economic and health effects of the COVID-19 pandemic.

Asset Seizure: Monies seized from criminal activities and used solely for law enforcement purposes.

Community Development Block Grant (CDBG): The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable citizens in our communities, and to create jobs through the expansion and retention of businesses. This federal funding is received through the Department of Housing and Urban Development (HUD) and is an important tool for assisting local government in tackling the serious economic challenges facing the community.

Consolidated Street Lighting: To account for monies received for the maintenance and improvement of streetlights.

FEMA COVID-19: This Treasury Department allocation provides funding to local government to support the public health response and lay the foundation for a strong and equitable economic recovery.

Gardena Family Childcare: This grant provides low-cost childcare to low-moderate income families as well as offering early education and development classes. This program through Cal SAFE also helps pregnant and parenting students and their children. These programs are funded through the California Department of Education.

Prop 68: $8.5 million competitive grant awarded to fund the Gardena Community Aquatic & Senior Center.

Measure M: To account for monies received for the improvement of freeway traffic flow; expand the rail and rapid transit system; repave local streets, repair potholes, and synchronize signals; and to make public transportation more accessible, convenient, and affordable.

Measure R: To account for monies received for the improvement of local street traffic flow; repave local streets, repair potholes, and synchronize signals; and to make public transportation more accessible, convenient, and affordable.

Police Grants: The Department of Justice, the California Office of Traffic Safety, and the Supplemental Law Enforcement Program provide funding to improve public safety. Grant funding pays for additional officers, improved technology, DUI checkpoints, gang enforcement programs, and pedestrian safety programs. Funding from these grants helps to promote public safety and awareness.

Post-Employment Benefits Fund: This fund was set up to account for the City's Other Post-Employment Benefits it pays to retired employees.

Prop C: To account for monies received for the reduction of local street traffic congestion; improve air quality; repave local streets and repair potholes; and to make public transportation more accessible, convenient, and efficient.

Senate Bill 1 (SB 1): To account for monies received for the maintenance and rehabilitation and safety improvements on state highways, local streets and roads, and bridges and to improve the state's trade corridors, transit, and active transportation facilities.

Senior Bureau Grants: In 1965 the federal government passed the Older Americans Act to provide grant funding for programs which benefit seniors. This includes nutrition programs in the community and for those who are homebound; programs for low-income minority elders; health promotion and disease prevention activities; in-home services for frail elders, and those services which protect the rights of older persons such as the long-term care ombudsman program.

South Coast AQMD Fund: To account for monies received from motor vehicle tax and expended on programs to reduce air pollution which are necessary to implement the California Clean Air Act of 1988.

State Gas Tax: To account for monies received and expended from the state and county gas tax allocation.

Traffic Safety: To account for monies received under Section 1463 of the Penal Code and expended on traffic safety.

CAPITAL IMPROVEMENT FUNDS

Are used to account for financial resources used for capital improvement projects.

DEBT SERVICE FUNDS

Are used to account for the accumulation of resources and payment of all general long-term debt obligations of the City.

FUND DESCRIPTIONS

PROPRIETARY FUNDS

A proprietary fund accounts for business type activities of the City that receive a significant portion of funding through user charges with the intent to fully recover the cost of service. The Enterprise and Internal Services Funds are proprietary type funds.

Enterprise Funds:

GTrans (Major Fund) accounts for user charges, fees, federal, state and county grants and all operating costs associated with the operation of the City's bus lines. Although the GTrans is a separately operating enterprise fund, it is still operationally a department of the City.

Sewer Fund accounts for fees charged to users of the City's sewer system. The fee is based upon the amount of domestic water used. The revenue is used to replace, rehabilitate, maintain, and improve the City's sewer system.

Internal Service Funds:

The Internal Service Funds account for financing of goods or services provided by one City department to other departments of the City on a cost-reimbursement basis and consist of the following funds:

Self-Insurance Liability Fund
Self-Insurance Workers' Compensation Fund
Self-Insurance Health Benefit Fund

FIDUCIARY FUNDS

Account for assets held by the City in a trustee capacity. Fiduciary funds are normally **not budgeted** because typically the trust agreement or law already provides adequate control over the trust fund resources.

ACCOUNTING PRINCIPLES AND POLICIES

FUND ACCOUNTING

The accounts of the City are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures as appropriate. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The financial section in this budget is grouped by generic fund types and broad fund categories as follows:

Governmental Funds	**Proprietary Funds**
General Fund	Enterprise Funds
Special Revenue Funds	Internal Service Funds
Capital Improvement Funds	
Debt Service Funds	

BASIS OF ACCOUNTING AND BUDGETING

The City's ***Governmental Fund Types*** (General, Special Revenue, Debt Service and Capital Projects Funds) are accounted for and budgeted using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Revenue considered susceptible to accrual includes property taxes, sales taxes, interest and motor vehicle license fees. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. An exception to the general rule is compensated absences not payable within one year, and interest and principal on long-term debt which are recorded when due.

Proprietary Fund Types are accounted for on an "income determination" or "cost of services" measurement focus. Accordingly, all assets and all liabilities are included on the balance sheets, and the reported fund equity (total reported assets less total reported liabilities) provides an indication of the economic net worth of the funds. The operating statements for the City's Proprietary Fund Types report increases (revenues) and decreases (expenses) in total economic net worth. All Proprietary Fund Types are accounted for and budgeted using the accrual basis of accounting. Revenues are recognized when earned, and expenses are recognized when incurred.

FINANCIAL POLICIES

The following financial policies represent the long-standing principles and traditions which guide the City in its fiscal decisions.

FINANCE COMMITTEE

The City's Finance Committee is comprised of two councilmembers, (appointed by the Mayor) and the City Treasurer. The Committee meets quarterly with the City Manager to review and make recommendations on the City's budget, debt, and other financial actions.

AUDITING AND FINANCIAL REPORTING

- California state statute requires an annual audit of the books of account, financial records and transactions of all administrative departments of the City by Independent Certified Public Accountants.
- The City will produce annual financial reports in accordance with Generally Accepted Accounting Principles (GAAP) as outlined in Governmental Accounting, Auditing and Financial Reporting (GAAFR).

REVENUE POLICY

- The City will try to maintain a diversified and stable revenue system to shelter it from short run fluctuations in any one-revenue source.

- The City will follow an aggressive policy of collecting revenues, augmented in Fiscal Year 2002 by the implementation of the City's new cashiering system.
- The City will establish all user charges and fees at a level closely related to the full cost (operating, direct, indirect and capital) of providing the service. The City will continue to review fees/charges periodically.

INVESTMENT OF IDLE FUNDS

- The safeguarding of all public monies shall be of the highest priority. Public money shall not be invested or managed in any manner, which would jeopardize the safety of the principal pursuant to California Government Code Section 53635.
- The City's investment policy is reviewed and approved annually by the City Council.
- Direct responsibility for managing the City's investment portfolio rests with the City Treasurer.
- All investments are made in accordance with the following criteria, stated in order of priority: safety, liquidity and yield.

PURCHASING POLICY

- The City's departments will purchase the best value obtainable, securing the maximum benefit for each tax dollar expended, while giving all qualified vendors an equal opportunity to do business with the City.
- All purchases $30,000 - $50,000 require written quotes and must be ratified by the City Council.
- All purchases with a total cost over $50,000 must be procured by a formal bid and can only be authorized and awarded by the City Council.
- Whenever possible, local vendors shall be included as sources for all purchases.

RISK MANAGEMENT POLICY

- The City is self-insured against each general liability claim for the first $750,000 and each workers' compensation claim for the first $500,000 and $750,000 for each GTrans claim against the City. The City carries insurance in excess of these amounts.
- The City's role in managing its risk management program is to be proactive, in nature, which will be accomplished through careful monitoring of losses, working closely with the third-party administrator and designing and implementing programs to minimize risk and reduce losses.

FIXED ASSET POLICY

- To safeguard the investment in fixed assets.
- To use the fixed asset system as a management tool for replacement of recurring items to avoid duplication and inefficient use of fixed assets.
- To comply with state laws and regulations.
- To provide information for preparation of financial statements in accordance with GAAP with emphasis placed on completion of GASB 34 requirements.
- When disposing of fixed assets, every effort should be made to recover some of the original cost by selling and or trading in the fixed asset.

CAPITAL IMPROVEMENT POLICY

- The City will develop a multi-year plan for capital improvements, update it annually and make all capital improvements in accordance with this plan.
- Immediate capital replacement needs and smaller capital projects are funded on a pay-as-you-go basis through a budget transfer.

- Capital improvements involve the outlay of substantial funds; therefore, the City prioritizes the use of non-general fund monies to support these expenditures.

DEBT POLICY

- To provide for proper planning of capital expenditures, financing requirements and guidelines for issuance of various debt instruments.
- To hold borrowing costs at a minimum and maintain ratios within established standards.
- To secure favorable ratings and competitive lower interest rates on all types of borrowing instruments, thereby providing a savings to all taxpayers.

BORROWING INSTRUMENTS

- Tax and Revenue Anticipation Notes to be issued no more than once a year. Maximum maturity of notes will be twelve months from date of issue. Notes will be rated by Moody's Investor Service, Standard and Poor's Ratings Group or Fitch Investors Service, L.P.
- Certificates of Participation (COPS) can be used as a financial alternative for acquiring assets.
- Revenue Bonds – City Council will evaluate all requests.
- Mello-Roos financing – City Council will evaluate all requests.

BUDGET – GENERAL POLICY

- City staff will present to the City Council a structurally balanced budget proposal that does not rely on "one-time" revenues. Annual recurring expenditures will be funded with annual recurring revenues.
- The City Council will, by June 30 of each year, adopt a structurally balanced operating and capital improvement spending plan for the ensuing fiscal year, where operating revenues are equal to, or exceed, operating expenditures.
- The City will align and amend as appropriate its operating and capital spending plan with its strategic action plan priorities and economic development plan.
- City staff will complete and present a quarterly Budget and Economic Condition Analysis to the Finance Committee. Recommended budget adjustments will be submitted to the City Council for consideration and approval.
- The City will establish and maintain a General Fund Reserve equal to at least twenty five percent (25%) of its annual General Fund operating budget. The amount will be revised annually and such funds will be expended only with the approval of the City Council.

BUDGET – REVENUE

- Revenue projections will be based on multiple sources of information including, but not limited to, historical trends, federal, state and regional economic forecasts, service levels, changes in legislation and mandates and other statistical resources generally available.
- The City will develop and incorporate into each spending plan revenue and expenditure projections for five (5) additional years into the future and amend the projection annually as part of the budget review.
- When projecting revenues, the City will take into consideration the diversity, volatility and stability of its revenue stream and will as much as possible base its core operating cost on historically stable revenue sources.
- The City will stabilize its revenue base by forecasting its annual operating expenditures on diverse revenue sources and limiting revenue growth projections in each revenue category.

- Revenues received in excess of the budgeted projections will be used for one-time expenditures or set aside as reserve.

BUDGET – EXPENDITURES

- Expenditures will be budgeted realistically for each expenditure category and can be adjusted internally as may become necessary but will not exceed appropriation limits.
- Contingency funds will be included in the annual budget to provide funding for unanticipated operating cost increases, one-time purchasing opportunities and one-time emergency expenditures to repair equipment and facilities. Unexpended funds will carry-over to the next fiscal year.
- In considering reductions in service levels, program cuts, or staffing reductions, the city will first assess options to improve operational efficiencies and develop additional revenues to cover the cost to continue the existing level of public service with existing Budget Policies.
- Limiting Cost with Fees for Service: Certain services are used selectively by a limited number of participants and, therefore, are not mandated City services. These services are provided based on individual interest and are provided only as funding is available. To fund these programs without limiting basic services necessary for the general public, the City will perform a cost analysis to identify the city's fully burdened cost for providing those services and, to the extent reasonable, set the fee based on full cost recovery. Such fees shall be updated frequently to ensure that the fees are reflective of actual city costs for the delivery of services.
- Unexpended funds within a fiscal year will be held in reserve or appropriated for one-time expenditures.

BUDGET – CAPITAL IMPROVEMENT

- Capital improvements will be financed primarily through special revenue funds, user fees, service charges, and developer agreements when benefits can be specifically attributed to users of the facilities.
- The City will analyze the impact of capital improvements to ensure that operational and maintenance costs are balanced with on-going revenue to support facility operations.

COMMUNITY PROFILE – 2022

Gardena, California is a full-service city located just 13 miles south of metropolitan Los Angeles in the South Bay area of Los Angeles County. Gardena is strategically located near the intersections of the Harbor (110), San Diego (405), and Gardena (91) Freeways and just south of the Anderson (105) Freeway.

Date of Incorporation	September 11, 1930
General Law City	1955
Form of Government	Council-Manager Form
County	Los Angeles, Second Supervisorial District
State Representatives	62nd & 66th Assembly Districts
	35th Senatorial District
U. S. Representative	43rd U.S. Congressional District
Area	5.9 Square Miles
Population	60,344
Dwellings	21,373
Police Protection	87 sworn personnel and 27 marked units, including 2 canine units.
Fire Protection	City Fire Department services were transferred to the Consolidated Fire Protection District of Los Angeles County and became a contract service in October 2000.
Recreation and Parks	6 parks (37.36 acres) including 2 with skate parks, 1 community center, 1 municipal pool, 1 parkette, and 2 gymnasiums.
GTrans	66 coaches and 8 demand response vehicles for elderly and disabled passengers.





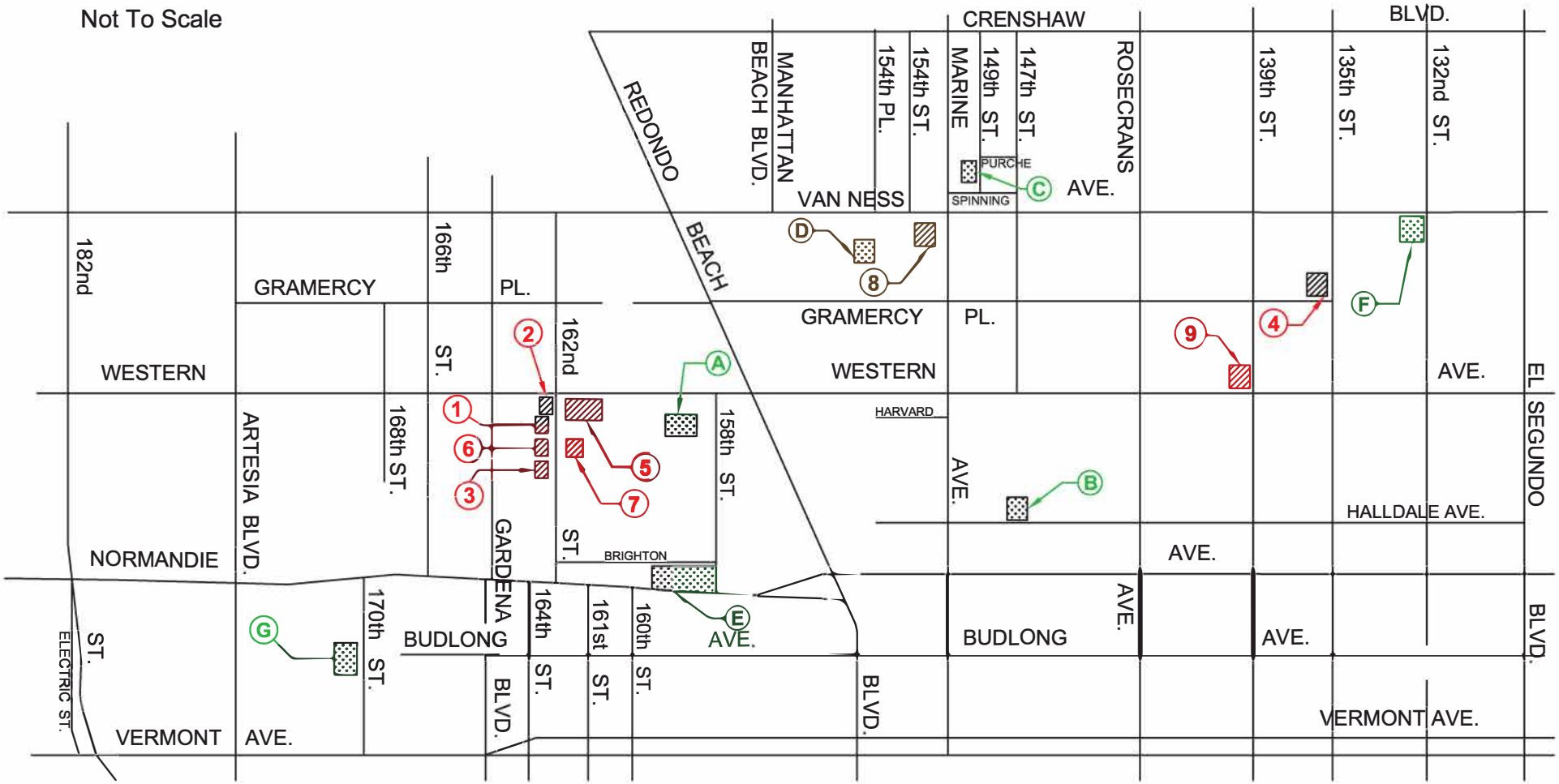
CITY of GARDENA

Not To Scale

LEGEND:

1. City Hall Administration Offices and Campus
2. Police Headquarters
3. Fire Department Headquarters
4. Fire Station 2
5. Public Works Building and Maintenance Yard
6. Kiyoto "Ken" Nakaoka Community Center
7. Ernest J. Primm Memorial Pool and James Rush Gymnasium
8. National Guard
9. Gardena Transit Administration, Operations, & Maintenance Facility (NEW)

- A. Sister-City Parkette
- B. Vincent Bell Memorial Park
- C. Edward L. Thornburg Park
- D. George H. Freeman Memorial Park
- E. Mas Fukai Park
- F. Paul A. Rowley Memorial Park
- G. Arthur Lee Johnson Memorial Park



CITY FACILITIES AND PROPERTIES

❶ City Hall Administrative Offices and Campus
1700 West 162nd Street

The Administrative Offices have approximately 25,975 square feet of building space, which includes City Council Chambers, a Council Chambers Conference Room, 32 administrative offices and 9 bathrooms. The buildings were built in 1962; and in fiscal year 2001-2002, the Administrative Office building was renovated with automatic sliding glass doors to comply with the Americans with Disabilities Act. The campus lawn in front of City Hall was dedicated on June 12, 1982, as the ***Lucille Randolph Plaza,*** in honor of the City Clerk who served the City for twenty-three years.

❷ Police Headquarters
1718 West 162nd Street

The Police Headquarters has approximately 63,475 square feet of site area and approximately 23,690 square feet of building space that includes a one-story brick masonry police headquarters structure (Class C construction). Built in 1963, the needs of the department have far outgrown the building's capacity. Separate modular units have been constructed in the parking lot, and on an adjacent property to serve as annex offices.

❸ Fire Department Headquarters
1650 West 162nd Street

The Fire Department Headquarters has approximately 27,925 square feet of site area and approximately 17,975 square feet of building space, which includes a two-story brick masonry fire station building (Class C construction). The building was built in 1963 and is currently leased to the Los Angeles County Fire District. The City contracts with the Los Angeles County Fire District for the provision of fire services.

❹ Fire Station 2
2030 West 135th Street

Fire Station 2 has approximately 26,140 square feet of site area and approximately 5,949 square feet of building space, which includes a pre-cast concrete fire station structure. The fire station structure was built in 1957 and includes an apparatus garage, offices, kitchen, dining area, chief's quarters, dormitory and training tower. The fire station structure is currently leased to the Los Angeles County Fire District. The City contracts with the Los Angeles County Fire District for the provision of fire services.

❺ Public Works Building and Maintenance Yard
1717 West 162nd Street

The Public Works Building has approximately 11,825 square feet of building space, which includes 10 administrative offices and 5 bathrooms. The buildings were built in 1968 and 1990; and in fiscal year 2003-2004, the building was renovated with automatic sliding glass doors to comply with the Americans with Disabilities Act. In addition, a City yard is adjacent to the Public Works Building to create a total land area of 1.850 acres.

❻ Kiyoto "Ken" Nakaoka Community Center
1670 West 162nd Street

The Community Center has approximately 17,137 square feet of building space, which includes 6 classrooms, 4 offices, a kitchen and an auditorium that can accommodate up to 280 people. The building was built in 1975 and dedicated June 7, 1975. On December 13, 1989, an expansion was dedicated in honor of the first Japanese-American to be elected (1966) to a City Council position in the United States, and the first elected Mayor of the City. During fiscal year 2001-2002, the Community Center was renovated with automatic sliding glass doors to comply with the Americans with Disabilities Act.

Located in the Nakaoka Community Center, the **Lucien "Lou" Lauzon Memorial Auditorium** was dedicated August 22, 1981, in honor of his active community support, which included serving as a member of the Citizens Advisory Committee and the Beautification Committee.

❼ Ernest J. Primm Memorial Pool and James Rush Gymnasium
1651 West 162nd Street

The pool and gymnasium have approximately 62,650 square feet of site area and approximately 19,623 square feet of building space, which includes a one-story masonry gymnasium (Class C construction). The building was built in 1979. The Human Services Division offices are

located in this building. The roof of the gymnasium was renovated in fiscal year 2002-2003, and the administrative office of the gymnasium was renovated with automatic sliding glass doors in fiscal year 2004-2005 to comply with the Americans with Disabilities Act.

The pool was dedicated as the **Ernest J. Primm Memorial Pool** on April 22, 1962, in honor of the founder of the card clubs in Gardena. On June 30, 1979, the gymnasium was rededicated as the **James Rush Memorial Gymnasium** in honor of the former Councilmember and Mayor of Gardena (1942 – 1956). Mr. Rush was also involved in the planning of the civic center grounds.

❽ The Army National Guard
2100 West 154th Street

A portion of the former Municipal Transportation Facility, 1.72 acres, was sold for development of residential units in 2015. The remaining portion of the property is leased to the State of California for use as a National Guard post.

❾ GTrans
13999 South Western Avenue

The new transit facility opened in May 2009, on a 9.1-acre site that accommodates a fleet of 100 buses, plus paratransit and support vehicles. The facility is designed as a "Green Building," emphasizing energy efficiency and environmental sensitivity and includes solar panels for power generation, bus simulators for operator training, and current technology in bus maintenance equipment.

The administration and operations building is approximately 24,000 square feet in area. The maintenance building is approximately 45,000 square feet with a 4,000 square foot bus-wash structure and 2,800 square foot fuel island. A photovoltaic panel shade structure provides covered parking.

CITY PARK FACILITIES

(A) Sister-City Parkette - 160th Street/Harvard Boulevard

Sister-City Parkette was renamed in August 2013 from Harvard Parkette. The Parkette was dedicated in November 1958 as a neighborhood play area, is 0.19 acre and includes a slide and jungle gym, swings, and lunch benches.

(B) Vincent Bell Memorial Park - 14708 South Halldale Avenue

This 1.87-acre park was dedicated on May 26, 1972, in honor of a City Councilman who died in office shortly after his election in 1970. The facility is equipped with a recreation room, baseball diamond, outdoor basketball court, handball court, two tiny tot play areas, two picnic shelters, and a police office.

(C) Edward L. Thornburg Park - 2320 West 149th Street

The Edward L. Thornburg 2.39-acre park was named for the developer who donated the land in 1953. The facility is equipped with a recreation room, baseball diamond, two outdoor basketball courts, handball court, tiny tot play area, picnic shelter, martial arts room, and horseshoe pit.

(D) George H. Freeman Memorial Park - 2100 West 154th Place

This 2.71-acre park was dedicated on April 11, 1957, in honor of George Freeman, who served as the first City Recreation Director. The park is equipped with two recreation rooms, a baseball diamond, basketball court, handball court, tennis court, tiny tot play area, picnic shelter, and police office.

(E) Mas Fukai Park - 15800 South Brighton Avenue

4.53 acres were purchased from the County and dedicated as a City park in 1960. In June 2000, the Gardena City Council rededicated Recreation Park as Mas Fukai Park. Masani "Mas" Fukai was elected to Council in 1974 and served until his retirement in 1998. Mas, as his friends and associates call him, also served for five years as the Chief Deputy to then Los Angeles County Supervisor Kenneth Hahn. The facility is equipped with three recreation rooms, three baseball diamonds, two basketball courts, a handball court, tiny tot play area, picnic shelter, and kitchen.

(F) Paul A. Rowley Memorial Park - 13220 South Van Ness Avenue

This 18.17-acre park was dedicated July 21, 1962, in honor of the first City Administrative Officer, 1959 – 1962. Mr. Rowley died of a heart attack in June 1962, while addressing a public affair at the park. The park was originally named Van Ness Park, when it opened in 1959. The expansion of the park facilities, which included the addition of a gymnasium, was dedicated February 12, 1990. The facility is equipped with two recreation rooms, a gymnasium, four baseball diamonds, three outdoor basketball courts (one full and two half), a skate park opened in March 2012, four tennis courts, two tiny tot play areas, three picnic shelters, a kitchen, auditorium, weight room, teen center, and police office.

(G) Arthur Lee Johnson Memorial Park - 1200 West 170th Street

This 7.5-acre park, originally dedicated July 9, 1977, as South Park, was rededicated on January 13, 2007 as Arthur Lee Johnson Memorial Park. Arthur Johnson marched with Dr. Martin Luther King, Jr. in the civil rights movement, founded the Gardena Dr. Martin Luther King, Jr. Cultural Committee, and served as its president for twenty years. In 1973, his efforts made Gardena the first city west of the Mississippi to honor Dr. King's birthday with an annual commemorative celebration. Mr. Johnson served as a Planning and Environmental Quality Commissioner for twelve years. His many years of community service earned him the Gardena Black History Month Trailblazer Award and a place on the City's Wall of Fame.

The Arthur Lee Johnson Memorial Park is equipped with a recreation room, two basketball courts, a skate park opened in June 2012, four tennis courts, a tiny tot play area, picnic shelter, soccer field, police shooting range, and entrance to the Gardena Willows Wetland.

CITY OF GARDENA HISTORIC TIMELINE

1930 Incorporation of City of Gardena on September 11, 1930 with a population of approximately 3,000.
Annexation of Western City on November 12, 1930.

1936 First legal card club license in the State of California to Gardena.

1940 City bus service began on January 15,1940.

1953 Gardena Municipal Bus Lines moved to new location on Van Ness Avenue in November.

1954 City adopted its official seal and slogan "Freeway City" on October 26, 1954.

1955 Gardena was designated as a General Law City by action of the State Legislature.

1964 Adopted City flag.

1980 Received the All America City Award.

1982 Maintenance facility added at the Gardena Municipal Bus Lines.

1994 Council action limited the number of card clubs from six to two.

1995 Annexation of El Camino Village.

1996 Employee committees formed to review revenues, operational efficiencies, and customer service. A fourth committee compiled the information for council consideration.

To reduce expenditures, Council implemented hiring freeze and a 2% decrease in appropriated expenditures for last six months of the fiscal year.

1998 Council committed to a plan to eliminate the projected $5 million General Fund deficit with a $1 million set aside for the next five years.

2000 The newest card club in the State, the Hustler, opened in June 2000.

Ending General Fund balance June 30, 2000 = ($2,719,574).

2001 Eldorado Parking COP liquidated through agreement with Hustler for a net principal gain of $980,000.

2002 Eliminated the General Fund deficit a year ahead of schedule with a positive $1,048,182 balance on June 30, 2002.

Voters approved an increase in the Transient Occupancy Tax from 7% to 11% in November.

2005 Celebrated 75th anniversary.

2006 City Council approved settlement agreement with Sumitomo Trust and Union Bank that would restructure the $26 million debt on the failed First Time Homebuyer Program and the

December - City made a $2.6 million payment to Sumitomo Trust and Union Bank on the long-term $26 million debt thereby ending the debt service obligation on both failed programs.

2007 Received investment grade credit ratings:
Standard & Poor's BBB rating
Moody's Baa3 rating

Refinanced the South Bay Regional Communications Center debt at an improved interest rate.

Adopted 5 Year Plan 2007 - 2012.

November 20, 2007 City Manager Mitchell G. Lansdell was awarded the Municipal Leader of the Year for his 10-year effort to lead the City out of financial crisis.

2009 May 2009 Gardena Municipal Bus Lines moved to new facility. Dec 2009 Standard & Poor's raised the City's rating to A-.

2010 June 30, 2010 General Fund reserves = $8,649,750 or 20%. September 11, 2010, City will celebrate its 80th Anniversary with a population of approximately 61,927.

2011 April 1, 2011 UUT rate collection at the maximum of 5%. Senior exemption eligibility reduced to age 60.

May 10, 2011 Council adopted new fee resolution with an effective date of July 11, 2011.

September 2011, the City purchased the Goodwill property as well as property adjacent to the Police Department.

2012 Created "Super-Departments" as a transitional phase for operational efficiency and cost containment during succession planning.

2013 February Standard & Poor's raised the City's credit rating to A.

Sold parking structure located at 1041 Redondo Beach Blvd. Entered into sales agreement for 1.72 acres at 15350 Van Ness Avenue. September 2014, Standard & Poor's raised the City's credit rating to A+

2014 Closed escrow on 15350 Van Ness Ave (former GTrans facility). Adopted 2016-2021 Five Year Strategic Plan. Council approved updated comprehensive fee resolution.

2015 Adopted 2016-2021 Five Year Strategic Plan. Council approved updated comprehensive fee resolution. Civic Center

2016 Mitchell Lansdell City Manager retires, Ed Medrano appointed Acting City Manager. Refinancing of the 2006 C Bond Debt. Reassesment of the Sewer Fees to ensure sewer upkeep.

2017 Ed Medrano appointed as City Manager.

2019 Clint D. Osorio appointed as City Manager

2020 March 2020 Novel Coronavirus Pandemic - COVID 19, Stay-at-Home orders issued and City Hall closed to the public.

December 2020 Pension Obligation Bond issued to refinance City's UAL effecting savings of $51 million. City revises Strategic Plan to address effects of COVID

2021 Issuance and sale of Lease Revenue Bond to finance a portion of the cost of the Aquatic & Senior Center, the renovation of the Chase Bank building to a community center, and various park improvements.

City is awarded an $8.5 million Prop 68 competitive grant as well as an $1.4 million appropriation for the Aquatic & Senior Center

CITY OF GARDENA COMMISSIONS, CORPORATIONS, AGENCIES, BOARDS, ADVISORY GROUPS, COMMITTEES AND ASSOCIATIONS

The Mayor and City Council appoint members to Commissions, Corporations, Agencies, Boards, etc. to advise the City on important programs and policy decisions. Public participation, therefore, is a vital component of the City's governing system. In addition, there are other important Committee and Association members who meet on a regular basis but are not appointed by the Mayor and City Council. All of the meetings are open to the public.

APPOINTED COMMISSIONS

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
Composed of five members, this Commission was created in compliance with the State Government Code as an advisory agency to the City Council on all matters of land use and the environment. Its responsibilities are to investigate and report on the design and improvement of adopted subdivisions, and to submit reports and recommendations to the City Council on matters relating to zoning, land use, environment, the City's General Plan, and other related matters.

RECREATION AND PARKS COMMISSION
This Commission is composed of five members who advise the Council on matters relating to recreation and parks within the City. The Commission considers, advises, and/or recommends to the City Council the needs of the City pertaining to the acquisition, development, and use of facilities, buildings and structures for recreational and park purposes; promotes public interest in recreation and parks programs and regulations; and consults and confers with public officials and agencies, citizens, civic, educational, professional, and other organizations.

SENIOR CITIZENS COMMISSION
This Commission is composed of five members, appointed by the City Council, who advise them on all matters relating to the needs and concerns of the City's older adult population. The Commission coordinates its activities with those of the Affiliated Committee on Aging.

HUMAN SERVICES COMMISSION
The Human Services Commission is composed of five members who are responsible for the development and utilization of available resources to meet needs within the City. The Mayor and each Councilmember appoint one member. The Commission advises the Council on all matters relating to social conditions within the City, assesses and reports to the Council the social needs of the citizenry, and advises the Human Services Division regarding policy and program direction for meeting such needs and making appropriate recommendations to the Council.

GARDENA YOUTH COMMISSION
The Youth Commission is composed of five members appointed by the City Council and five "at-large" members approved by the Commission and ratified by the City Council. The Commission identifies and evaluates youth and community issues and projects and makes recommendations to the City Council to resolve such issues. Commission members also work as volunteers with community groups, organizations, and Recreation and Human Services programs

APPOINTED CORPORATIONS / AGENCIES / BOARDS

CITY OF GARDENA FINANCING AGENCY
The Agency was created in July 1991 as a Joint Powers Authority between the City of Gardena and the Gardena Parking Authority. The Agency provides for financing of the acquisition, construction and improvement of Public Capital Improvements, for working capital requirements, and for liability or other insurance programs of the City and the Parking Authority.

BOARD OF APPEALS
This board is comprised of the members of the Planning and Environmental Quality Commission, with the building official as an ex-officio member. The Board is governed by the same procedures as the Planning and Environmental Quality Commission. The Board determines the suitability of alternate materials and methods of construction and provides reasonable interpretations of the provisions of the Uniform Building Code. The Board also determines whether a building constitutes a menace to public safety, and whether repairs, alterations, or demolition are necessary to abate the menace to public safety.

RENT MEDIATION BOARD
This fifteen-member Board is composed of five landlords, five tenants, and five members-at-large, all of whom are appointed by the City Council to assist citizens in mediating rental increase-related disputes.

HOUSING APPEALS BOARD
This Board, consisting of members of the Planning and Environmental Quality Commission, is authorized by the City Council to hear all appeals relating to violations of housing standards and is governed by the provisions of the Uniform Housing Code. The Community Development Director serves as secretary to the Housing Appeals Board.

APPOINTED ADVISORY GROUPS

GARDENA ECONOMIC BUSINESS ADVISORY COUNCIL (GEBAC)
Established in May 2016, its mission is to promote economic opportunities by establishing and preserving a business and job friendly environment to attract and retain businesses, industry and commerce, that will enhance Gardena's economic viability, financial stability, and improve the overall quality of life of its residents. GEBAC has the following goals:

- Promote new business development opportunities;
- Strengthen the relationship between the City and the business community;
- Support retention and attraction of diversified tax base for the long-term viability of the City;
- Provide support on issues affecting the economy and quality of life in the City
- Review City business practices and programs to ensure the City of Gardena remains business friendly

The Council consists of eleven members from the business community within the City of Gardena. GEBAC meets the 3rd Wednesday of odd months at 4:00 p.m.

GARDENA BEAUTIFICATION COMMITTEE
This Committee has a maximum of nine voting members who study and make recommendations to the City Council relating to the beautification and livability of all areas of the City of Gardena. The Chairperson is a member of the City Council. Five of the members are appointed by the City Council, and the remaining three at-large members are nominated by the Committee Chair and ratified by City Council. Committee projects include elimination of graffiti, beautification of streets and parkways; tree planting, and other related activities.

NON-APPOINTED COMMITTEES / ASSOCIATIONS:

GARDENA VALLEY AFFILIATED COMMITTEE ON AGING
The Gardena Valley Affiliated Committee on Aging is composed of a five-member board of directors and members at large, who assist and coordinate the work of community organizations, government agencies, and private entities concerned with the betterment of living conditions for the aging. They coordinate events, activities and programs into a unified approach that will meet the economic and social needs of the elderly, and those in need of assistance throughout the greater Gardena community. The committee advises the Gardena Senior's Bureau and the Gardena Senior Citizen's Commission on all matters relating to the needs and concerns of the City's older adult population.

GARDENA SISTER CITY ASSOCIATION
The Gardena Sister City Association, comprised of community volunteers, has been active in promoting international friendship for over five decades. The program's goal is to learn more about the community, enjoy the hospitality, and build personal contacts with other cultures. This is done through adult and youth exchange programs that encourage person-to-person visitations in each city. **Ichikawa, Chiba, Japan** has been an official Sister City to Gardena since 1962 and **Huatabampo, Sonora, Mexico**, since 1973. Gardena has also maintained an unofficial mutual friendship with Rosarito, Baja, California, Mexico for many years.

GARDENA POLICE FOUNDATION
The Gardena Police Foundation is a partnership of citizens, businesses, and philanthropic organizations whose mission is to provide additional resources to improve public safety. Incorporated in September 2006 as an independent 501(c)3 non-profit organization, the Foundation relies solely on donations and fundraising efforts. The Board of Directors actively raises money from the community and awards grants directly to the police department in response to the department's request for program, training and equipment needs not included in the City's budget.

GARDENA TRAFFIC COMMITTEE
The City Traffic Committee is composed of City staff persons, including the Chief of Police; Recreation, Human Services, Parks, & Facilities Director; and the Transportation Director. This Committee advises the City concerning traffic-related matters including, but not limited to, parking, stop signs, signals, and congestion, etc.

GARDENA RECREATION AND SPORTS ADVISORY BOARD
The Gardena Sports Advisory Board is made up of volunteers from the Community, who raise funds to assist the Recreation Department Sports Programs in providing participation scholarships to the low-income, as approved by Human Services, providing equipment and making repairs to City sports facilities as funds allow. They work to recognize the coaches that take the time to work with the youth of Gardena and serve as a review board to rule on second stage protests and coaching discipline matters.

PROPOSED

BUDGET SUMMARIES

FY 2022/2023 & 2023/2024

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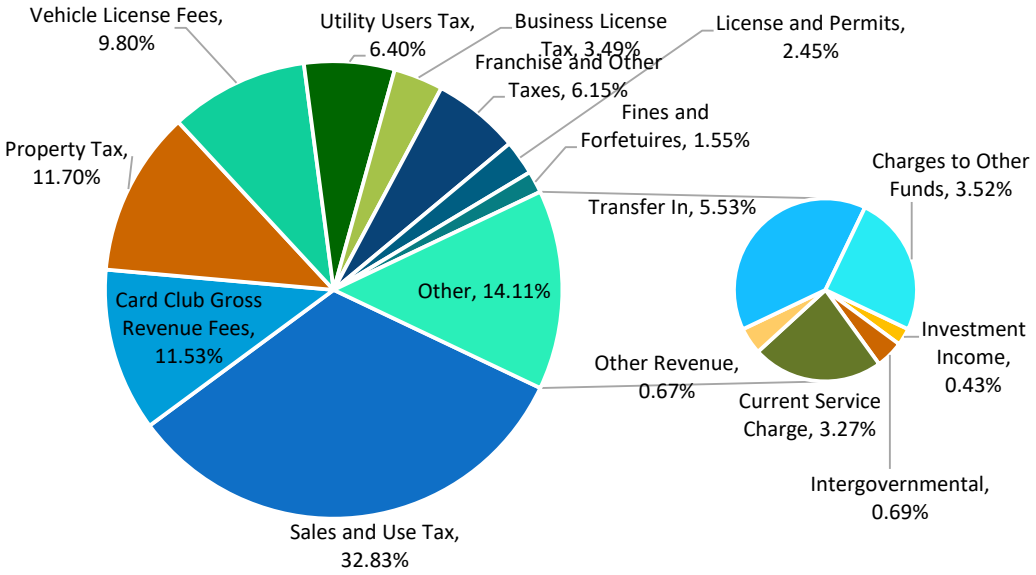
GENERAL FUND REVENUE and EXPENDITURES 2022/2023

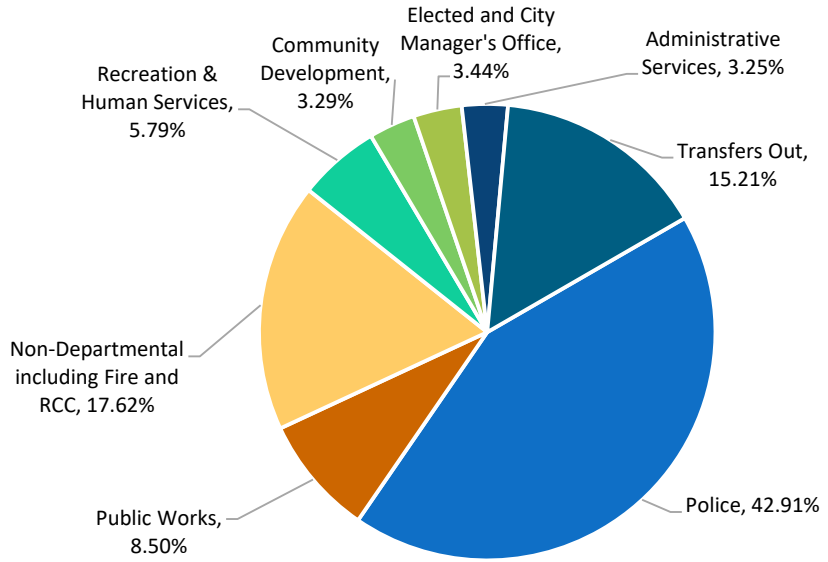
WHERE THE MONEY COMES FROM…

Revenue Sources	General Fund	% of Total
Sales and Use Tax	$ 25,165,183	32.83%
Card Club Gross Revenue Fees	$ 8,840,000	11.53%
Property Tax	$ 8,965,773	11.70%
Vehicle License Fees	$ 7,509,721	9.80%
Utility Users Tax	$ 4,902,643	6.40%
Business License Tax	$ 2,677,500	3.49%
Franchise and Other Taxes	$ 4,714,425	6.15%
License and Permits	$ 1,875,038	2.45%
Fines and Forfetuires	$ 1,185,368	1.55%
Investment Income	$ 330,000	0.43%
Intergovernmental	$ 532,500	0.69%
Current Service Charge	$ 2,506,467	3.27%
Other Revenue	$ 512,036	0.67%
Transfer In	$ 4,239,000	5.53%
Charges to Other Funds	$ 2,698,115	3.52%
TOTAL REVENUES	**$ 76,653,769**	**100.00%**

WHERE THE MONEY GOES…

Department Expenditures	General Fund	% of Total
Police	$ 32,878,497	42.91%
Public Works	6,509,050	8.50%
Non-Departmental including Fire and RCC	13,501,048	17.62%
Recreation & Human Services	4,436,453	5.79%
Community Development	2,519,383	3.29%
Elected and City Manager's Offices	2,631,900	3.44%
Administrative Services	2,490,589	3.25%
Transfers Out	11,649,841	15.21%
TOTAL EXPENDITURES	**$ 76,616,761**	**100.00%**





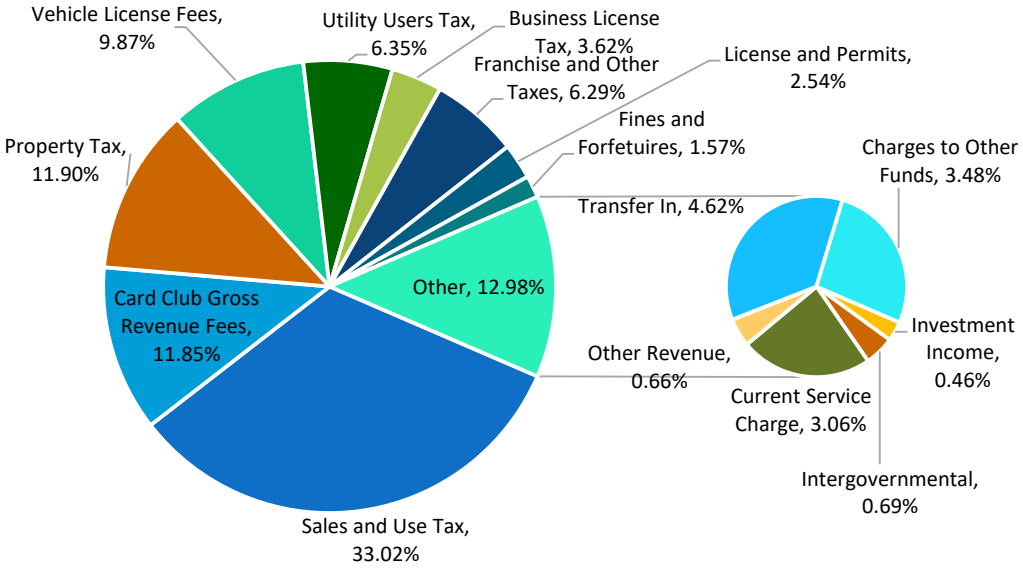
GENERAL FUND REVENUE and EXPENDITURES 2023/2024

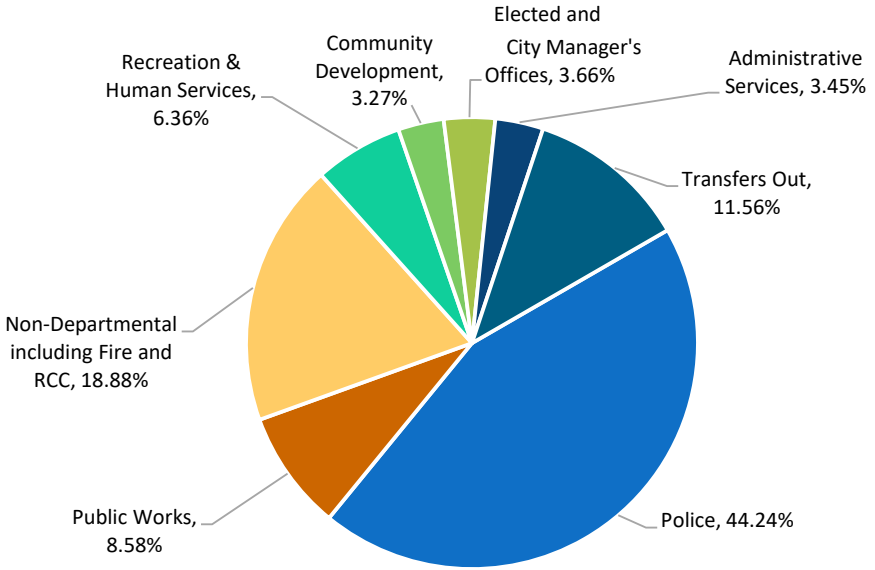
WHERE THE MONEY COMES FROM…

Revenue Sources	General Fund	% of Total
Sales and Use Tax	$ 25,623,576	33.02%
Card Club Gross Revenue Fees	$ 9,193,600	11.85%
Property Tax	$ 9,234,746	11.90%
Vehicle License Fees	$ 7,659,916	9.87%
Utility Users Tax	$ 4,929,272	6.35%
Business License Tax	$ 2,811,375	3.62%
Franchise and Other Taxes	$ 4,879,429	6.29%
License and Permits	$ 1,968,790	2.54%
Fines and Forfetuires	$ 1,220,929	1.57%
Investment Income	$ 355,000	0.46%
Intergovernmental	$ 537,500	0.69%
Current Service Charge	$ 2,377,600	3.06%
Other Revenue	$ 512,036	0.66%
Transfer In	$ 3,587,448	4.62%
Charges to Other Funds	$ 2,702,388	3.48%
TOTAL REVENUES	**$ 77,593,605**	**100.00%**

WHERE THE MONEY GOES…

Department Expenditures	General Fund	% of Total
Police	$ 34,309,188	44.24%
Public Works	6,656,917	8.58%
Non-Departmental including Fire and RCC	14,640,514	18.88%
Recreation & Human Services	4,929,066	6.36%
Community Development	2,537,141	3.27%
Elected and City Manager's Offices	2,841,708	3.66%
Administrative Services	2,672,264	3.45%
Transfers Out	8,967,671	11.56%
TOTAL EXPENDITURES	**$ 77,554,469**	**100.00%**



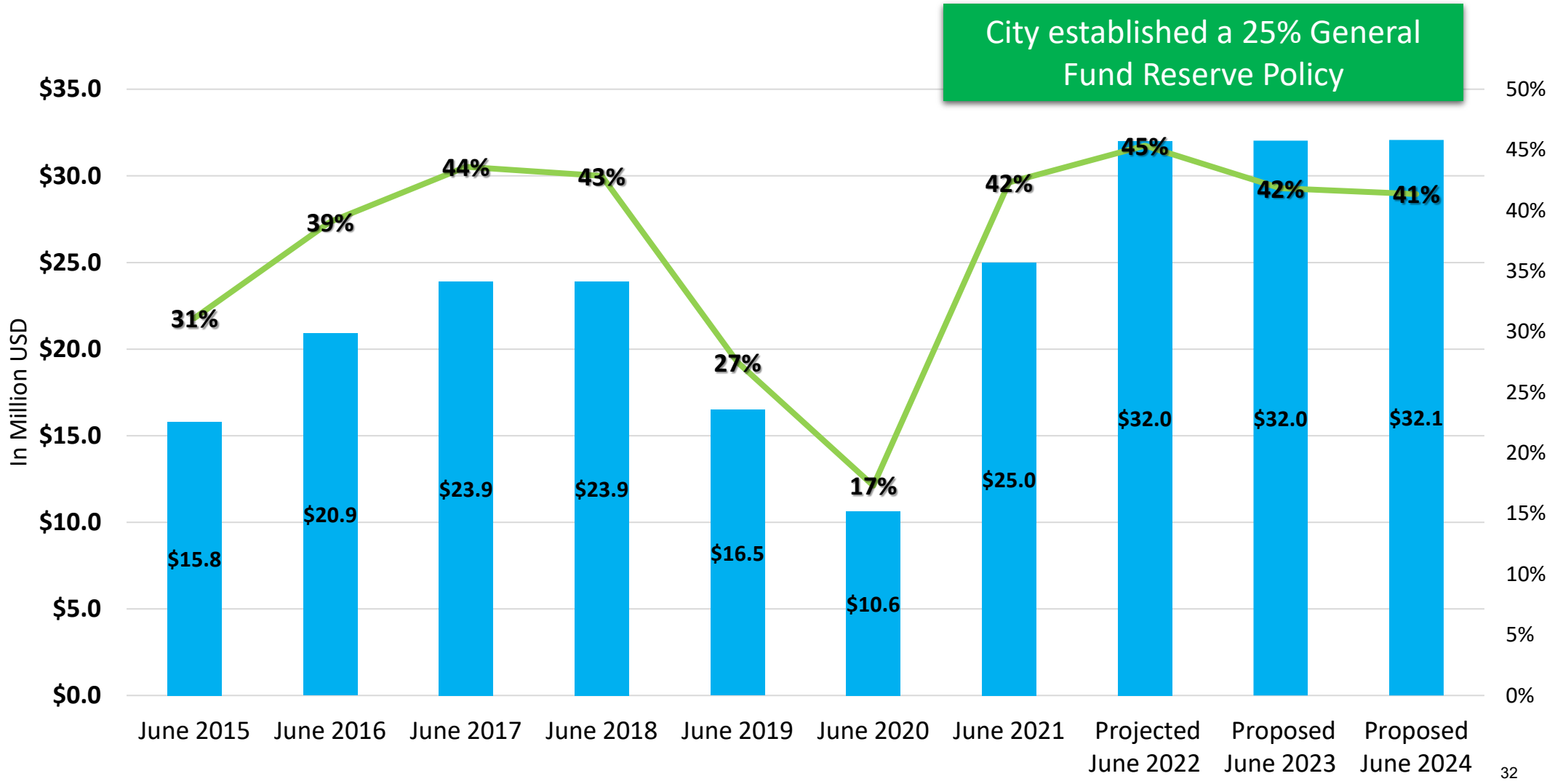


GENERAL FUND HISTORICAL REVENUE AND EXPENDITURE SUMMARY

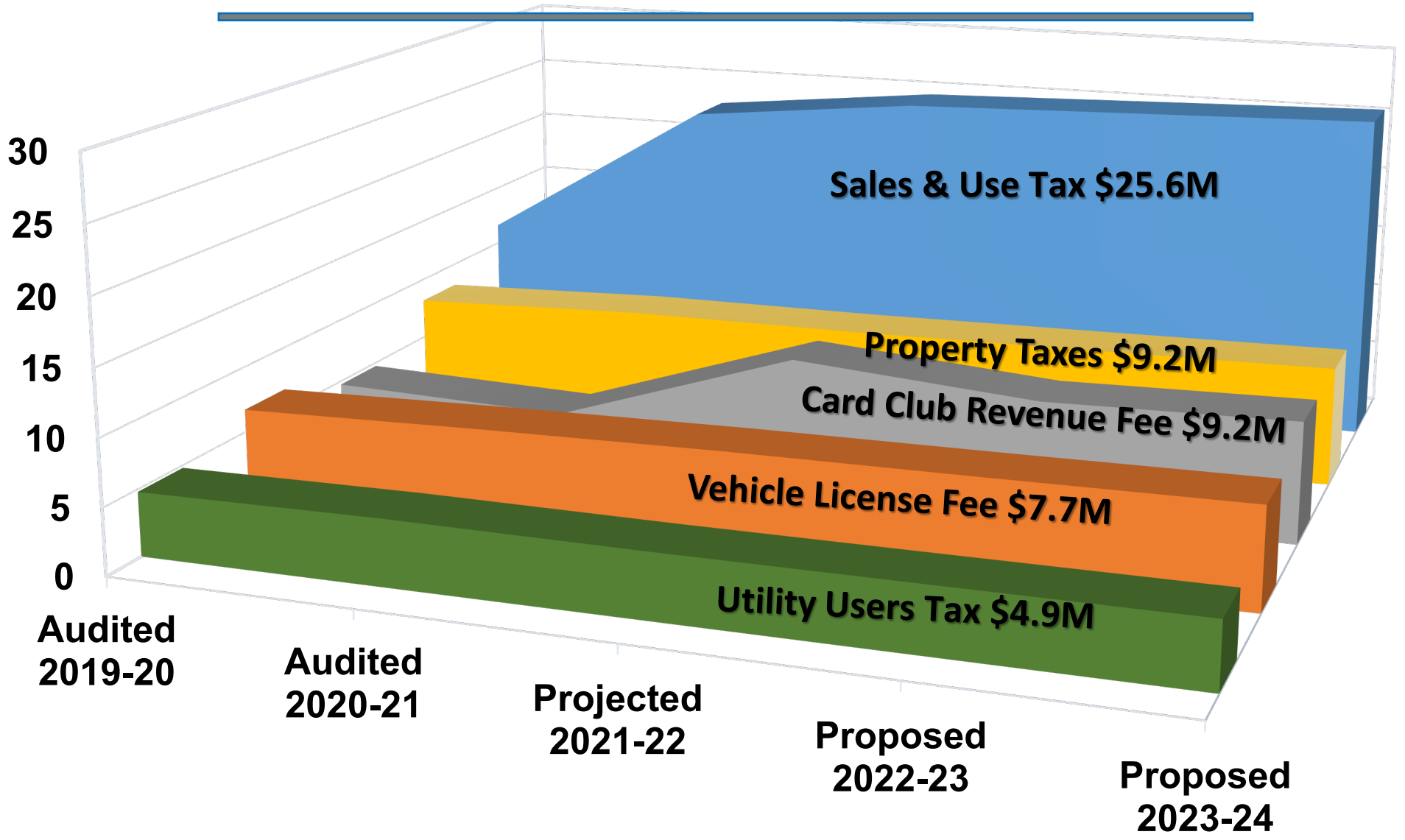
Revenues and Other Sources:	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024	Change in % Proposed 2023-24 vs Proposed 2022-23
Taxes	54,483,563	55,741,766	62,775,245	64,331,914	2.48%
Licenses and Permits	2,397,538	1,779,976	1,875,038	1,968,790	5.00%
Fines and Forfeitures	1,038,080	980,000	1,185,368	1,220,929	3.00%
Investment Income	(185,053)	255,000	330,000	355,000	7.58%
Intergovernmental	547,901	577,500	532,500	537,500	0.94%
Current Service Charges	2,401,917	2,268,298	2,506,467	2,377,600	-5.14%
Other Revenue	492,320	512,036	512,036	512,036	0.00%
Charges to Other Funds	2,674,733	2,707,439	2,698,115	2,702,388	0.16%
Transfer In	9,505,011	2,098,821	4,239,000	3,587,448	-15.37%
Total Revenues	**73,356,010**	**66,920,836**	**76,653,769**	**77,593,605**	1.23%
Expenditures:					
Salaries and Benefits	32,094,341	37,085,479	42,894,296	46,695,443	8.86%
Materials and Operations	16,816,978	18,572,196	21,902,370	21,741,101	-0.74%
Capital Outlay	318,055	319,804	170,254	150,254	-11.75%
Fund Transfers	9,863,925	10,887,862	11,649,841	8,967,671	-23.02%
Total Expenditures	**59,093,299**	**66,865,341**	**76,616,761**	**77,554,469**	1.22%
Net Change in General Fund Fund Balance	**14,262,711**	**55,495**	**37,008**	**39,136**	
Fund Balances - Beginning	10,693,492	24,956,203	25,011,698	25,048,706	0.15%
Fund Balances - Ending*	**24,956,203**	**25,011,698**	**25,048,706**	**25,087,842**	0.30%

* Fund 010 only

GENERAL FUND BALANCE



GENERAL FUND TOP 5 REVENUES



GENERAL FUND REVENUES BY ACCOUNT
FOUR-YEAR COMPARISON
FISCAL YEARS ENDING 2021-2024

	Revenue Sources	2020-2021 Audited	2021-2022 Adopted	2022-2023 Proposed	2023-2024 Proposed
TAXES (001)					
3101-3105	Property Taxes	$ 8,760,400	$ 8,704,633	$ 8,965,773	$ 9,234,746
3106	Sales and Use Tax	$ 22,825,090	$ 20,191,841	$ 25,165,183	$ 25,623,576
3107-09, 3112-13	Franchise Taxes	$ 2,025,517	$ 2,115,000	$ 2,164,425	$ 2,240,000
3110	Documentary Stamp Tax	$ 285,357	$ 275,000	$ 290,000	$ 295,000
3115-3116	Business License Tax	$ 2,508,287	$ 2,550,000	$ 2,677,500	$ 2,811,375
3117	Card Club Gross Revenue Fees	$ 4,154,913	$ 7,500,000	$ 8,840,000	$ 9,193,600
3118	Utility Users Tax	$ 4,970,799	$ 4,877,820	$ 4,902,643	$ 4,929,272
3119	Franchise Utility	$ 849,606	$ 825,000	$ 870,000	$ 884,429
3121	Hotel/Motel Tax	$ 940,637	$ 1,300,000	$ 1,350,000	$ 1,420,000
3122, 3349	Property Tax - Homeowner Tax Relief	$ 38,964	$ 40,000	$ 40,000	$ 40,000
3345	Motor Vehicle License In-Lieu	$ 44,693	$ 40,000	$ 40,000	$ 40,000
3346-3348	Vehicle License/Licenses In-Lieu	$ 7,079,299	$ 7,322,472	$ 7,469,721	$ 7,619,916
	TOTAL TAXES	**$ 54,483,563**	**$ 55,741,766**	**$ 62,775,245**	**$ 64,331,914**
LICENSES & PERMITS (002)					
3218-3220	Special and Entertainment Permits	$ 139,011	$ 150,000	$ 157,500	$ 165,375
3222-3232	Building and Other Permits	$ 2,189,274	$ 1,569,950	$ 1,654,511	$ 1,737,236
3234-3235	Appeals and Administration Fees	$ 61,253	$ 60,026	$ 63,028	$ 66,179
3473	Fireworks and Regulatory Fees	$ 8,000	$ -	$ -	$ -
	TOTAL LICENSES and PERMITS	**$ 2,397,538**	**$ 1,779,976**	**$ 1,875,038**	**$ 1,968,790**
FINES & FORFEITURES (003)					
3533-3535	Administrative Citation and Parking Fines	$ 1,027,870	$ 950,000	$ 1,155,368	$ 1,190,929
3536-3538	Court Fines	$ 10,210	$ 30,000	$ 30,000	$ 30,000
	TOTAL FINES and FORFEITURES	**$ 1,038,080**	**$ 980,000**	**$ 1,185,368**	**$ 1,220,929**
INVESTMENT INCOME (004)					
3640	Interest on Investments	$ 69,965	$ 150,000	$ 150,000	$ 175,000
3641-3644	Rents and Concessions	$ 33,997	$ 55,000	$ 80,000	$ 80,000
3645	Fair Market Value on Investments	$ (289,015)	$ 50,000	$ 100,000	$ 100,000
3646	Other Investment Income	$ -	$ -		$ -
	TOTAL INVESTMENT INCOME	**$ (185,053)**	**$ 255,000**	**$ 330,000**	**$ 355,000**
FROM OTHER AGENCIES (005/006/007)					
3311	Public Safety Augmentation	$ 405,779	$ 410,000	$ 415,000	$ 420,000
3375-3376	STC Reimbursement/POST Reimbursement	$ 19,496	$ 2,000	$ 2,000	$ 2,000
3378	Mandated Cost Reimbursement	$ 32,494	$ 30,000	$ 30,000	$ 30,000
3383-88,3772,3391	Other Reimbursements	$ 90,132	$ 135,500	$ 85,500	$ 85,500
	TOTAL FROM OTHER AGENCIES	**$ 547,901**	**$ 577,500**	**$ 532,500**	**$ 537,500**

GENERAL FUND REVENUES BY ACCOUNT
FOUR-YEAR COMPARISON
FISCAL YEARS ENDING 2021-2024

	Revenue Sources	2020-2021 Audited	2021-2022 Adopted	2022-2023 Proposed	2023-2024 Proposed
CURRENT SERVICE CHARGES (008)					
3401-3402	Public Service Impact/Development Fees	$ 156,000	$ 32,000	$ 50,000	$ 50,000
3403	Business Registration Fee	$ 1,846	$ 2,000	$ 2,000	$ 2,000
3406	Trucking Impact Fee	$ 2,026	$ 10,000	$ 15,000	$ 15,000
3407	ATM Commission	$ 20	$ -	$ -	$ -
3409	Passport Fees	$ -	$ 10,000	$ 10,000	$ 10,000
3411	Tipping Fees - CDS Refuse	$ 187,210	$ 180,000	$ 190,000	$ 190,000
3404, 3418-31, 3470	Recreation Fees	$ 81,006	$ 254,683	$ 326,500	$ 331,500
3433-3435	Industrial Waste/Strong Motion/Runoff Fees	$ 287,626	$ 210,000	$ 220,000	$ 220,000
3450-3452	Planning - Fees	$ 529,572	$ 570,000	$ 680,167	$ 530,000
3453-3459	Miscellaneous Fees (Public Works)	$ 51,150	$ 55,800	$ 55,800	$ 55,800
3466	Sewer Connection Fees	$ 38,116	$ 30,000	$ 30,000	$ 30,000
3475	Police Towing Admin Fees	$ 109,983	$ 120,000	$ 126,000	$ 132,300
3491	Police Services Bus Lines	$ 388,113	$ 386,345	$ 350,000	$ 350,000
3462, 3482	Miscellaneous Fees (Police Department)	$ 52,297	$ 61,256	$ 70,000	$ 70,000
3405, 3432-38, 3463-90	Other	$ 284,216	$ 116,214	$ 141,000	$ 141,000
3492	Franchise - Admin Fees (AB939)	$ 232,736	$ 230,000	$ 240,000	$ 250,000
	TOTAL CURRENT SERVICE CHARGES	**$ 2,401,917**	**$ 2,268,298**	**$ 2,506,467**	**$ 2,377,600**
OTHER REVENUE (009)					
3701	Franchise - Community Support	$ 50,000	$ 50,000	$ 50,000	$ 50,000
3770	Sale of Real or Personal Property	$ 3,492	$ 10,000	$ 10,000	$ 10,000
3705,3771-3787, 3789	Miscellaneous	$ 113,814	$ 102,036	$ 152,036	$ 152,036
3760, 3791	CIP and Engineering Costs Reimbursed	$ 325,014	$ 350,000	$ 300,000	$ 300,000
3901-3902	Prior Year Adjustments/Stale Checks	$ -	$ -	$ -	$ -
	TOTAL OTHER REVENUE	**$ 492,320**	**$ 512,036**	**$ 512,036**	**$ 512,036**
TOTAL REVENUES		**$ 61,176,266**	**$ 62,114,576**	**$ 69,716,654**	**$ 71,303,769**
CHARGES TO OTHER FUNDS (084)		**$ 2,674,733**	**$ 2,707,439**	**$ 2,698,115**	**$ 2,702,388**
FUNDS TRANSFERRED IN (089)		**$ 9,505,011**	**$ 2,098,821**	**$ 4,239,000**	**$ 3,587,448**
	TOTAL GENERAL FUND	**$ 73,356,011**	**$ 66,920,836**	**$ 76,653,769**	**$ 77,593,605**

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2022-2023

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
General	$ 72,414,769	$ 4,239,000	$ 76,653,769	$ 64,966,920	$ 11,649,841	$ 76,616,761
General Fund	**72,414,769**	**4,239,000**	**76,653,769**	**64,966,920**	**11,649,841**	**76,616,761**
General Liability	1,913,564	2,236,852	4,150,416	2,650,414	-	2,650,414
Workers' Compensation	1,818,400	550,000	2,368,400	2,217,890	-	2,217,890
Health Benefits	10,116,768	-	10,116,768	8,445,957	1,636,852	10,082,809
Combined Internal Services Fund	**13,848,732**	**2,786,852**	**16,635,584**	**13,314,261**	**1,636,852**	**14,951,113**
Debt Service - 2006 Series A & B Refunding	-	1,026,340	1,026,340	1,026,340	-	1,026,340
Debt Service - 2014 Taxable Lease Rev Ref Bonds	-	506,011	506,011	506,011	-	506,011
Debt Service - 2007A Refunding Rev Bonds	-	188,545	188,545	188,545	-	188,545
Debt Service - 2017 Lease Financing	-	288,798	288,798	288,798	-	288,798
Debt Service - Taxable Pension Obligation Bonds 2020	5,153,063	2,500	5,155,563	5,155,563	-	5,155,563
Debt Service - Lease Revenue Bonds, 2021	6,020,000	940,500	6,960,500	940,500	6,020,000	6,960,500
Combined Debt Service	**11,173,063**	**2,952,694**	**14,125,757**	**8,105,757**	**6,020,000**	**14,125,757**
Capital Improvements	-	40,504,947	40,504,947	40,504,947	-	40,504,947
GTrans	29,599,945	5,837,096	35,437,041	35,308,591	128,450	35,437,041
Sewer Fund	2,660,000	-	2,660,000	1,586,058	840,962	2,427,020
Combined Enterprise Funds	**32,259,945**	**5,837,096**	**38,097,041**	**36,894,649**	**969,412**	**37,864,061**
Equipment Revolving	-	-	-	-	-	-
Technology Replacement	203,141	500,000	703,141	208,000	-	208,000
Deferred Maintenance	-	2,000,000	2,000,000	-	704,000	704,000
Post Employement Benefits Fund	-	3,223,920	3,223,920	2,968,560	-	2,968,560
Vehicle Replacement Fund	-	650,000	650,000	550,000	-	550,000
Measure H Homeless Initiative	110,000	-	110,000	110,000	-	110,000
Asset Seizure Fund-Non Federal	-	-	-	-	-	-
Consolidated Street Lighting District	839,045	-	839,045	789,045	300,000	1,089,045
Artesia Blvd. Landscape District	21,662	-	21,662	21,662	-	21,662
State Gas Tax	1,752,022	-	1,752,022	580,800	1,235,000	1,815,800
Maxine Waters Federal Earmark	1,400,000	-	1,400,000	-	1,400,000	1,400,000
Supplement Law Enforcement (SLESF)	150,000	-	150,000	150,000	-	150,000
Traffic Safety Fund	75,500	-	75,500	-	75,500	75,500

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2022-2023

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
Asset Forfeiture Fund	-	-	-	-	-	-
Measure W Safe Clean Water Program	830,500	-	830,500	554,000	710,000	1,264,000
Surface Trans Program Local Hazard Grant	1,547,800	-	1,547,800	-	1,547,800	1,547,800
Bicycle and Pedestrian Program	56,814	-	56,814	-	136,000	136,000
Local Early Action Planning Grants	300,000	-	300,000	200,000	-	200,000
Measure M Transit	2,864,928	-	2,864,928	-	2,864,928	2,864,928
GTrans OPEB Trust	150,000	-	150,000	-	-	-
City OPEB Trust Fund	-	600,000	600,000	-	-	-
Measure R Transit	2,872,168	-	2,872,168	-	2,872,168	2,872,168
Prop A Local Return	1,491,878	-	1,491,878	1,491,878	-	1,491,878
Prop 1B Capital	-	-	-	-	-	-
Prop 1B Security	100,000	-	100,000	-	100,000	100,000
AQMD - MSRC	-	-	-	-	-	-
Parks and Recreation Urban Park Grant	-	-	-	-	-	-
Measure A	1,750,000	-	1,750,000	-	1,750,000	1,750,000
South Coast AQMD	80,500	-	80,500	77,000	3,500	80,500
Prop C Local Return	1,241,151	-	1,241,151	37,947	4,050,000	4,087,947
Prop 68 State Parks Grant	8,715,103	-	8,715,103	-	8,715,103	8,715,103
Measure R Highway	3,658,267	-	3,658,267	-	3,658,267	3,658,267
Measure R Local Return	917,863	-	917,863	37,946	1,150,000	1,187,946
In Lieu Funds	220,000	-	220,000	-	1,654,730	1,654,730
Measure M Local Return	1,057,978	-	1,057,978	26,305	1,470,000	1,496,305
SB 1- Gas Tax	1,395,521	-	1,395,521	-	4,293,047	4,293,047
SB 2 Planning Grants Program	310,000	-	310,000	100,000	-	100,000
American Rescue Plan (ARP)	2,300,000	-	2,300,000	-	2,300,000	2,300,000
Unfunded Accrued Liability (UAL) Fund	-	468,948	468,948	-	-	-
Measure M Highway	2,736,000	-	2,736,000	-	2,736,000	2,736,000
UAL Fund - GTrans	-	128,450	128,450	-	-	-
UAL Fund - Sewer	-	5,962	5,962	-	-	-
SCAMP	273,000	-	273,000	273,000	-	273,000
SCAMP - Home Delivery	219,000	-	219,000	219,000	-	219,000

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2022-2023

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
Supportive Services Program	119,000	-	119,000	119,000	-	119,000
Social Center for Mentally Disabled	-	30,255	30,255	30,255	-	30,255
Senior Citizen Day Care - Trust	-	65,159	65,159	65,159	-	65,159
Family Child Care	3,598,052	-	3,598,052	3,598,052	-	3,598,052
Family Child Care CRRSA	-	-	-	5,610	-	5,610
Juvenile Justice & Intervention Program	-	-	-	-	-	-
Prop 56 - Tobacco Grant Program	-	-	-	-	-	-
BJA BYRNE Discretionary Grant	26,126	-	26,126	26,126	-	26,126
BJA Coronavirus Emergency Supp Funding	-	-	-	-	-	-
ABC Local Law Enforcement Agencies Prog.	-	-	-	-	-	-
State Homeland Security Grant Program	-	-	-	-	-	-
OTS DUI Enforcement Awareness Program	100,000	-	100,000	100,000	-	100,000
HOME ARP	1,040,280	-	1,040,280	1,040,280	-	1,040,280
CDBG Admin	119,355	-	119,355	119,355	-	119,355
CDBG Handyman Fixup Program	238,710	-	238,710	238,710	-	238,710
CDBG Health and Saftey Code Enforcement	156,000	-	156,000	156,000	-	156,000
CDBG CV	380,000	-	380,000	380,000	-	380,000
CDBG Youth and Family Services Bureau	85,936	8,865	94,801	94,801	-	94,801
CDBG Senior Citizen Day Care Center	-	-	-	-	-	-
Combined Special Revenue Funds	**45,503,300**	**7,681,559**	**53,184,859**	**14,368,491**	**43,726,043**	**58,094,534**
TOTAL ALL FUNDS	**$ 175,199,809**	**$ 64,002,148**	**$ 239,201,957**	**$ 178,155,025**	**$ 64,002,148**	**$ 242,157,173**

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2023-2024

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
General	$ 74,006,157	$ 3,587,448	$ 77,593,605	$ 68,586,798	$ 8,967,671	$ 77,554,469
General Fund	**74,006,157**	**3,587,448**	**77,593,605**	**68,586,798**	**8,967,671**	**77,554,469**
General Liability	1,359,585	1,186,852	2,546,437	2,736,135	-	2,736,135
Workers' Compensation	1,476,306	500,000	1,976,306	2,279,683	-	2,279,683
Health Benefits	11,005,643	-	11,005,643	9,287,373	1,786,852	11,074,225
Combined Internal Services Fund	**13,841,534**	**1,686,852**	**15,528,386**	**14,303,191**	**1,786,852**	**16,090,043**
Debt Service - 2006 Series A & B Refunding	-	1,025,189	1,025,189	1,025,189	-	1,025,189
Debt Service - 2014 Taxable Lease Rev Ref Bonds	-	508,444	508,444	508,444	-	508,444
Debt Service - 2007A Refunding Rev Bonds	-	187,545	187,545	187,545	-	187,545
Debt Service - 2017 Lease Financing	-	287,950	287,950	287,950	-	287,950
Debt Service - Taxable Pension Obligation Bonds 2020	5,541,063	2,500	5,543,563	5,543,563	-	5,543,563
Debt Service - Lease Revenue Bonds, 2021	5,000,000	943,500	5,943,500	943,500	5,000,000	5,943,500
Combined Debt Service	**10,541,063**	**2,955,128**	**13,496,191**	**7,552,691**	**5,000,000**	**13,496,191**
Capital Improvements	-	15,792,000	15,792,000	15,792,000	-	15,792,000
GTrans	43,334,439	6,434,096	49,768,535	49,638,864	129,671	49,768,535
Sewer Fund	2,686,450	-	2,686,450	1,656,153	391,019	2,047,172
Combined Enterprise Funds	**46,020,889**	**6,434,096**	**52,454,985**	**51,295,017**	**520,690**	**51,815,707**
Equipment Revolving	-	-	-	-	-	-
Technology Replacement	203,141	150,000	353,141	114,000	-	114,000
Deferred Maintenance	-	650,000	650,000	-	-	-
Post Employement Benefits Fund	-	3,483,749	3,483,749	3,206,046		3,206,046
Vehicle Replacement Fund	-	650,000	650,000	550,000		550,000
Measure H Homeless Initiative	68,883		68,883	68,883		68,883
Asset Seizure Fund-Non Federal	-		-	-		-
Consolidated Street Lighting District	864,141		864,141	814,141	50,000	864,141
Artesia Blvd. Landscape District	21,662		21,662	21,662		21,662
State Gas Tax	1,752,022		1,752,022	590,597	1,150,000	1,740,597
Maxine Waters Federal Earmark	-		-			-
Supplement Law Enforcement (SLESF)	150,000		150,000	150,000		150,000
Traffic Safety Fund	75,500		75,500		75,500	75,500

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2023-2024

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
Asset Forfeiture Fund	-		-	-		-
Measure W Safe Clean Water Program	830,500		830,500	554,000	400,000	954,000
Surface Trans Program Local Hazard Grant	-		-	-		-
Bicycle and Pedestrian Program	40,000		40,000	-	40,000	40,000
Local Early Action Planning Grants	-		-	-		-
Measure M Transit	2,864,928		2,864,928	-	2,864,928	2,864,928
GTrans OPEB Trust	200,000		200,000	-		-
City OPEB Trust Fund	-	600,000	600,000	-		-
Measure R Transit	2,872,168		2,872,168	-	2,872,168	2,872,168
Prop A Local Return	1,507,058		1,507,058	1,507,058		1,507,058
Prop 1B Capital	697,000		697,000		697,000	697,000
Prop 1B Security	-		-			-
AQMD - MSRC	-		-	50,000		50,000
Parks and Recreation Urban Park Grant	-		-	-		-
Measure A	375,000		375,000		375,000	375,000
South Coast AQMD	80,500		80,500	77,000	3,500	80,500
Prop C Local Return	1,241,151		1,241,151	41,228	1,050,000	1,091,228
Prop 68 State Parks Grant	-		-			-
Measure R Highway	-		-			-
Measure R Local Return	917,863		917,863	41,228	750,000	791,228
In Lieu Funds	810,000		810,000		3,500,000	3,500,000
Measure M Local Return	1,057,978		1,057,978	28,329	950,000	978,329
SB 1- Gas Tax	1,395,521		1,395,521		1,375,000	1,375,000
SB 2 Planning Grants Program	-		-			-
American Rescue Plan (ARP)	1,648,448		1,648,448		1,648,448	1,648,448
Unfunded Accrued Liability (UAL) Fund		466,957	466,957			-
Measure M Highway	2,627,000		2,627,000		2,627,000	2,627,000
UAL Fund - GTrans	-	129,671	129,671			-
UAL Fund - Sewer	-	6,019	6,019			-
SCAMP	280,376		280,376	280,376		280,376
SCAMP - Home Delivery	219,000		219,000	219,000		219,000

SUMMARY OF FUND ACTIVITY
FISCAL YEAR 2023-2024

FUND DESCRIPTION	PROPOSED REVENUES			PROPOSED APPROPRIATIONS		
	REVENUES	TRANSFERS IN	TOTAL REVENUES	EXPENDITURES	TRANSFERS OUT	TOTAL EXPENDITURES
Supportive Services Program	119,000		119,000	119,000		119,000
Social Center for Mentally Disabled		32,784	32,784	32,784		32,784
Senior Citizen Day Care - Trust	250	67,216	67,466	67,466		67,466
Family Child Care	3,669,933		3,669,933	3,669,933		3,669,933
Family Child Care CRRSA	-		-			-
Juvenile Justice & Intervention Program	-		-			-
Prop 56 - Tobacco Grant Program	-		-			-
BJA BYRNE Discretionary Grant	26,126		26,126	26,126		26,126
BJA Coronavirus Emergency Supp Funding	-		-			-
ABC Local Law Enforcement Agencies Prog.			-			-
State Homeland Security Grant Program			-			-
OTS DUI Enforcement Awareness Program	100,000		100,000	100,000		100,000
CDBG Admin	119,355		119,355	119,355		119,355
CDBG Handyman Fixup Program	238,710		238,710	238,710		238,710
CDBG Health and Saftey Code Enforcement	156,000		156,000	156,000		156,000
CDBG Youth and Family Services Bureau	85,936	11,837	97,773	97,773		97,773
CDBG Senior Citizen Day Care Center	-	-	-	-	-	-
Combined Special Revenue Funds	**27,315,150**	**6,248,233**	**33,563,383**	**12,940,695**	**20,428,544**	**33,369,239**
TOTAL ALL FUNDS	**$ 171,724,793**	**$ 36,703,757**	**$ 208,428,550**	**$ 170,470,392**	**$ 36,703,757**	**$ 208,117,649**

SUMMARY OF REVENUES AND EXPENDITURES
FISCAL YEAR 2022-2023 PROPOSED BUDGET - ALL FUNDS

Fund Description	Revenues	Expenditures	Delta
General Fund	$76,653,769	$76,616,761	$37,008
Combined Internal Services	$16,635,584	$14,951,113	$1,684,471
Combined Debt Service	$14,125,757	$14,125,757	$0
Capital Improvement (CIP)	$40,504,947	$40,504,947	$0
Combined Enterprise Funds - Transportation	$35,437,041	$35,437,041	$0
Combined Enterprise Funds - Sewer	$2,660,000	$2,427,020	$232,980
Special Revenue Funds	$53,184,859	$58,094,534	($4,909,675)
Total All Funds ***- not including beginning fund balance***	**$239,201,957**	**$242,157,173**	**($2,955,216)**

A "*structurally balanced budget*" projects revenues to exceed expenditure appropriations within the term of the budget. The City's fiscal year (term) is from July 1 - June 30 so expenditure appropriations must be made within revenue projections. The variance between revenue and expenditures is referred to as the "delta" (^) and may be positive, reflecting a structurally balanced budget, or negative, indicating a structural imbalance. A structural imbalance is normally the result of the revenue being received in a prior fiscal year. When a positive delta exists at the end of a fiscal year, revenues may be appropriated to expend in the next fiscal year or may be set aside as a reserve to be used for an emergency or one-time opportunities. Fund balance reserves are not intended to offset normal operating cost or to balance an unstructured budget. The General Fund is the only fund that is totally discretionary and therefore must balance a negative delta in any fund; conversely other funds may not be used to balance a negative delta in the General Fund.

SUMMARY OF REVENUES AND EXPENDITURES
FISCAL YEAR 2023-2024 PROPOSED BUDGET - ALL FUNDS

Fund Description	Revenues	Expenditures	Delta
General Fund	$77,593,605	$77,554,469	$39,136
Combined Internal Services	$15,528,386	$16,090,043	($561,657)
Combined Debt Service	$13,496,191	$13,496,191	$0
Capital Improvement (CIP)	$15,792,000	$15,792,000	$0
Combined Enterprise Funds - Transportation	$49,768,535	$49,768,535	$0
Combined Enterprise Funds - Sewer	$2,686,450	$2,047,172	$639,278
Special Revenue Funds	$33,563,383	$33,369,239	$194,144
Total All Funds ***- not including beginning fund balance***	**$208,428,550**	**$208,117,649**	**$310,901**

A "*structurally balanced budget*" projects revenues to exceed expenditure appropriations within the term of the budget. The City's fiscal year (term) is from July 1 - June 30 so expenditure appropriations must be made within revenue projections. The variance between revenue and expenditures is referred to as the "delta" (^) and may be positive, reflecting a structurally balanced budget, or negative, indicating a structural imbalance. A structural imbalance is normally the result of the revenue being received in a prior fiscal year. When a positive delta exists at the end of a fiscal year, revenues may be appropriated to expend in the next fiscal year or may be set aside as a reserve to be used for an emergency or one-time opportunities. Fund balance reserves are not intended to offset normal operating cost or to balance an unstructured budget. The General Fund is the only fund that is totally discretionary and therefore must balance a negative delta in any fund; conversely other funds may not be used to balance a negative delta in the General Fund.

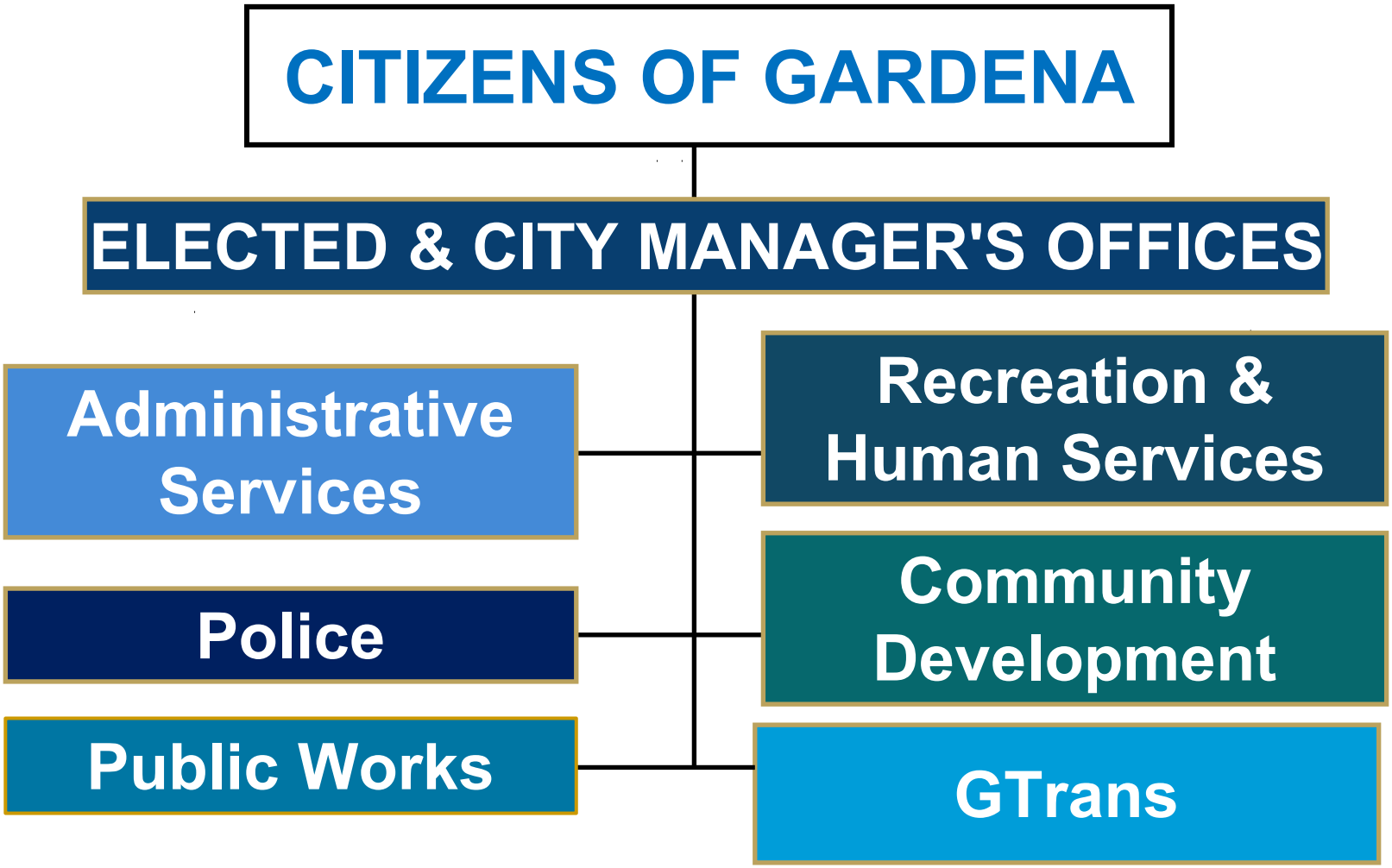
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DEPARTMENT

PROPOSED BUDGETS

FY 2022/2023 & 2023/2024

OPERATIONAL DEPARTMENTS





J. Ingrid Tsukiyama
City Treasurer



Art Kaskanian
Councilmember



Rodney G. Tanaka
Mayor Pro Tem



Tasha Cerda
Mayor



Mark E. Henderson Ed. D
Councilmember



Paulette C. Francis
Councilmember



Mina Semenza
City Clerk





Clint Osorio
City Manager

ELECTED & CITY MANAGER'S OFFICES

City of Gardena

CITY COUNCIL

•Legislative body for the City of Gardena and serve on various committees, commissions, and boards
•Provides policy and operational direction to the City Manager
•Establishes City services and service levels; tax rates, fees, assessments,- and other revenue as set forth by the Gardena Municipal Code

CITY MANAGER

•Appoint all department heads and supervise the operation of all City departments.
•Implementing Mayor and City Council's policy decisions and objectives.
•Prepare and observe the municipal budget and make recommendations to the City Council.

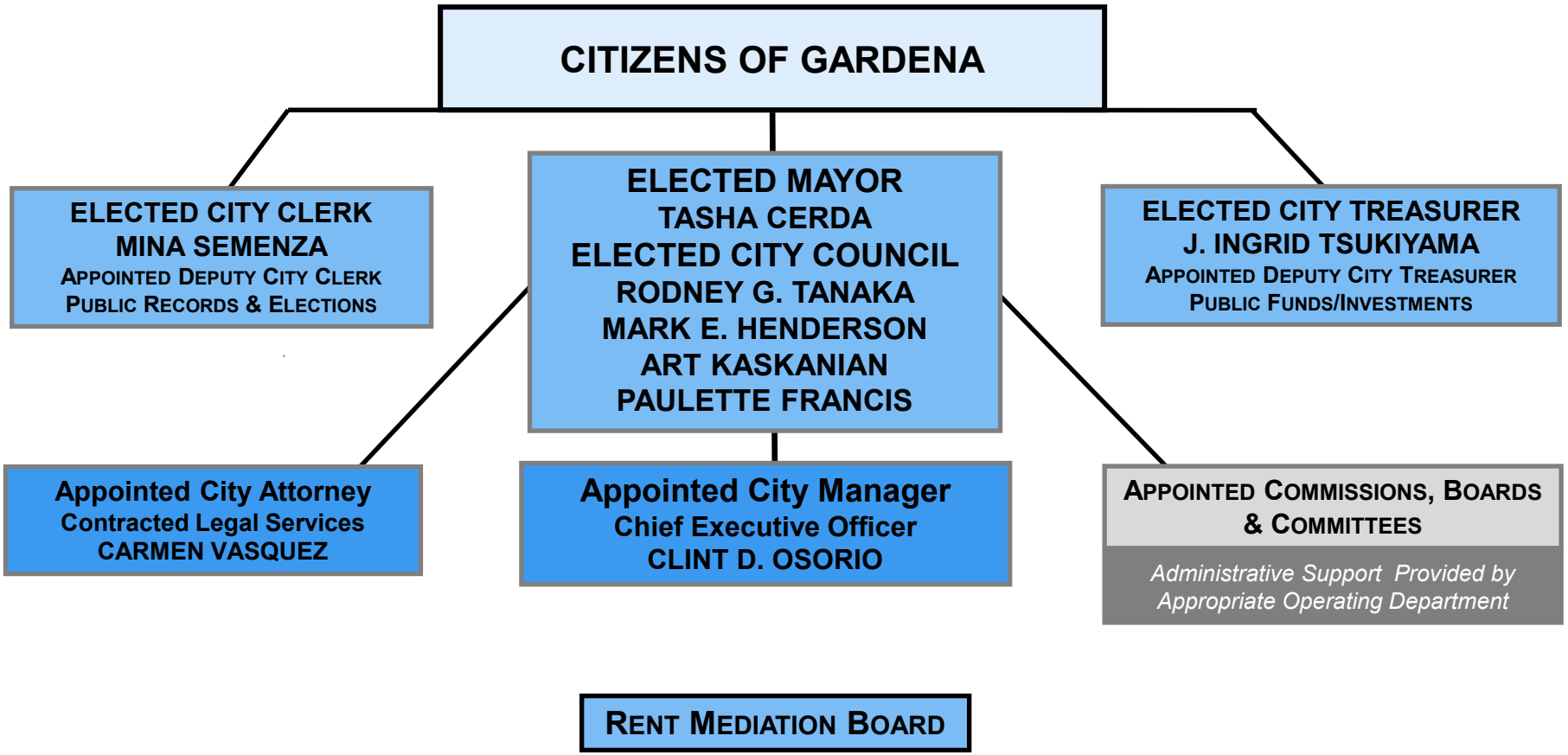
CITY CLERK

•Maintaining records and updating Municipal Code
•Provides resources to the public and City staff
•Publication and posting of ordinances, meetings, and other legal notices

CITY TREASURER

•Performs an oversight role of the investing of all public funds
•Advises the City Council with regard to investment policies and oversight
•Provides centralized cashiering system services for all City departments

ELECTED & CITY MANAGER'S OFFICES



ELECTED & CITY MANAGER'S OFFICES

Staffing Plan

Elected & City Manager's Offices

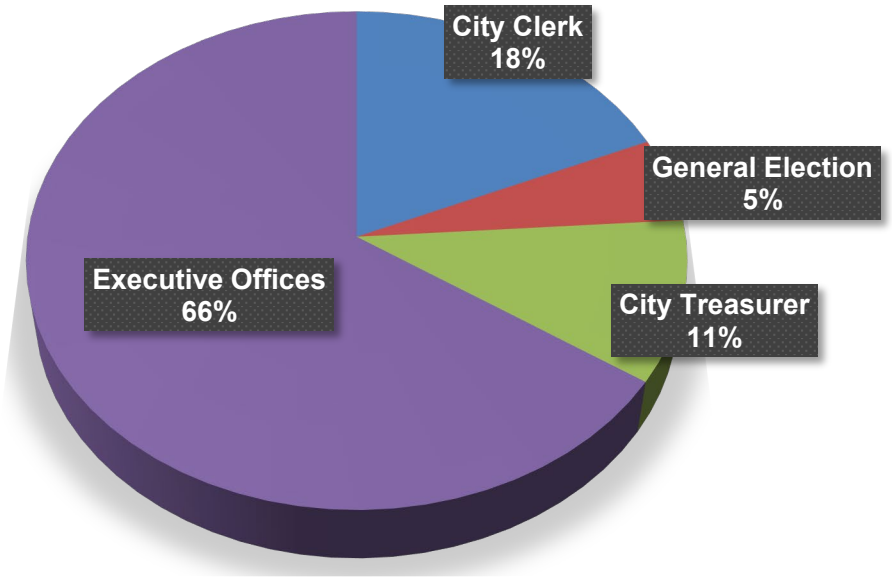
Staffing Plan - Full Time Equivalent Positions

	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
MAYOR & CITY COUNCIL OFFICE						
Elected Mayor (1)	-	-	-	-	-	-
Elected Councilperson (4)	-	-	-	-	-	-
Executive Office Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Total Mayor/Council Office	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**	**1.00**
CITY CLERK'S OFFICE						
Elected City Clerk (1)	-	-	-	-	-	-
Appointed Deputy City Clerk	1.00	1.00	1.00	1.00	1.00	1.00
Records Management Coordinator	-	-	1.00	1.00	1.00	1.00
Customer Service Clerk II	1.00	1.00	1.00	1.00	1.00	1.00
Customer Service Clerk I	1.00	1.00	1.00	1.00	1.00	1.00
Total City Clerk's Office	**3.00**	**3.00**	**4.00**	**4.00**	**4.00**	**4.00**
CITY TREASURER'S OFFICE						
Elected City Treasurer (1)	-	-	-	-	-	-
Appointed Deputy City Treasurer	1.00	1.00	1.00	1.00	1.00	-
Appointed Deputy City Treasurer / Financial Services Manager	-	-	-	-	-	1.00
Senior Account Clerk	-	-	-	-	0.50	1.00
** Account Clerk	0.54	0.54	-	-	-	-
Intern				0.75		
Total City Treasurer's Office	**1.54**	**1.54**	**1.00**	**1.75**	**1.50**	**2.00**
CITY MANAGER'S OFFICE						
City Manager (Appointed by City Council)	1.00	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	-	-	-	-	1.00	1.00
Public Information Officer	-	-	-	-	1.00	1.00
Administrative Aide	1.00	1.00	1.00	2.00	-	-
Administrative Analyst I	-	-	1.00	1.00	1.00	1.00
* Senior Administrative Analyst	1.00	1.00	-	-	-	-
Clerk Typist (Lobby Receptionist)	1.00	1.00	-	-	-	-
Intern	-	-	0.33	0.33	0.80	0.80
Rent Mediation Board (15)	-	-	-	-	-	-
Total City Manager's Office	**4.00**	**4.00**	**3.33**	**4.33**	**4.80**	**4.80**
TOTAL ELECTED & CITY MANAGER'S OFFICES	**9.54**	**9.54**	**9.33**	**11.08**	**11.30**	**11.80**

*Vacant position (frozen) due to Covid related budget shortfalls

**Positions eliminated due to Covid related budget shortfalls

Elected and City Manager's Offices	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
City Clerk	328,399	414,173	492,368	524,543
General Election	188	105,184	-	155,184
City Treasurer	269,207	223,300	273,887	297,715
City Manager	1,299,928	1,511,492	1,865,645	1,864,266
Total Elected and City Manager's Offices	**1,897,722**	**2,254,149**	**2,631,900**	**2,841,708**





ADMINISTRATIVE SERVICES

City of Gardena

The Administrative Services Department includes Human Resources, Technology, and, the Finance Division. We safeguard the short and long-term financial stability of the community through prudent fiscal policies, coordinate the recruitment and retention of top-notch employees, and safeguard the sensitive information that filters through our technology department. We are committed to providing excellent service to our internal departments and our community.

01 GOAL

Conduct an RFP to initiate the process of obtaining a new Enterprise Resource Planning system for accounting, procurement, planning, human resources, permitting, licensing, etc.

02 GOAL

Conducting a classification and compensation study to assure that top-notch employees are recruited and retained.

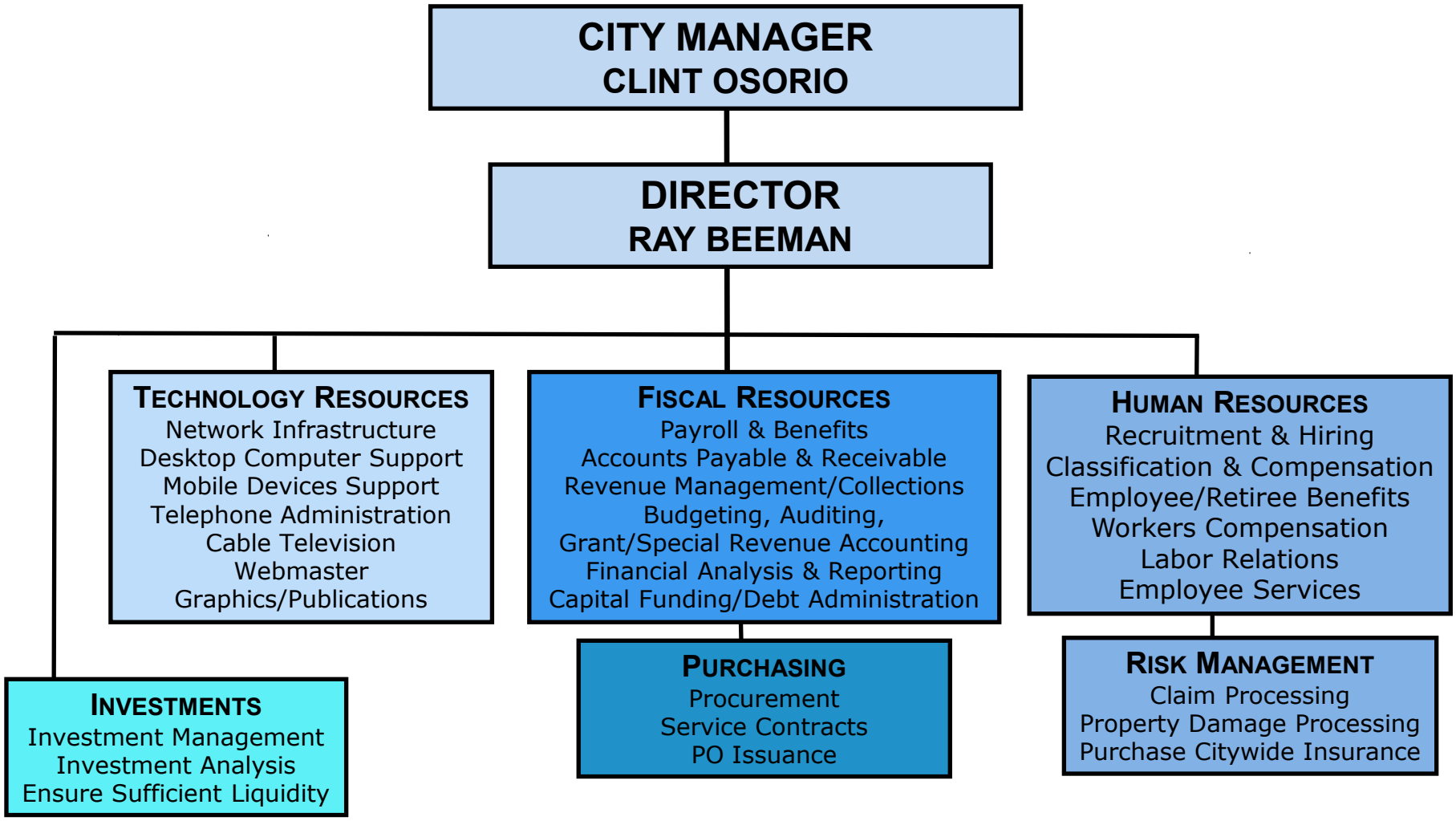
03 GOAL

Updating and streamlining the City websites to provide easily accessible information to the community.

PLANNING FOR THE FUTURE.

More Information:
www.cityofgardena.org

ADMINISTRATIVE SERVICES



ADMINISTRATIVE SERVICES

Staffing Plan

Administrative Services

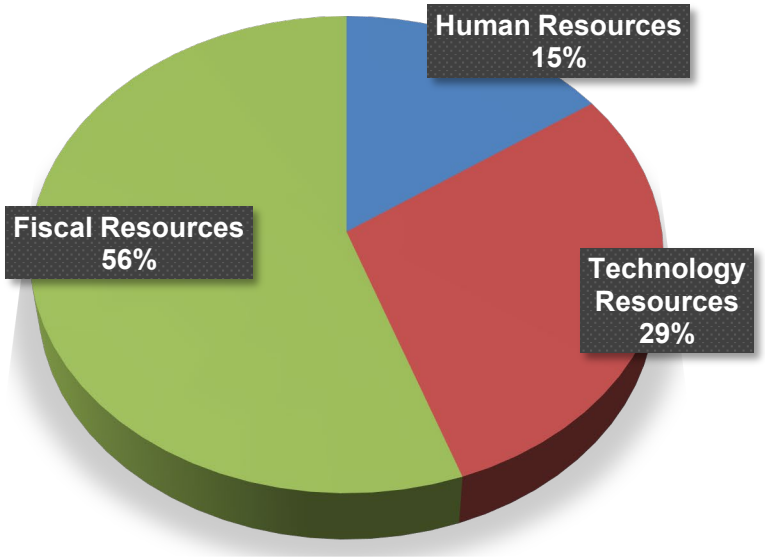
Staffing Plan - Full Time Equivalent Positions

	ADMINISTRATIVE SERVICES	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
	Fiscal Resources						
	Administrative Services Director	1.00	1.00	-	-	1.00	1.00
	Chief Fiscal Officer	1.00	1.00	1.00	1.00	-	-
*	Accounting/Finance Manager	1.00	1.00	-	-	-	-
*	Senior Accountant	1.00	1.00	-	-	-	-
	Senior Accountant Grants	0.10	0.10	-	-	-	-
	Cost Accountant	-	-	-	1.00	1.00	1.00
	Administrative Services Manager	-	-	-	-	1.00	1.00
	Administrative Analyst III			1.00	1.00		
	Administrative Analyst II	1.00	1.00	-	-	1.00	1.00
	Administrative Analyst I	1.00	1.00	-	-	-	-
**	Admin Aide	1.00	1.00	-	-	-	-
*	Junior Accountant / Financial Services Technician	3.00	3.00	2.00	1.00	2.00	2.00
	Payroll/Personnel Technician	1.00	1.00	1.00	1.00	1.00	1.00
	Payroll Specialist	1.00	1.00	1.00	1.00	1.00	1.00
	Intern	-	-	-	0.75	0.75	1.50
**	Account Clerk	0.46	0.46	-	-	-	-
	Senior Account Clerk	1.00	1.00	1.00	1.00	1.50	1.00
	Total Fiscal Resources	**13.56**	**13.56**	**7.00**	**7.75**	**10.25**	**10.50**
	Human Resources						
	Human Resources Manager	0.25	0.25	0.40	0.40	0.40	0.40
	Senior Human Resources Analyst	-	-	-	-	0.40	0.40
	Human Resources Analyst	-	-	0.40	0.40	0.50	0.50
	Administrative Analyst I			2.00	2.00		
**	Human Resources Technician	1.00	1.00	-	-	-	-
	Human Resources Coordinator	-	-	-	-	0.50	0.50
	Risk Management Analyst	-	-	-	-	1.00	1.00
	Intern	-	-	-	-	0.75	0.75
	Total Human Resources	**1.25**	**1.25**	**2.80**	**2.80**	**3.55**	**3.55**
	Technology Resources						
	Technology Manager	1.00	-	-	-	-	-
	Information Technology Supervisor	-	-	-	-	1.00	1.00
	Information Technology Coordinator	3.00	3.00	2.00	2.00	1.00	1.00
**	Graphics Technician	1.00	1.00	-	-	-	-
	Help Desk Technician	-	-	1.00	1.00	2.00	2.00
	Intermediate Clerk Typist	1.00	1.00	-	-	-	-
	Intern	-	-	-	0.75	-	-
	Total Technology Resources	**6.00**	**5.00**	**3.00**	**3.75**	**4.00**	**4.00**
	TOTAL ADMINISTRATIVE SERVICES	**20.81**	**19.81**	**12.80**	**14.30**	**17.80**	**18.05**

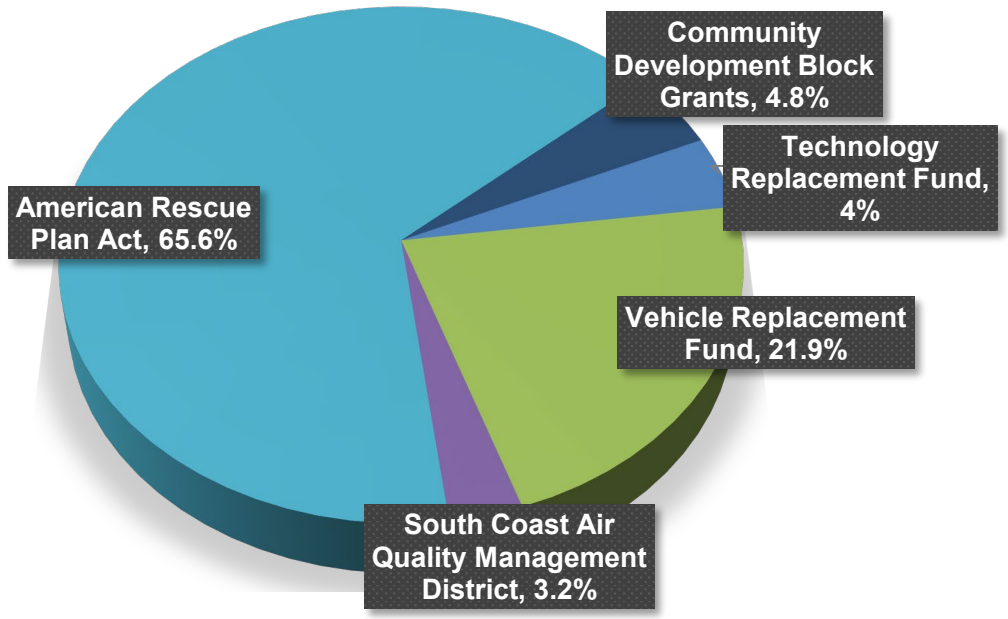
* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

Administrative Services	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Human Resources	273,412	266,376	460,249	409,144
Technology Resources	516,716	571,197	646,926	781,995
Fiscal Resources	865,842	1,065,111	1,383,414	1,481,125
Total Administrative Services	**1,655,970**	**1,902,684**	**2,490,589**	**2,672,264**



Special Revenue Funds Administrative Services	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Technology Replacement Fund	100,125	153,600	208,000	114,000
Deferred Maintenance Fund	38,017	1,199,694	704,000	-
Vehicle Replacement Fund	527,972	475,000	550,000	550,000
South Coast Air Quality Management District	132,812	80,500	80,500	80,500
American Rescue Plan Act	7,501,031	-	2,300,000	1,648,448
HOME ARP	-	-	1,040,280	-
Community Development Block Grants	619,521	125,000	499,355	119,355
Total Administrative Services Special Revenue Funds	**8,919,478**	**2,033,794**	**5,382,135**	**2,512,303**



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RECREATION HUMAN SERVICES

City of Gardena

The Recreation and Human Services Department is responsible for providing a broad array of recreation, social and community services to a diverse community of individuals, families, and organizations. The Department is advised by four Commissions appointed by the City Council: Recreation and Parks, Senior Citizens, Youth, and Human Services. The Department has two program divisions: the Recreation Division and the Human Services Division.

01 GOAL

To support and promote the quality of life and the local economy; and ensure public safety by providing a number and quality of safe, accessible, and affordable programs.

02 GOAL

Facilitate, volunteer, and provide recreational opportunities for individuals with disabilities that promote an optimal lifestyle.

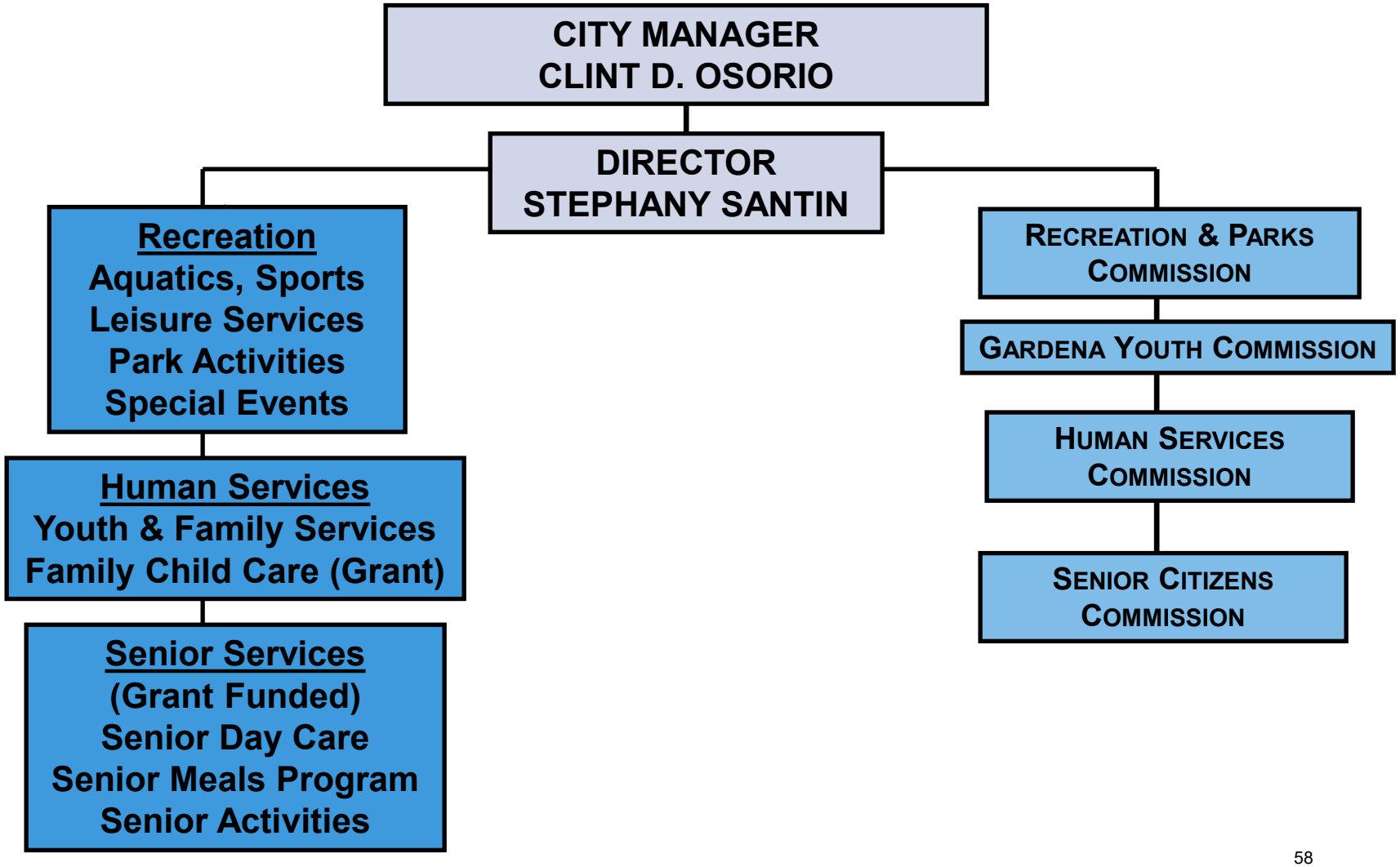
03 GOAL

Provide a wide variety of events and community services which facilitate community unity, engagement, and cultural participation.

PLANNING FOR THE FUTURE.

More Information:
www.cityofgardena.org

RECREATION & HUMAN SERVICES



RECREATION & HUMAN SERVICES

Staffing Plan

Recreation & Human Services

Staffing Plan - Full Time Equivalent Positions

	RECREATION & HUMAN SERVICES	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
	Recreation						
	Director of Recreation & Human Services	1.00	1.00	1.00	1.00	1.00	1.00
*	Recreation Program Administrator	2.00	2.00	1.00	1.00	1.00	1.00
	Administrative Aide						1.00
	Administrative Analyst I	1.00	1.00	1.00	1.00	1.00	1.00
**	Administrative Analyst II	1.00	1.00	-	-	-	-
*	Recreation Services Manager (Vacant)	1.00	1.00	-	-	-	1.00
*	Recreation Supervisor	2.00	2.00	-	1.00	2.00	2.00
	Intern	-	-	0.19	0.19	0.60	0.60
	Community Services Counselor	1.00	1.00	1.00	1.00	2.00	2.00
	Community Center Coordinator	1.00	1.00	1.00	1.00	1.00	2.00
*	Recreation Coordinator	5.00	5.00	4.00	3.00	3.00	3.00
**	Senior Clerk Typist (Vacant)	2.00	2.00	-	-	-	-
*	Recreation Leader III (Vacant)	0.65	0.65	-	-	-	-
	Lifeguard/Instructor	0.55	0.55	-	-	-	7.50
**	Recreation Leader II	3.23	3.23	1.07	1.07	3.80	3.80
**	Recreation Leader I	15.81	15.81	10.74	10.74	15.46	15.46
	Activity Coordinator	-	-	-	1.00	2.00	2.00
	Recreation Commissioners (5)	-	-	-	-	-	-
	Senior Citizens Commissioners (5)	-	-	-	-	-	-
	Human Services Commissioners (5)	-	-	-	-	-	-
	Gardena Youth Commissioners (10)	-	-	-	-	-	-
	Total Recreation	**37.24**	**37.24**	**21.00**	**22.00**	**32.86**	**43.36**
	Facilities						
	Custodian Lead	1.00	1.00	1.00	1.75	1.59	1.59
	Custodian II	9.00	9.00	8.00	8.00	8.00	8.00
	Custodian I	1.69	1.69	-	-	3.50	3.50
	Total Facilities	**11.69**	**11.69**	**9.00**	**9.75**	**13.09**	**13.09**

* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

RECREATION & HUMAN SERVICES

Staffing Plan

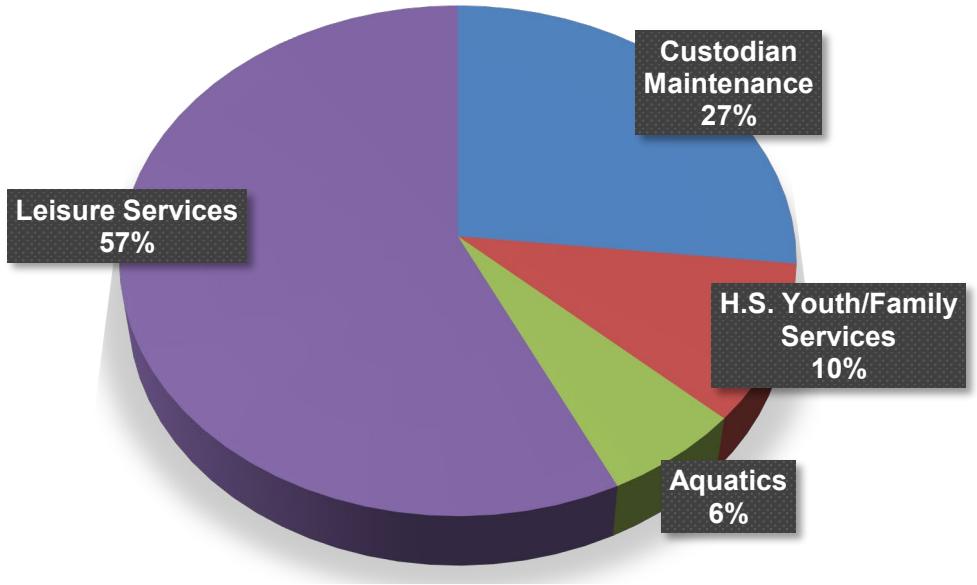
Recreation & Human Services

RECREATION & HUMAN SERVICES cont.	Staffing Plan - Full Time Equivalent Positions					
Human Services	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 21/23	Proposed FY 21/24
Family Child Care Manager	1.00	1.00	1.00	1.00	1.00	1.00
Family Child Care Education Coordinator	0.23	0.23	1.00	1.00	1.00	1.00
Family Child Care Education Assistant III	1.00	1.00	1.00	1.00	1.00	1.00
Family Child Care Education Assistant II	2.06	2.06	1.56	1.56	1.63	1.63
Family Child Care Program Assistant II	1.00	1.00	1.51	1.51	1.85	1.85
Family Child Care Program Assistant I	0.56	0.56	0.29	0.29	0.45	0.45
Administrative Aide	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Coordinator	-	-	-	-	1.00	1.00
Human Services Aide	-	-	-	-	1.18	1.18
Community Aide I (Vacant)	0.25	0.25	-	-	-	-
Community Aide II	0.77	0.77	1.00	1.00	1.00	1.00
Community Aide III (Vacant)	0.35	0.35	-	-	-	-
Certified Nursing Assistant	1.00	1.00	1.44	1.44	1.44	1.44
Nutrition Services Coordinator	2.00	2.00	3.00	3.00	3.00	3.00
Homeless Coordinator	-	-	-	-	1.00	1.00
Recreation Therapist (Vacant)	0.54	0.54	-	-	-	-
Recreation Leader II (Vacant)	0.86	0.86	-	-	-	-
Recreation Leader I	0.50	0.50	1.21	1.21	-	-
Assistant Site Manager III	0.48	0.48	0.45	0.45	-	-
Meal Services Coordinator					2.41	2.41
* Community Aide I	0.74	0.74	-	-	-	-
* Peer Advocate Counselor II	1.07	1.07	-	-	-	-
Geriatric Aide	0.75	0.75	0.58	0.58	0.40	0.40
Assistant Site Manager I	0.54	0.54	0.52	0.52	-	-
Total Human Services	**16.70**	**16.70**	**15.56**	**15.56**	**19.36**	**19.36**
TOTAL RECREATION & HUMAN SERVICES	**65.63**	**65.63**	**45.56**	**47.31**	**65.31**	**75.81**

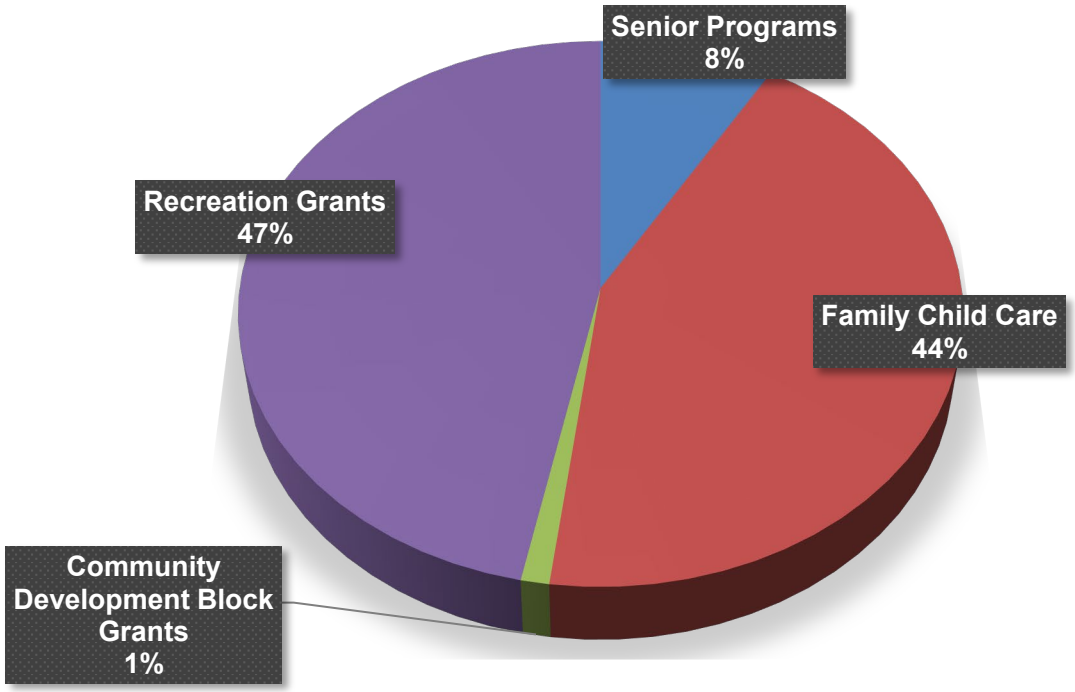
* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

Recreation & Human Services	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Custodian Maintenance	751,788	1,109,477	1,241,894	1,316,346
H.S. Youth/Family Services	138,185	176,819	434,353	495,754
Aquatics	-		-	301,407
Leisure Services	1,404,931	2,099,520	2,760,206	2,815,559
Total Recreation & Human Services	**2,294,904**	**3,385,816**	**4,436,453**	**4,929,066**



Special Revenue Funds Recreation & Human Services	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Senior Programs	1,128,391	702,115	706,414	718,626
Family Child Care	2,635,094	2,841,831	3,603,662	3,669,933
Community Development Block Grants	77,849	90,000	94,801	97,773
Recreation Grants	1,527,918	1,328,952	13,629,833	3,943,883
Total Recreation & Human Services Special Revenue Funds	**5,369,252**	**4,962,898**	**18,034,710**	**8,430,215**



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POLICE DEPARTMENT

City of Gardena

Our role is to foster a responsible partnership with the community to identify, reduce, eliminate, and prevent problems that impact community safety and order. Our employees provide law enforcement services directed toward achieving the goals and objectives of the Police Department and the City. While adhering to the Law Enforcement Code of Ethics, we execute our activities along with our fellow departments to ensure that all work efforts effectively mobilize the resources of the Police Department to promote public safety in our community.

01 GOAL

Succession Planning- Develop innovative ways to recruit, mentor, and retain the next generation of employees at the Gardena Police Department.

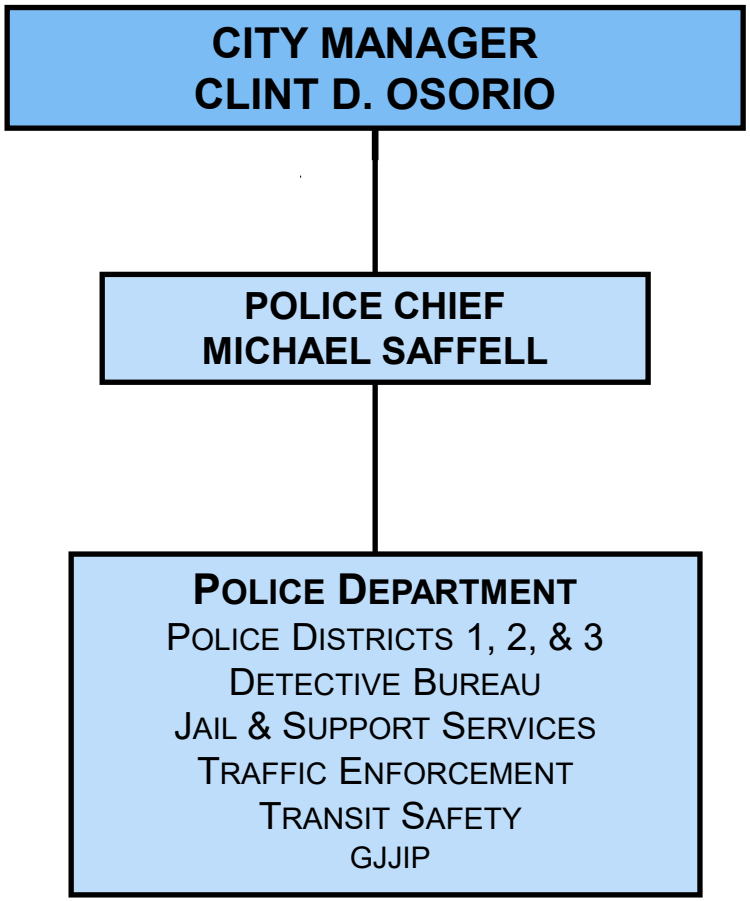
02 GOAL

District Policing- Continue to evolve our Community Policing outreach to strengthen trust with our community partners.

03 GOAL

Innovation and Technology to Create a Safer Future- Use innovation and technology to increase safety and effectiveness when impacting crime and disorder.

POLICE


CITY MANAGER
CLINT D. OSORIO
POLICE CHIEF
MICHAEL SAFFELL
POLICE DEPARTMENT
POLICE DISTRICTS 1, 2, & 3
DETECTIVE BUREAU
JAIL & SUPPORT SERVICES
TRAFFIC ENFORCEMENT
TRANSIT SAFETY
GJJIP

POLICE
Staffing Plan

Police & Community Safety

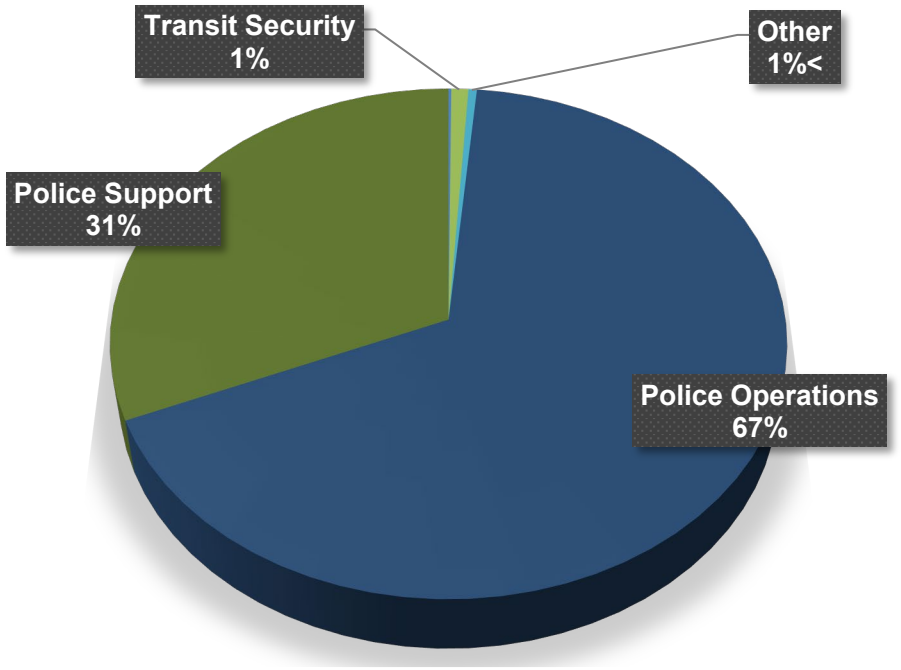
Staffing Plan - Full Time Equivalent Positions

	Police & Community Safety	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
	Sworn Staffing						
	Police Chief	1.00	1.00	1.00	1.00	1.00	1.00
*	Police Captain	2.00	2.00	1.00	2.00	2.00	2.00
*	Police Lieutenant	6.00	6.00	5.00	5.00	6.00	6.00
	Police Sergeant	13.00	13.00	13.00	13.00	14.00	14.00
*	Police Officer	73.00	72.00	67.00	66.00	64.00	66.00
	Police Trainee	-	-	1.50	-	2.00	2.00
	Total Sworn	**95.00**	**94.00**	**88.50**	**87.00**	**89.00**	**91.00**
	Non-Sworn Police Department						
	Administrative Management Analyst I	0.30	0.30	0.30	0.30	0.40	0.40
**	Administrative Analyst III	1.00	1.00	-	-	-	-
	Forensic Technician	1.00	1.00	1.00	1.00	1.00	1.00
	Admin Support Services Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
	Executive Assistant to Chief of Police	-	-	-	-	1.00	1.00
	Administrative Aide	1.00	1.00	1.00	1.00	1.00	1.00
*	Police Service Officer	9.00	9.00	7.00	8.00	10.00	10.00
*	Police Records Technician II	6.00	6.00	4.00	4.00	4.00	4.00
	Police Records Technician I	2.00	2.00	4.00	4.00	4.00	4.00
*	Police Service Technician	2.00	2.00	2.00	2.00	2.00	2.00
	Public Safety Officer	1.00	1.00	-	-	-	-
**	Police Assistant	18.61	18.61	14.99	14.99	15.50	15.50
	Total Non-Sworn	**42.91**	**42.91**	**35.29**	**36.29**	**39.90**	**39.90**
	TOTAL POLICE & COMMUNITY SAFETY	**137.91**	**136.91**	**123.79**	**123.29**	**128.90**	**130.90**

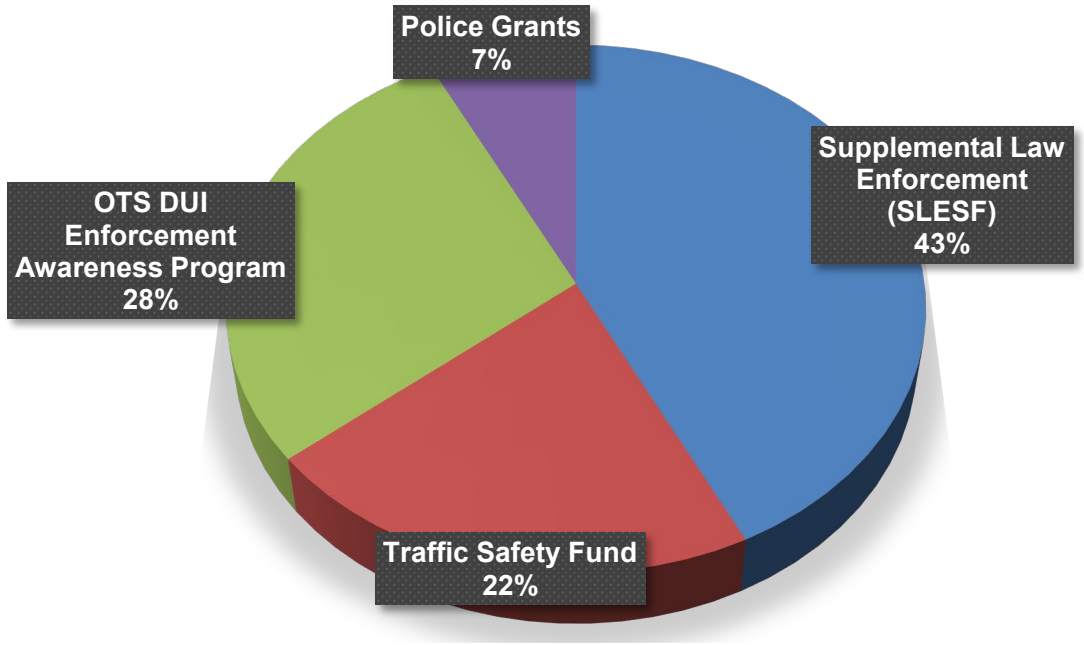
* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

Police Department	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Juvenile Justice & Intervention Program	33,438	50,000	50,000	50,000
Transit Security	233,897	246,391	292,837	306,480
Parking Compliance	134,984	150,100	150,100	150,100
Police Operations	17,329,004	20,019,810	22,073,934	23,069,923
Police Support	7,533,109	8,176,350	10,311,626	10,732,685
Total Police	**25,264,433**	**28,642,651**	**32,878,497**	**34,309,188**



Special Revenue Funds Police Department	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Supplemental Law Enforcement	70,525	151,000	150,000	150,000
Traffic Safety Fund	-	75,500	75,500	75,500
OTS DUI Enforcement Awareness	69,760	100,000	100,000	100,000
Police Grants	810,714	197,181	26,126	26,126
Total Police Department Special Revenue Funds	**950,999**	**523,681**	**351,626**	**351,626**



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PUBLIC WORKS

City of Gardena

The Public Works Department maintains the safety and aesthetics of the city streets, facilities, parks, medians and equipment at the highest standards.
The Department provides continual maintenance and improvement of the City's physical infrastructure and facilities and provides quality engineering service.

01 GOAL

Monitor and Update Public Works Fleet and Equipment to Reduce replacement cost for fleet improvement.

02 GOAL

Develop Geographical Information System for Efficient operations by streamlining processes.

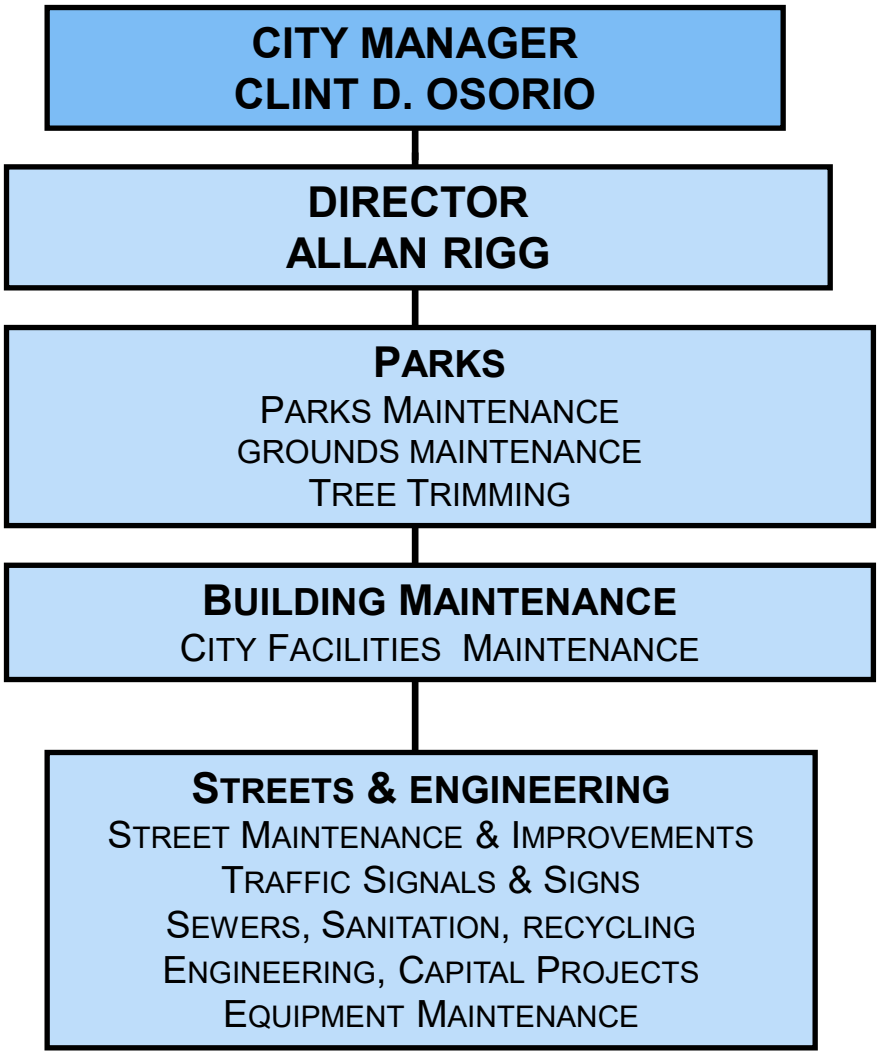
03 GOAL

Update City Design Standards & Provisions insuring Infrastructure compliance for all buildings within the City jurisdiction

PLANNING FOR THE FUTURE.

More Information:
www.cityofgardena.org

PUBLIC WORKS



PUBLIC WORKS
Staffing Plan

Public Works

Staffing Plan - Full Time Equivalent Positions

	PUBLIC WORKS	FY18/19 Budgeted	FY 19/20 Budgeted	FY 20/21 Budgeted	FY 21/22 Budgeted	FY 22/23 Proposed	FY 23/24 Proposed
	Parks						
	Park Superintendent	1.00	1.00	1.00	1.00	-	-
*	Park Maintenance Lead	2.00	2.00	2.00	2.00	2.00	2.00
	Tree Trimmer II	2.00	2.00	2.00	2.00	2.00	2.00
	Park Maintenance Worker II	3.00	3.00	3.00	3.00	3.00	3.00
**	Park Maintenance Worker I	6.64	6.64	3.00	4.50	4.50	4.50
	Total Parks	**14.64**	**14.64**	**11.00**	**12.50**	**11.50**	**11.50**
	Facilities						
*	Maintenance Painter	1.00	1.00	-	-	-	-
	Senior Building Maintenace Worker	-	-	1.00	1.00	1.00	1.00
	Sr. Maintenance Worker	1.00	1.00	1.00	1.00	-	-
	Building Maintenance Worker	-	-	-	-	1.00	1.00
	Building Maintenance Lead	1.00	1.00	1.00	1.00	1.00	1.00
	Total Facilities	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**
	Handy-Worker Program (CDBG)						
	Public Works Coordinator	1.00	1.00	1.00	1.00	1.00	1.00
*	Home Improvement Leadperson	1.00	1.00	-	-	-	-
	Home Improvement Maintenance Helper	1.00	1.00	1.00	1.00	1.00	1.00
	Total Handy-Worker Program (CDBG)	**3.00**	**3.00**	**2.00**	**2.00**	**2.00**	**2.00**

* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

PUBLIC WORKS
Staffing Plan

Public Works

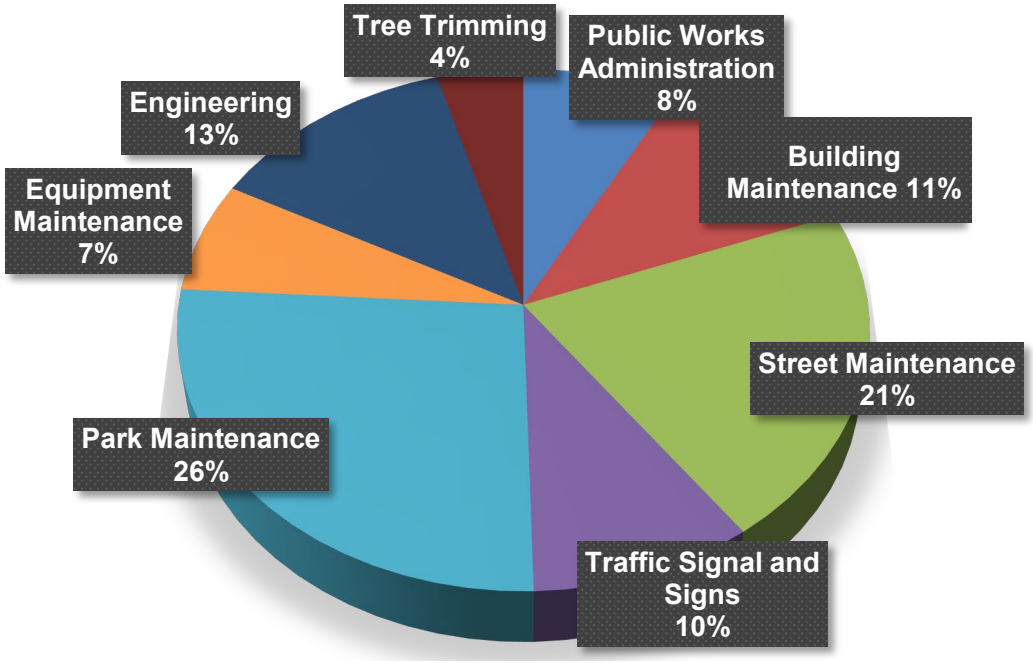
Staffing Plan - Full Time Equivalent Positions

PUBLIC WORKS cont.	FY18/19 Budgeted	FY 19/20 Budgeted	FY 20/21 Budgeted	FY 21/22 Budgeted	FY 22/23 Proposed	FY 23/24 Proposed
Streets & Engineering						
* Director of Public Works	1.00	1.00	-	1.00	1.00	1.00
Assistant Director/City Engineer	-	-	-	-	1.00	1.00
Public Works Superintendent	-	-	-	-	1.00	1.00
Administrative Aide	-	-	1.00	1.00	-	-
Program Coordinator	-	-	-	-	1.00	1.00
* Administrative Management Analyst II	1.00	1.00	-	-	-	-
Administrative Analyst I	1.00	1.00	-	-	-	-
Administrative Analyst II	-	-	1.00	1.00	1.00	1.00
Principal Civil Engineer	1.00	1.00	1.00	1.00	-	-
Civil Engineer					1.00	1.00
* Street Maintenance Superintendent (Vacant)	1.00	1.00	-	-	-	-
Associate Engineer	2.00	2.00	2.00	2.00	1.00	1.00
Assistant Engineer	-	-	-	1.00	1.00	1.00
Electrical/Signal Technician II	1.00	1.00	1.00	1.00	1.00	1.00
Public Works Inspector					1.00	1.00
Public Work Lead	2.00	2.00	2.00	2.00	2.00	2.00
Electrical/Signal Technician I	1.00	1.00	1.00	1.00	1.00	1.00
Engineering Technician	1.00	1.00	1.00	1.00	1.00	1.00
Lead Equipment Mechanic	-	-	-	-	1.00	1.00
Equipment Mechanic	2.00	2.00	2.00	2.00	1.00	1.00
Heavy Equipment Operator	2.00	2.00	2.00	2.00	2.00	2.00
Street Traffic Painter	1.00	1.00	1.00	1.00	1.00	1.00
Street Sweeper Operator	2.00	2.00	2.00	2.00	2.00	2.00
Sewer Maintenance Worker	3.00	3.00	2.00	2.00	2.00	2.00
* Cement Finisher (Vacant)	1.00	1.00	-	-	-	-
** Secretary	1.00	1.00	-	-	1.00	1.00
* Engineering Aide	1.00	1.00	-	-	-	-
* Street Maintenance Workers	3.55	3.55	2.00	2.00	2.00	2.00
Graffiti Technician	1.00	1.00	1.00	1.00	1.00	1.00
Right-of-Way Worker	3.20	3.20	3.83	3.83	4.30	4.30
Intern	-	-	-	1.00	1.00	1.00
* Clerk Typist	0.68	0.68	-	-	-	-
Total Streets & Engineering	**33.43**	**33.43**	**25.83**	**28.83**	**32.30**	**32.30**
TOTAL PUBLIC WORKS	**54.07**	**54.07**	**41.83**	**46.33**	**48.80**	**48.80**

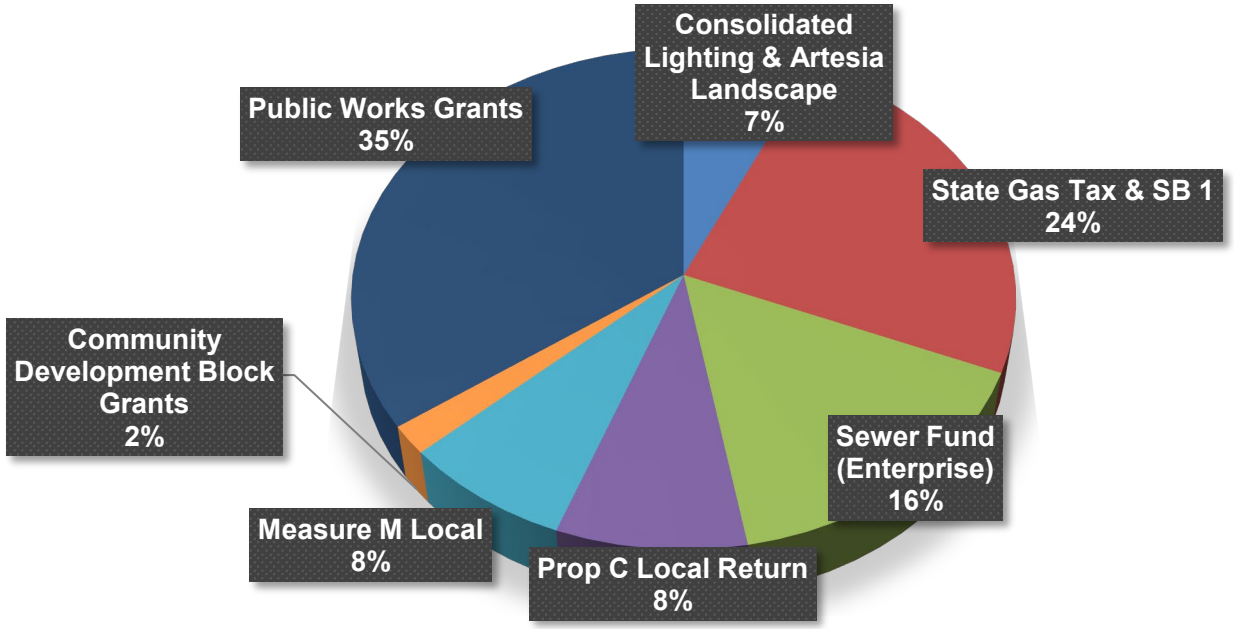
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** Positions eliminated due to COVID related budget shortfalls

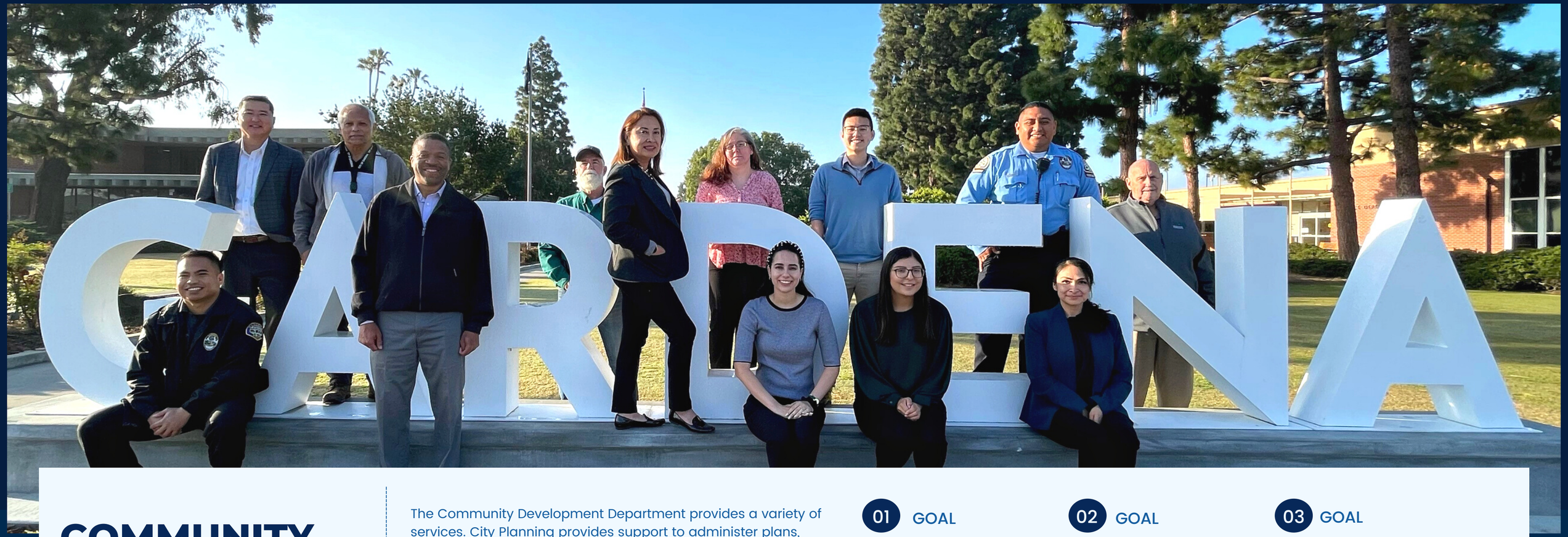
Public Works	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Public Works Administration	241,421	400,517	493,983	523,096
Building Maintenance Street	831,964	656,567	740,500	753,351
Maintenance	883,857	1,016,714	1,448,571	1,385,089
Traffic Signal and Signs	485,659	599,170	619,360	637,936
Park Maintenance	1,334,705	1,676,193	1,677,509	1,757,725
Equipment Maintenance	363,341	375,728	438,936	454,098
Engineering	461,343	602,184	808,341	851,992
Tree Trimming	238,109	234,809	281,850	293,630
Total Public Works	**4,840,401**	**5,561,882**	**6,509,050**	**6,656,917**



Special Revenue Funds Public Works	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Consolidated Lighting & Artesia Landscape	758,068	802,443	1,110,707	885,803
State Gas Tax & SB 1	3,061,721	4,208,018	6,108,847	3,115,597
Sewer Fund (Enterprise)	1,287,499	2,826,109	2,427,020	2,047,172
Prop C Local Return	596,118	3,384,103	4,087,947	1,091,228
Measure M Local	185,259	3,062,616	1,496,305	978,329
Community Development Block Grants	158,433	250,000	238,710	238,710
Public Works Grants	1,505,551	7,177,364	10,530,013	4,462,228
Total Public Works Special Revenue Funds	**7,552,650**	**21,710,653**	**25,999,549**	**12,819,067**



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COMMUNITY DEVELOPMENT DEPARTMENT

City of Gardena

The Community Development Department provides a variety of services. City Planning provides support to administer plans, programs, design guidelines and new legislation. The Economic Development Division is responsible for the attraction, retention, and expansion of businesses. The Building and Safety Division reviews construction plans to ensure they meet state building codes, issue permits, and provides inspections. The Code Enforcement and Animal Control Division ensure code compliance and investigate violations ensuring properties and activities are conducted in accordance with the City's municipal code.

01 GOAL

Establish economic development programs to enhance business outreach, marketing, and investment, increasing communication and partnership with local businesses.

02 GOAL

Expedite the building plan check process by providing online payment option for plan check fees, reducing customer wait time for plan check process.

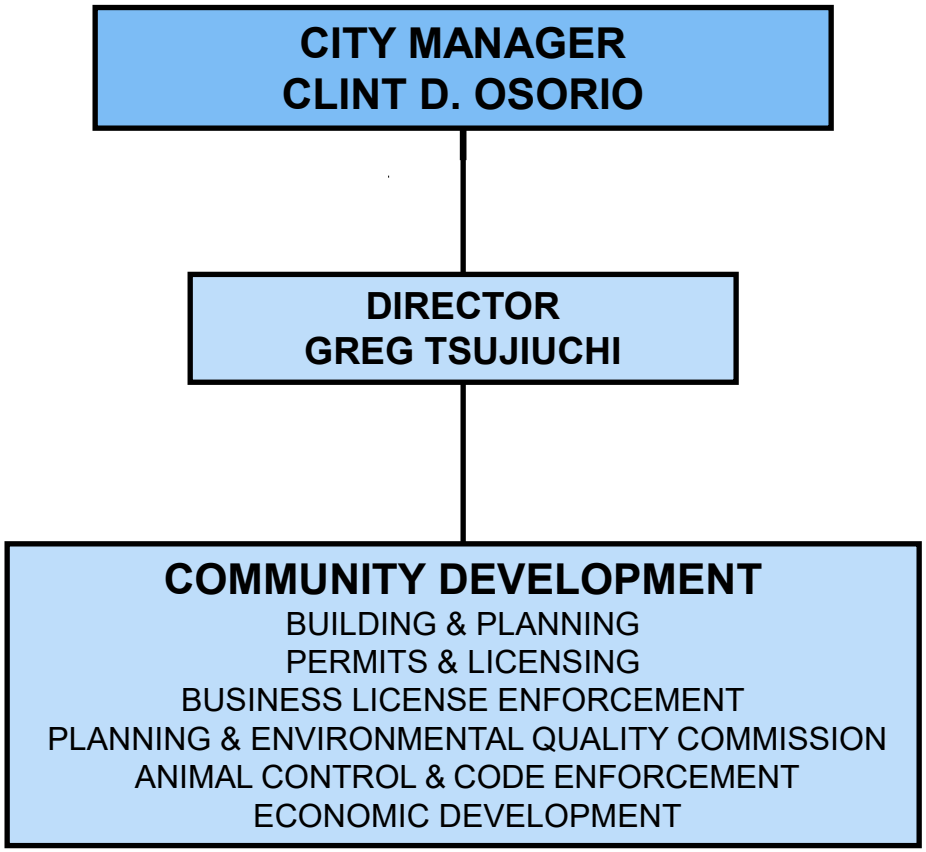
03 GOAL

Maintain awareness and applicability of all new housing legislation to minimize any negative impacts to the City, increasing knowledge and proficiency of housing legislation.

PLANNING FOR THE FUTURE.

More Information:
www.cityofgardena.org

COMMUNITY DEVELOPMENT



COMMUNITY DEVELOPMENT

Staffing Plan

Community Development

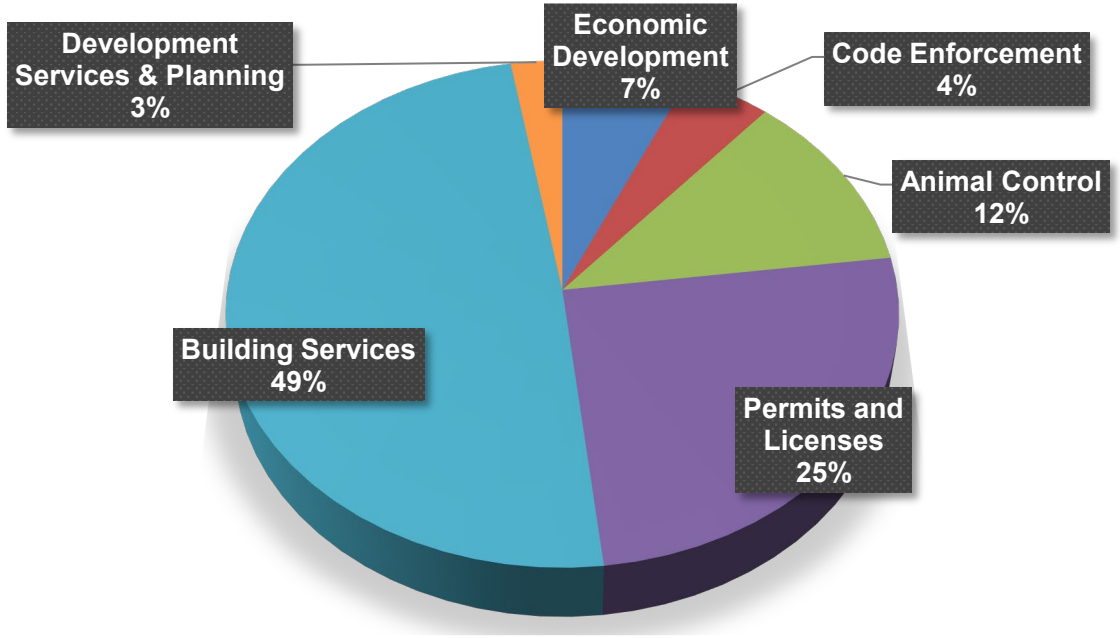
Staffing Plan - Full Time Equivalent Positions

	COMMUNITY DEVELOPMENT	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
	Director of Community Development	-	-	1.00	1.00	1.00	1.00
*	Administrative Services Manager	1.00	1.00	-	-	-	-
	Economic Development Manager	1.00	1.00	1.00	1.00	1.00	1.00
*	Administrative Aide (Vacant)	1.00	1.00	-	-	-	-
	Customer Service Clerk I					0.60	0.60
	Intern	-	-	-	0.34	-	-
*	General Building Inspector	2.00	2.00	1.00	1.00	2.00	2.00
**	Permit/Licensing Technician I	4.00	4.00	2.00	2.00	2.00	2.00
	Permit/Licensing Technician II	1.00	1.00	1.00	1.00	2.00	2.00
	Planning Assistant	2.00	2.00	1.00	-	1.00	1.00
	Planning Commissioner (5)	-	-	-	-	-	-
	Program Coordinator	-	-	-	-	1.00	1.00
	Senior Clerk Typist (Vacant)	1.00	1.00	1.00	1.00	-	-
	Senior Planner	1.00	1.00	1.00	2.00	1.00	1.00
	Code Enforcement Officer	2.00	2.00	1.00	1.00	2.00	2.00
	Community Service Officer	-	-	1.00	1.75	1.75	1.75
	TOTAL COMMUNITY DEVELOPMENT	**16.00**	**16.00**	**11.00**	**12.09**	**15.35**	**15.35**

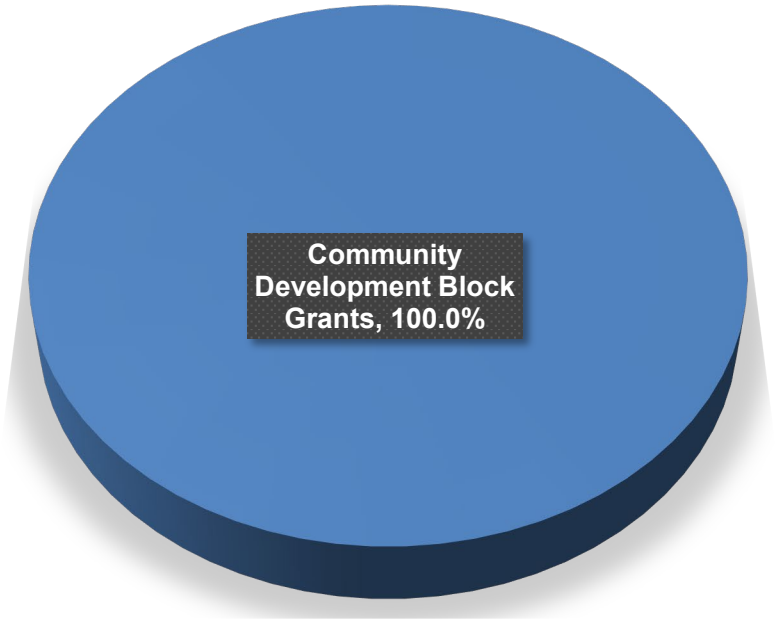
* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

Community Development	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Economic Development	14,514	-	159,907	170,426
Code Enforcement	-	-	106,651	115,211
Animal Control	79,138	185,029	280,361	296,146
Permits and Licenses	432,334	617,764	583,168	641,324
Building Services	930,947	845,629	1,323,731	1,245,469
Development Services & Planning	129,487	30,720	65,565	68,565
Total Community Development	**1,586,421**	**1,679,142**	**2,519,383**	**2,537,141**



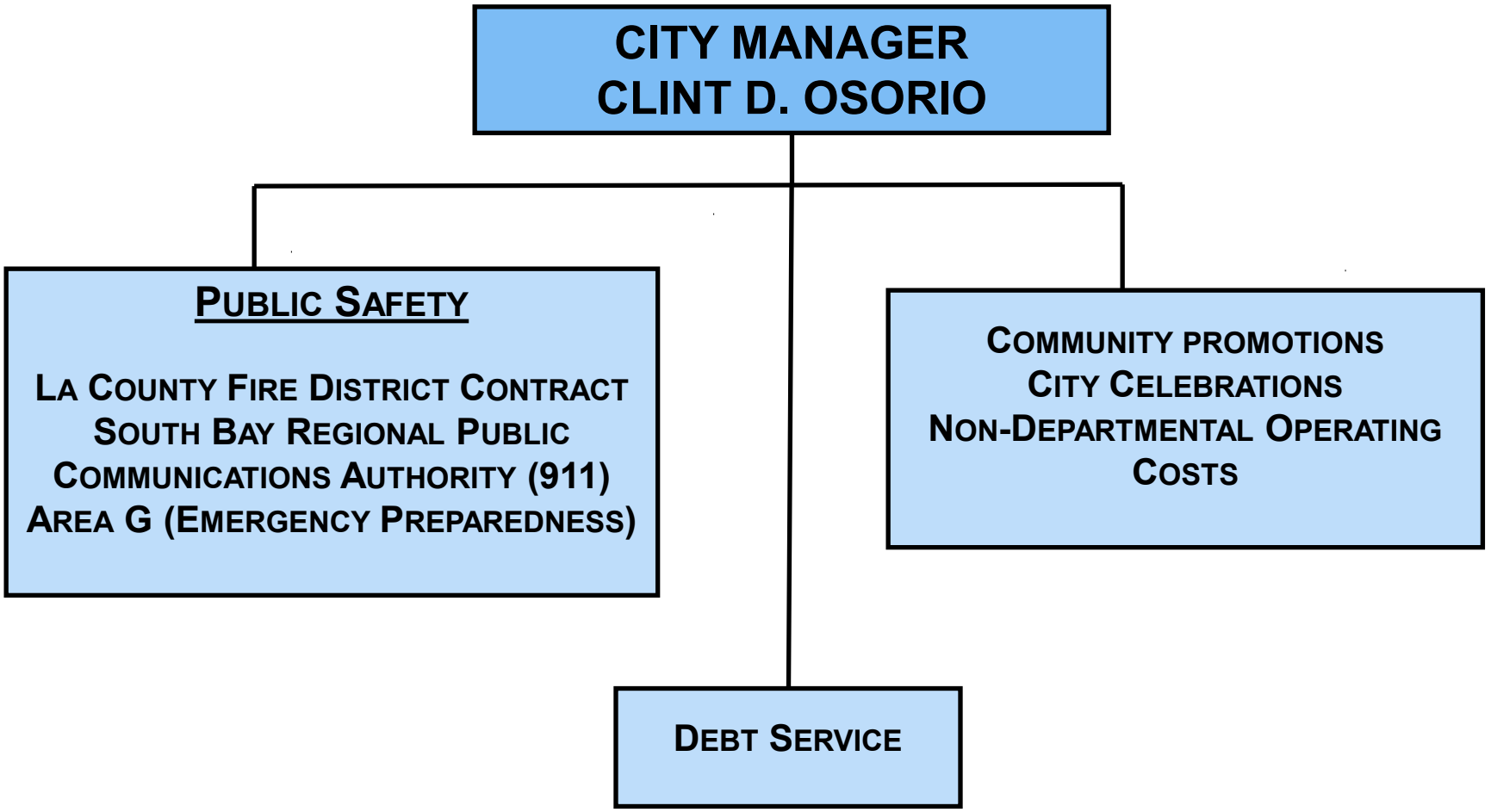
Special Revenue Funds Community Development	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Community Development Block Grants	123,458	163,378	156,000	156,000
SB 2 Planning Grant	58,283	169,006	100,000	-
Local Early Action Planning (LEAP) Grant	15,400	300,000	200,000	-
Total Community Development Special Revenue Funds	**197,142**	**632,384**	**456,000**	**156,000**



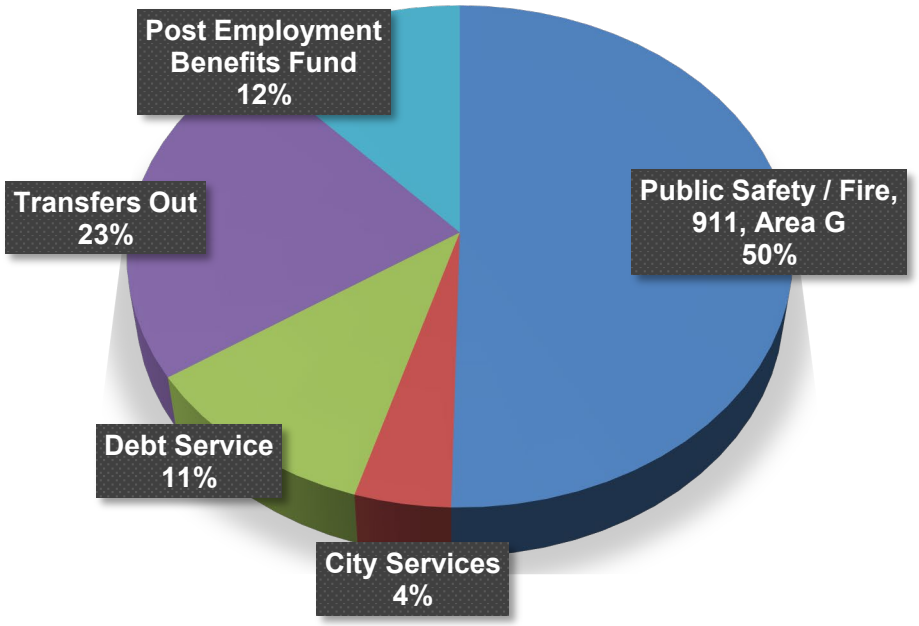
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NON-DEPARTMENTAL

NON-DEPARTMENTAL



Non-Departmental	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Public Safety / Fire, 911, Area G	11,045,005	12,017,155	12,854,048	13,493,514
City Services	644,519	534,000	647,000	1,147,000
Debt Service	1,969,141	2,017,437	2,952,694	2,955,128
Transfers Out	7,894,784	8,870,425	8,697,147	6,012,543
Post Employment Benefits Fund	2,653,280	3,178,346	2,968,560	3,206,046
Total Non-Departmental	**24,206,730**	**26,617,363**	**28,119,449**	**26,814,231**



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GTRANS

City of Gardena

Providing transit service to the City of Gardena and surrounding communities for over 82 years, GTrans provides safe and reliable transportation to the communities we serve. Providing nearly 3 million trips annually using a fleet of alternatively-fueled, zero-emission buses, the service area extends to various cities in the South Bay. In addition GTrans operates a paratransit service for seniors and persons with disabilities.

01 GOAL

Identify and implement new service opportunities that will provide improved mobility for GTrans customers, and promote efficiencies within the design and operation of the service.

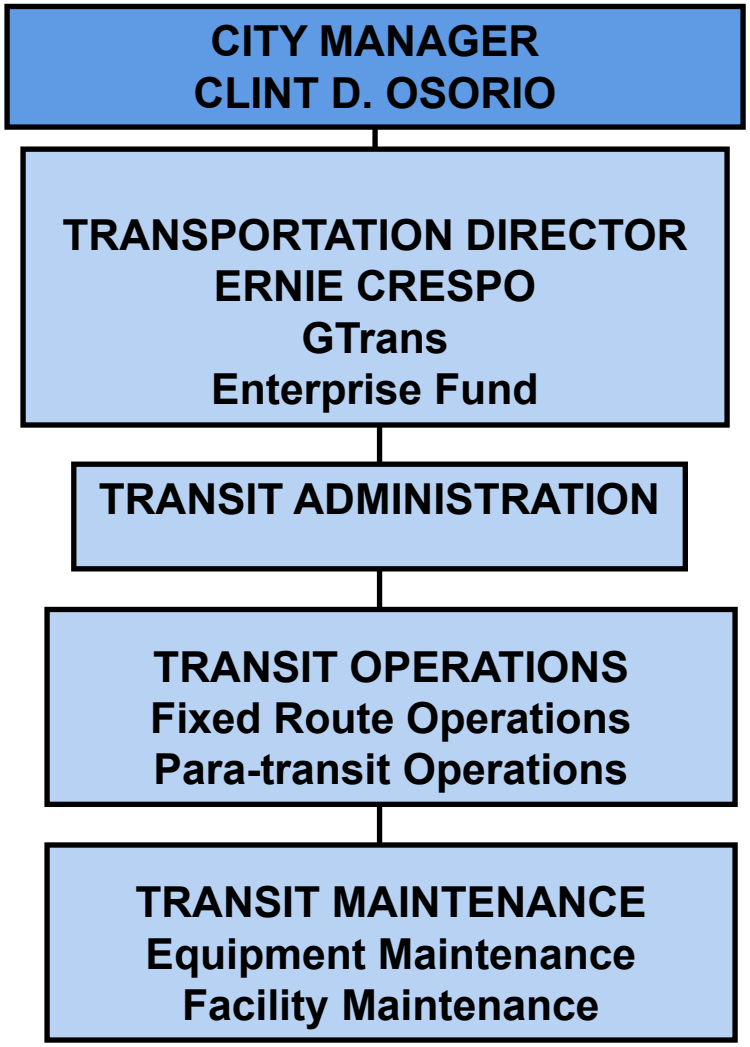
02 GOAL

Develop and implement employee training programs to improve customer service, leadership and communication skill sets.

03 GOAL

Create infrastructure supporting Compressed Natural Gas fueling, charging of zero-emission battery electric buses and energy generation through installation of charging stations, solar panels and battery storage.

GTRANS


CITY MANAGER
CLINT D. OSORIO
TRANSPORTATION DIRECTOR
ERNIE CRESPO
GTrans
Enterprise Fund
TRANSIT ADMINISTRATION
TRANSIT OPERATIONS
Fixed Route Operations
Para-transit Operations
TRANSIT MAINTENANCE
Equipment Maintenance
Facility Maintenance

GTRANS

Staffing

Transportation Department

Staffing Plan - Full Time Equivalent Positions

TRANSPORTATION DEPARTMENT	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
Transit Administration						
* Transportation Director	1.00	1.00	1.00	1.00	1.00	1.00
* Transit Administrative Officer	1.00	1.00	1.00	1.00	1.00	1.00
* Transit Operations Officer	1.00	1.00	1.00	1.00	1.00	1.00
* Human Resources Manager	0.60	0.60	0.60	0.60	0.60	0.60
Senior Human Resources Analyst	-	-	-	-	0.60	0.60
Human Resources Analyst	0.60	0.60	0.60	0.60	0.50	0.50
* Financial Services Manager	1.00	1.00	1.00	1.00	1.00	1.00
Transit Administration Supervisor	-	-	-	-	1.00	1.00
* Transportation Administrative Manager	1.00	1.00	-	-	-	-
* Administrative Analyst III	1.00	1.00	-	-	-	-
* Administrative Analyst II	-	-	1.00	1.00	1.00	1.00
* Information Technology Systems Analyst	1.00	1.00	1.00	1.00	1.00	1.00
* Senior Accountant Grants	0.90	0.90	0.90	1.00	1.00	1.00
* Administrative Analyst I	4.00	4.00	2.00	2.00	1.00	1.00
* Administrative Aide	2.00	2.00	3.00	3.00	2.00	2.00
Administrative Coordinator	-	-	-	-	1.00	1.00
Financial Services Technician	-	-	-	-	1.00	1.00
* Program Coordinator	-	-	-	-	1.00	1.00
Transit Marketing Coordinator	-	-	-	1.00	1.00	1.00
* Human Resouces Coordinator	-	-	-	-	1.50	1.50
* Secretary	1.00	1.00	1.00	1.00	-	-
* Customer Service Clerk I	1.79	1.79	1.00	1.00	1.00	1.00
* Intern	-	-	-	-	1.50	1.50
Total Transit Administration	**17.89**	**17.89**	**15.10**	**16.20**	**20.70**	**20.70**

* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

GTRANS

Staffing

Transportation Department

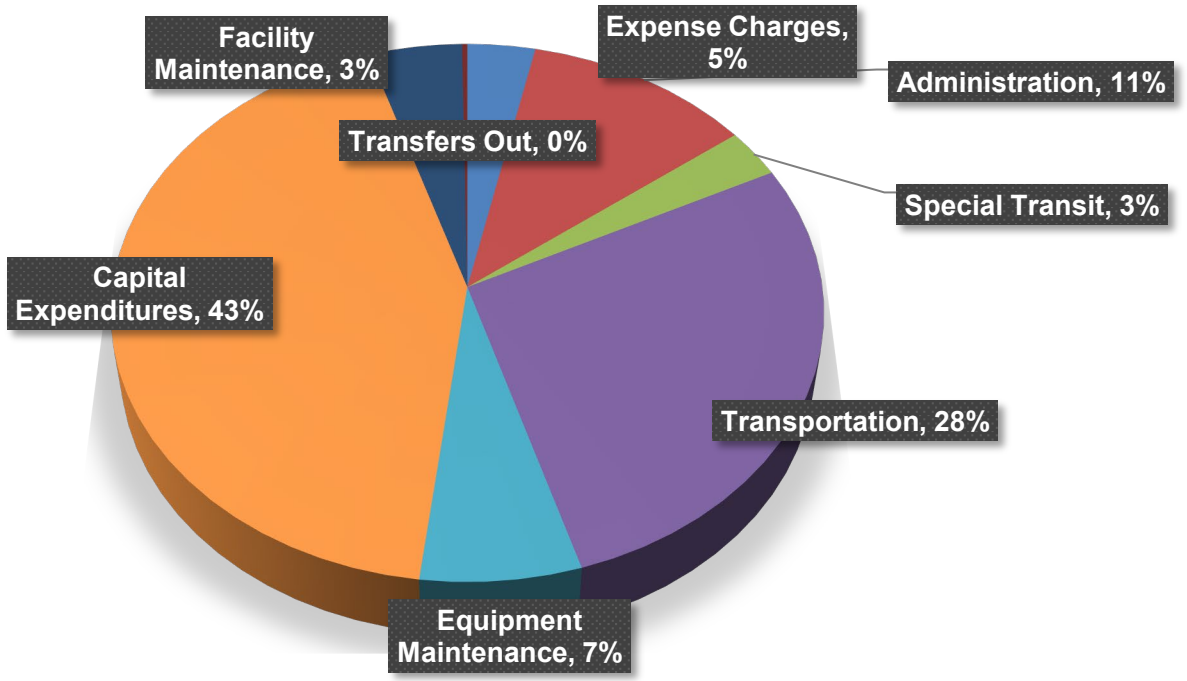
Staffing Plan - Full Time Equivalent Positions

TRANSPORTATION DEPARTMENT cont.	Budgeted FY18/19	Budgeted FY 19/20	Budgeted FY 20/21	Budgeted FY 21/22	Proposed FY 22/23	Proposed FY 23/24
Transit Operations						
* Transit Operations Manager	1.00	1.00	1.00	1.00	1.00	1.00
* Transit Training and Safety Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
* Tranit Operations Training Coordinator	-	-	-	-	1.00	1.00
* Transit Planning & Scheduling Analyst Senior	-	-	1.00	1.00	1.00	1.00
Transportation Operations Supervisor	-	-	-	-	1.00	1.00
* Route Supervisors	9.00	9.00	11.00	11.00	11.00	11.00
* Bus Operators	88.00	88.00	72.91	72.91	74.80	76.80
* Paratransit Dispatcher	1.00	1.00	1.00	1.00	1.00	1.00
* Paratransit Drivers	5.46	5.46	5.46	5.46	5.46	6.30
Relief Bus Operator Trainees	-	-	-	-	2.00	2.00
Relief Bus Operators	5.00	5.00	8.41	8.41	13.50	13.50
Total Transit Operations	**110.46**	**110.46**	**101.78**	**101.78**	**112.76**	**115.60**
Transit Maintenance						
* Transit Maintenance Manager	1.00	1.00	1.00	1.00	1.00	1.00
* Tranist Maintenance Coordinator	-	-	-	-	1.00	1.00
* Fleet Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
* Facilities Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
* Administrative Management Analyst I	1.00	1.00	-	-	-	-
* Transit Equipment Mechanics - Lead	2.00	2.00	2.00	2.00	2.00	2.00
* Transit Equipment Mechanics	8.00	8.00	7.00	7.00	7.00	7.00
* Transit Parts/Storeroom Coordinator	1.00	1.00	1.00	1.00	2.00	2.00
* Maintenance Coordinator	-	-	-	1.00	1.00	1.00
Sr. Building Maintenance Worker	1.00	1.00	1.00	1.00	1.00	1.00
* Sr. Transit Utility Specialist	1.00	1.00	2.00	2.00	2.00	2.00
* Apprentice Mechanic	2.00	2.00	-	-	1.00	1.00
* Equipment Utility Worker II	1.00	1.00	1.00	1.00	1.00	1.00
* Equipment Utility Worker I	5.00	5.00	3.00	3.00	5.00	5.00
Total Transit Maintenance	**25.00**	**25.00**	**20.00**	**21.00**	**26.00**	**26.00**
TOTAL TRANSPORTATION	**153.35**	**153.35**	**136.88**	**138.98**	**159.46**	**162.30**

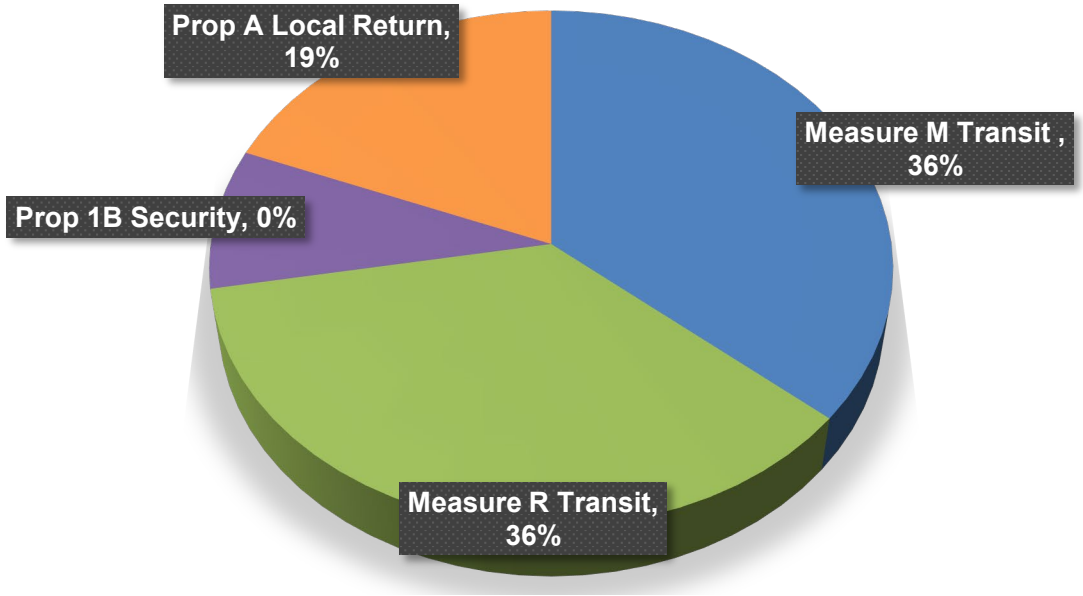
* Vacant positions (frozen) due to COVID related budget shortfalls

** Positions eliminated due to COVID related budget shortfalls

GTrans	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Facility Maintenance	655,755	907,083	967,275	1,025,034
Administration	7,462,191	4,819,143	5,429,504	5,633,183
Special Transit	488,079	740,582	1,087,178	1,453,529
Transportation	9,985,876	12,421,810	13,242,836	13,769,698
Equipment Maintenance	2,365,722	2,818,375	3,195,737	3,329,170
Capital Expenditures	-	26,899,018	9,080,386	22,122,575
Expense Charges	2,305,675	2,389,033	2,305,675	2,305,675
Transfers Out	199,458	-	128,450	129,671
Total GTrans	**23,462,756**	**50,995,044**	**35,437,041**	**49,768,535**



Special Revenue Funds GTrans	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Measure M Transit	1,824,788	3,830,656	2,864,928	2,864,928
GTrans OPEB Trust Fund	-	-	-	-
Measure R Transit	1,843,446	2,372,061	2,872,168	2,872,168
Prop 1B Capital	-	-	-	697,000
Prop 1B Security	-	38,122	100,000	-
Prop A Local Return	938,759	1,122,325	1,491,878	1,507,058
Total GTrans Special Revenue Funds	**4,606,993**	**7,363,164**	**7,328,974**	**7,941,154**



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CAPITAL IMPROVEMENT PROJECTS (CIP), DEBT SERVICE, and INTERNAL SERVICE FUNDS

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CAPITAL IMPROVEMENT PROJECTS (CIP) PROPOSED BUDGET FY 2022/2023 & 2023/2024

CAPITAL IMPROVEMENT PROJECTS (CIP)

	FY 2022-2023	FY 2023-2024
PARK/FACILITY IMPROVEMENTS City Parks, playgrounds, facility grounds and public parkways	**$ 20,243,833**	**$ 8,875,000**
STREETS, SEWER & STORMWATER IMPROVEMENTS Maintain City streets, sanitary sewers, storm drain systems, sidewalks, curbs, crosswalks, and signs Maintain and control City traffic signals Mechanical maintenance of City vehicle and equipment Ensure compliance with State mandated safety and air quality program	**$ 20,261,114**	**$ 6,917,000**
CAPITAL IMPROVEMENT PROJECTS TOTAL	**$ 40,504,947**	**$ 15,792,000**

CIP 2022 - 2024

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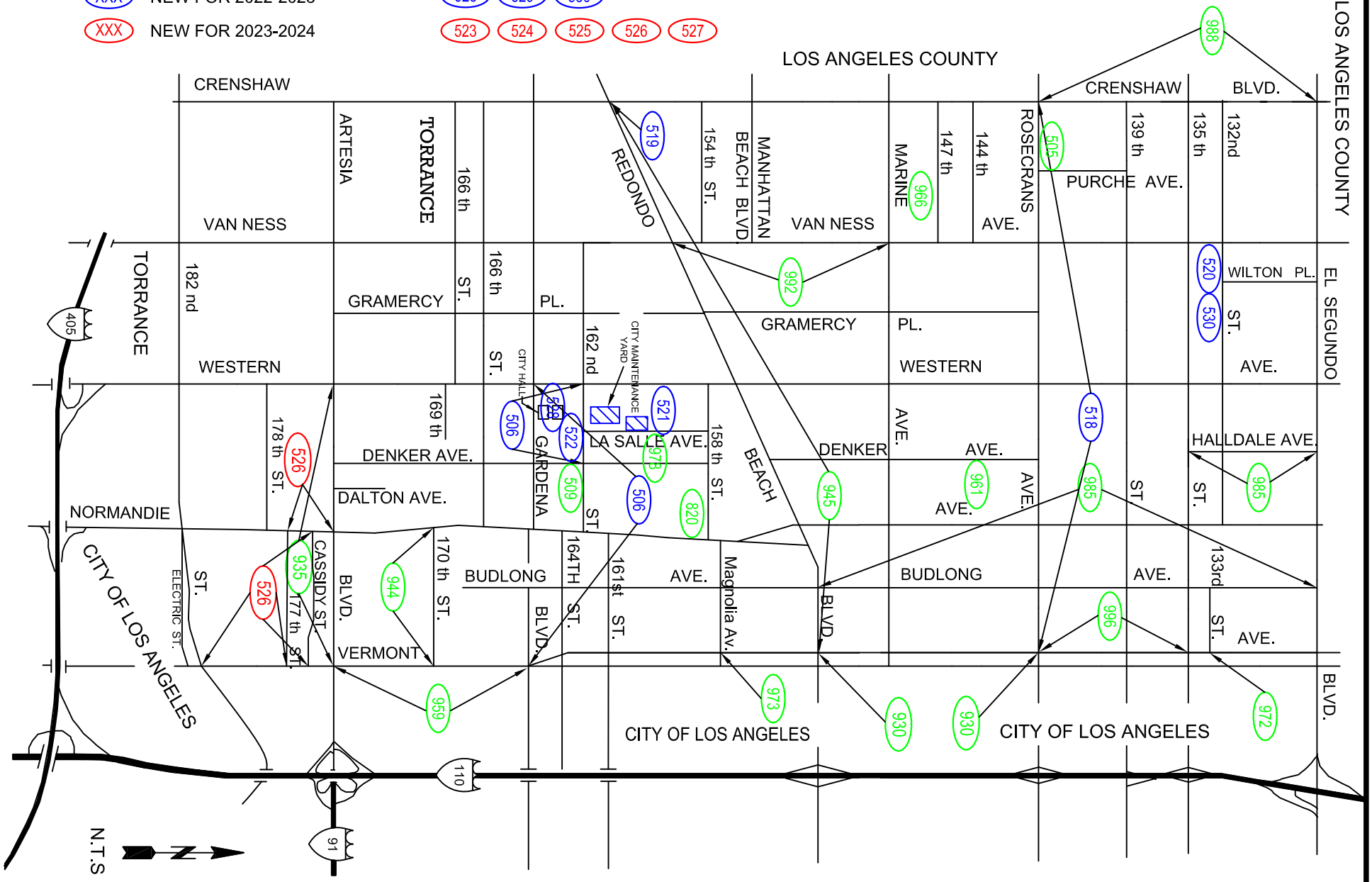
- XXX CARRY-OVER
- XXX NEW FOR 2022-2023
- XXX NEW FOR 2023-2024

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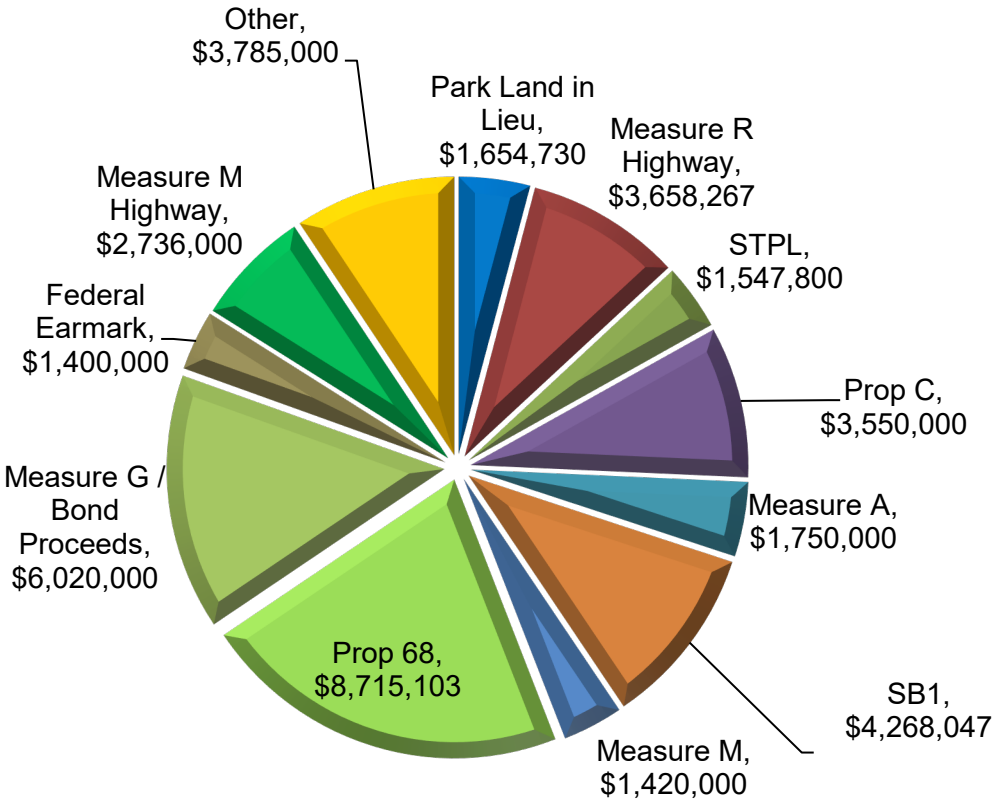


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Capital Improvement Projects Fiscal Year 2022-2023

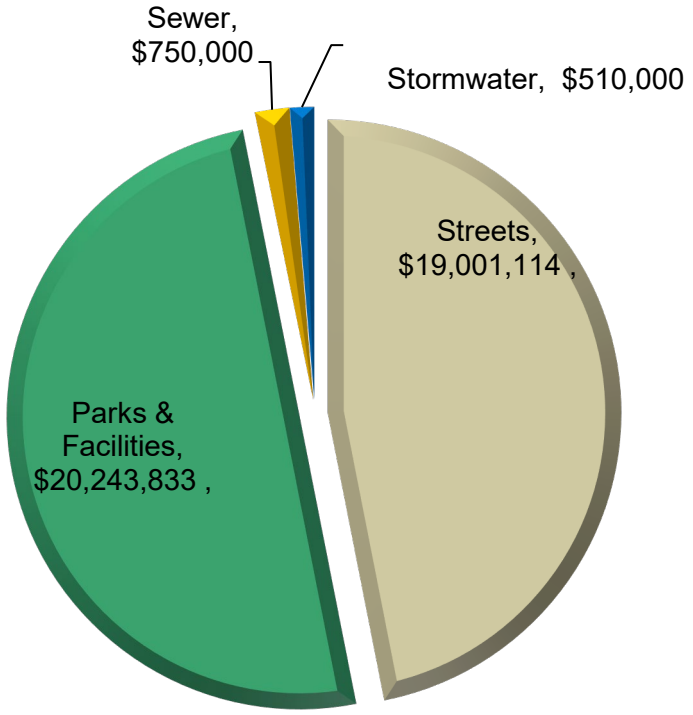
CAPITAL REVENUE

… Where the money comes from ...



CAPITAL EXPENDITURES

… Where the money goes...



JOB NO. **PROJECT DESCRIPTION**

820 (c) **Mas Fukai Park Rehabilitation - $1,000,000**
Develop construction document/PS&E and pursue grant opportunity for construction phase.

961 (c) **Bell Park Rehabilitation Program – $149,730**
Replace picnic shelters, bleachers, fencing, netting, asphalt; renovate building, courts and restroom.

963 (c) **Rec Facilities Landscaping & Outdoor Improvements - $75,000**
Irrigation, landscaping, parking lot improvements.

966 (c) **Thornburg Park Improvements - $150,000**
Renovate southern portion of the park to add recreation space and opportunities.

967 (c) **Multi-Park Improvements/Facility Master Plan Study - $1,170,000**
Develop a master plan for parks and facilities.
Renovate/repair recreation facilities

978 (c) **Gardena Community Aquatic & Senior Center - $14,920,000**
Demo existing facilities and construct new aquatic and senior community center.

505 (c) **Rosecrans Community Center - $1,000,000**
Feasibility and conceptual design phase.

509 (c) **Fire Station No. 158 Roof Replacement (Ceiling Repair Phase) - $654,000**
Repair water damaged ceiling tiles, lighting, hazardous material abatement, and all other incidental work.

520 (n) **Rowley Park Gymnasium HVAC Upgrade – 170,000**
Replace three (3) existing Carrier/BDP gas electric package units.

521 (n) **Public Works Yard Workshop HVAC Upgrade - $50,000**
Install a new gas electric package unit, rooftop duct, lashings, curbs and plenum drops.

522 (n) **Nakaoka Community Center HVAC Upgrade - $40,000**
Install two new specialized condenser coils on 40-ton existing condenser.

528 (n) **Civic Center Lighting Improvement – $400,000**
Installation of new lighting and landscape improvements

529 (n) **Park Electronic Signage – $250,000**
Installation of new electronic signs for several parks

530 (n) **Rowley Park Basketball Court Rehabilitation – $215,103**
Renovate/repair the existing basketball court

JOB NO.	PROJECT DESCRIPTION
930 (c)	**Vermont Ave Traffic Signal Improvements - $1,270,000** Improve traffic signals at Vermont Ave. and Rosecrans Ave., and Redondo Beach Blvd.
935 (c)	**Artesia Blvd Signal Improvements - $3,910,000** Improve traffic signals between Western Ave. and Vermont Ave. to address existing and future traffic conditions. Scope and budget amended to include landscape and pavement improvements.
944 (c)	**170th St Improvements (Normandie to Vermont) - $700,000** Rehabilitate asphalt pavement, striping and pedestrian safety as needed.
945 (c)	**Redondo Beach Blvd Street Improvements - $2,736,000** Improve traffic flow along Redondo Beach Blvd. from Crenshaw Blvd. to Vermont Ave; new medians, improve signal, signing & striping, rehabilitate concrete and pavements.
959 (c)	**Vermont Ave Improvements (Artesia to Gardena) - $800,000** Rehabilitate asphalt pavement, striping, and improve pedestrian safety as needed.
972 (c)	**New Marked Crosswalk with Pedestrian Hybrid Beacon (PHB) on Vermont Ave & 133th St. - $167,800** Install new crosswalk with PHB to improve pedestrian and vehicle safety.
973 (c)	**New Traffic Signal at Vermont & Magnolia - $128,267** Traffic signal improvement to create a safer, more efficient way for vehicles to cross Vermont Ave. and enhance traffic flow.
985 (c)	**Budlong Ave (El Segundo to RBB) and Halldale Ave (135th to El Segundo) Street Improvements - $1,490,000** Rehabilitate asphalt pavement, striping and pedestrian safety as needed.
987 (c)	**Local Street Improvements FY 2020/2021 - $1,000,000** Rehabilitate various local residential streets asphalt pavement, striping and pedestrian safety as needed.
988 (c)	**Crenshaw Blvd Improvements (Rosecrans to El Segundo) - $250,000** Rehabilitate various local residential streets asphalt pavement, striping and pedestrian safety as needed. Multi-year project and current budget for design phase only.
990 (c)	**Sewer Master Plan - $350,000** Assessment of hydraulic capacity of the City's major sewers and prioritized set of Capital Improvement Projects to

address existing and projected future capacity requirements including GIS implementation.

JOB NO.	PROJECT DESCRIPTION
992 (c)	**Van Ness Ave Street Improvements (RBB to Marine) - $800,000** Rehabilitate asphalt pavement, striping and pedestrian safety as needed.
993 (c)	**Pedestrian Safety Improvements FY 2020/2021 - $380,000** Remove and replace damaged curb, gutter, sidewalk, and access ramps at various locations.
994 (c)	**Local Street Improvements FY 2021/2022 - $1,893,047** Rehabilitate various local residential streets asphalt pavement, striping and pedestrian safety as needed.
996 (c)	**Vermont Ave Street Improvements (Rosecrans to 135th) - $540,000** Rehabilitate asphalt pavement, striping, and improve pedestrian safety as needed.
998 (c)	**Storm Drain Debris Screen FY 2020/2021 - $145,000** Continue implementing the Statewide Trash Provisions through multi-phase iterative approach. Install the Full Capture System Equivalency (FCSE) screens by year 2025 to all City jurisdictional catch basins.
999 (c)	**Storm Drain Debris Screen FY 2021/2022 - $165,000** Continue implementing the Statewide Trash Provisions through multi-phase iterative approach. Install the Full Capture System Equivalency (FCSE) screens by year 2025 to all City jurisdictional catch basins.
507 (c)	**Citywide Wayfinding/Entry Sign Program - $135,000** Install new and replace existing Citywide wayfinding sings to help direct drivers on city streets to city facilities such as parks, fire stations, and City Hall.
506 (n)	**Gardena Decorative Street Lighting - $250,000** Convert existing street lights to SCE approved decorative lights on Gardena Blvd between Vermont and Western and 162nd Street from Denker Ave to Western Ave.
513 (n)	**Pedestrian Safety Improvements FY 2022/2023 - $356,000** Remove and replace damaged curb, gutter, sidewalk, and access ramps at various locations.
514 (n)	**Local Street Improvements FY 2022/2023 - $1,775,000** Rehabilitate various local residential streets asphalt pavement, striping and pedestrian safety as needed.
515 (n)	**Street Sweeping Truck Replacement - $500,000** Replace the existing street sweeping truck that has exceeded its life expectancy.

JOB NO.	PROJECT DESCRIPTION
516 (n)	**Storm Drain Debris Screen FY 2022/2023 - $200,000** Continue implementing the Statewide Trash Provisions through multi-phase iterative approach. Install the Full Capture System Equivalency (FCSE) screens by year 2025 to all City jurisdictional catch basins.
517 (n)	**Intelligent Transportation System (ITS) Master Plan - $100,000** Development of citywide traffic communication network and signal system improvements that will provide the foundation for future smart city solutions and prioritize CIP improvements.
518 (n)	**County Regional Traffic Signal Synchronization Program (TSSP) on East Rosecrans Ave - $20,000** A multi-jurisdictional project through the County of Los Angeles Project TSSP. The East Rosecrans Ave corridor project from Ocean Gate Ave in the City of Hawthorne to Vermont Ave in the City of Gardena. Agencies are required to provide 20% matching funds and Gardena is anticipating four intersections.
519 (n)	**County Regional Traffic Signal Synchronization Program (TSSP) on Redondo Beach Blvd - $2000,000** A multi-jurisdictional project through the County of Los Angeles Project TSSP. The Redondo Beach Blvd corridor project from Artesia Blvd in the City of Redondo Beach to Vermont Ave in the City of Gardena. Agencies are required to provide 20% matching funds and the Crenshaw Blvd is the only participated intersection by Gardena due to City's its own project on RBB, JN #945.

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2022-2023 FUNDING SUMMARY

FUNDING SOURCE		STREETS, SEWER & STORMWATER IMPROVEMENTS		PROJECT COST
Measure R Highway	#930 (c)	Vermont Ave Traffic Signal Improvement	1,270,000	
	#935 (c)	Artesia Blvd. Street Improvements (Western to Vermont)	2,260,000	
	#973 (c)	New Traffic Signal at Vermont/Magnolia	128,267	
		Measure R Highway - Total	**3,658,267**	**$3,658,267**
Measure M Highway	#945 (c)	RBB Street Improvements (Crenshaw to Vermont)	2,736,000	**$2,736,000**
STPL	#944 (c)	170th Street Improvements - Normandie to Vermont	680,000	
	#959 (c)	Vermont Ave Improvements - Artesia to Gardena	700,000	
	#972 (c)	New Marked Crosswalk with PHB on Vermont/133 St.	167,800	
		STPL - Total	**1,547,800**	**$1,547,800**
SB 821 (TDA)	#993 (c)	Pedestrian Safety Improvements FY 2021-2022	80,000	
	#513 (n)	Pedestrian Safety Improvements FY 2022-2023	56,000	
		SB 821 (TDA) - Total	**136,000**	**$136,000**
Prop C	#935 (c)	Artesia Blvd. Street Improvements (Western to Vermont)	1,650,000	
	#985 (c)	Budlong Ave (135th to RBB) & Halldale Ave (135th to El Segundo) Street Improvements	1,000,000	
	#992 (c)	Van Ness Ave St Improvements - RBB to Marine	800,000	
	#996 (c)	Vermont Ave St Improvements - Rosecrans to 135th St	100,000	
		Prop C - Total	**3,550,000**	**$3,550,000**
Gas Tax	#507 (c)	Citywide Wayfinding Program	135,000	
	#514 (n)	Local Street Improvements 2022-2023	400,000	
	#515 (n)	Street Sweeping Truck Purchase	100,000	
		Gas Tax - Total	**635,000**	**$635,000**
Measure M Local	#944 (c)	170th Street Improvements - Normandie to Vermont	20,000	
	#959 (c)	Vermont Ave Street Improvements - Artesia to Gardena	100,000	
	#985 (c)	Budlong Ave (135th to RBB) & Halldale Ave (135th to El Segundo) Street Improvements	490,000	
	#988 (c)	Crenshaw Blvd St. Improvements - Rosecrans to El Segundo	250,000	
	#996 (c)	Multi-Year Vermont Ave St Improvements - Rosecrans to 135th St	240,000	
	#517 (n)	Intelligent Transportation System (ITS) Master Plan	100,000	
	#518 (n)	County Regional TSSP on Rosecrans	200,000	
	#519 (n)	County Regional TSSP on RBB	20,000	
		Measure M - Total	**1,420,000**	**$1,420,000**
SB 1	#987 (c)	Local Street Improvements 2020-2021 - Various	1,000,000	

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2022-2023 FUNDING SUMMARY

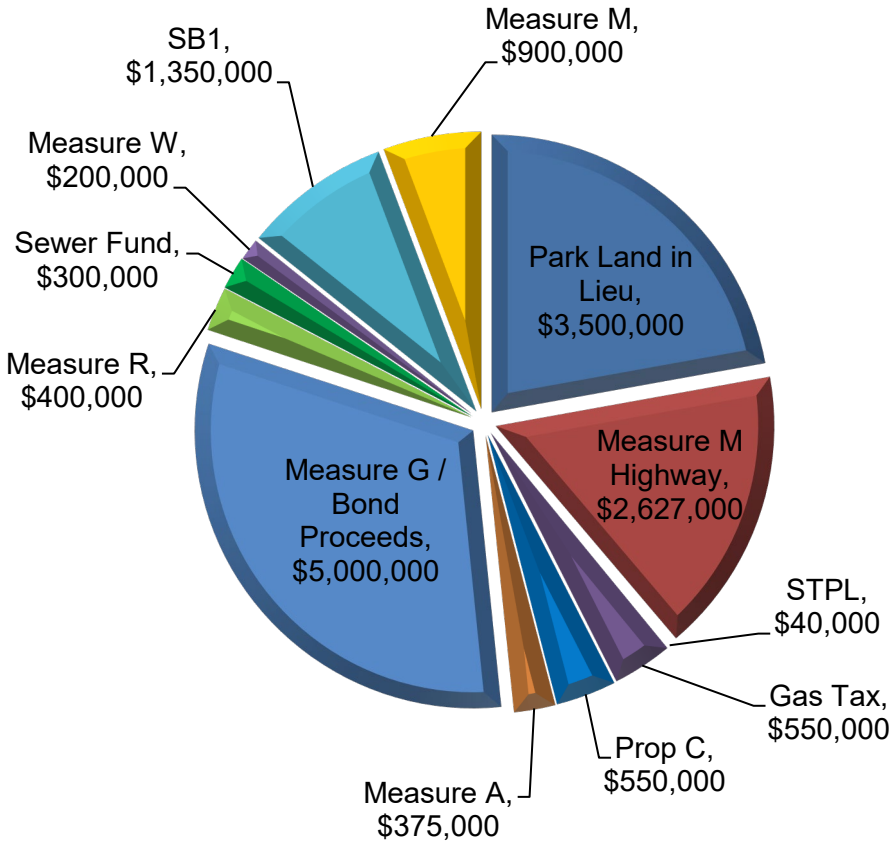
	#994 (c)	Local Street Improvements 2021-2022 - Various		1,893,047	
	#514 (n)	Local Street Improvements 2022-2023		1,375,000	
			SB 1 - Total	**4,268,047**	**$4,268,047**
Measure R Local	#993 (c)	Pedestrian Safety Improvements FY 2021-2022		300,000	
	#996 (c)	Vermont Ave St Improvements - Rosecrans to 135th St		200,000	
	#513 (n)	Pedestrian Safety Improvements FY 2022-2023		300,000	
			Measure M Local - Total	**800,000**	**$800,000**
Sewer Fund	#990 (c)	Sewer Master Plan		350,000	
	#515 (n)	Street Sweeping Truck Purchase		400,000	
			Sewer Fund - Total	**750,000**	**$750,000**
Measure W	#998 (c)	Storm Drain Debris Screen FY 2020-2021		145,000	
	#999 (c)	Storm Drain Debris Screen FY 2021-2022		165,000	
	#516 (n)	Storm Drain Debris Screen FY 2022-2023		200,000	
			Measure W - Total	**510,000**	**$510,000**
Lighting District	#506 (n)	Gardena Decorative Street Lighting		250,000	**$250,000**
			STREETS, SEWER & STORMWATER IMPROVEMENTS	**SUBTOTAL**	**$20,261,114**
FUNDING SOURCE		**PARK/FACILITY IMPROVEMENTS**			**PROJECT COST**
Park Land in Lieu	#820 (c)	Mas Fukai Park Improvements		1,000,000	
	#961 (c)	Bell Park Rehabilitation Program		149,730	
	#963 (c)	Recreation Facilities Landscape and Outdoor Improvements		75,000	
	#966 (c)	Thornburg Park Improvement		150,000	
	#967 (c)	Multi-Park Improvements/Facility Master Plan Study		70,000	
	#520 (n)	Rowley Park Gymnasium HVAC Upgrade		170,000	
	#522 (n)	NCC HVAC Upgrade		40,000	
			Park Land in Lieu - Total	**1,654,730**	**$1,654,730**
Measure A	#967 (c)	Multi-Park Improvements/Facility Master Plan Study		1,100,000	
	#528 (n)	Civic Center Lighting Improvements		400,000	
	#529 (n)	Park Electronic Signage		250,000	
			Measure A - Total	**1,750,000**	**$1,750,000**
Prop 68	#530 (n)	Rowley Park Basketball Court Rehabilitation		215,103	
	#978 (c)	Gardena Community Aquatic & Senior Center		8,500,000	

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2022-2023 FUNDING SUMMARY

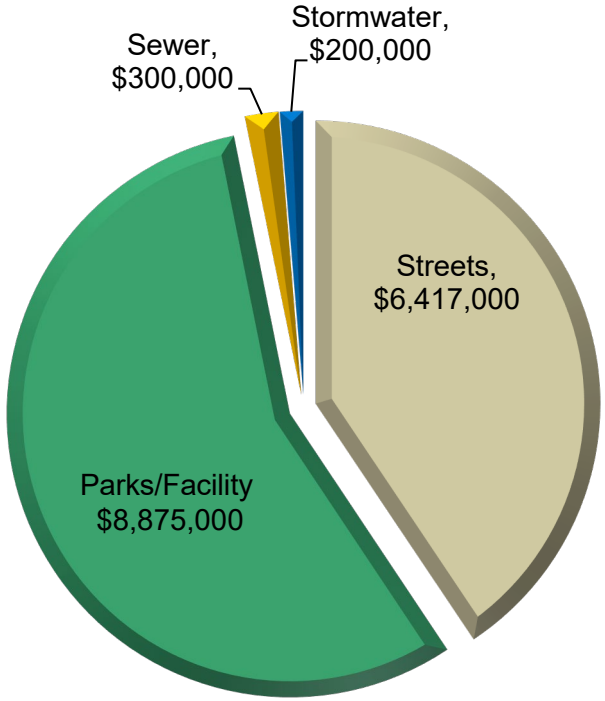
			Prop 68 - Total	**8,715,103**	**$8,715,103**
Bond Proceeds / Measure G	#978 (c)	Gardena Community Aquatic & Senior Center		5,020,000	
	#505 (c)	Rosecrans Community Center		1,000,000	
			General Fund / Measure G - Total	**6,020,000**	**$6,020,000**
Federal Earmarks	#978 (c)	Gardena Community Aquatic & Senior Center		1,400,000	**$1,400,000**
Deferred Maintenance Fund	#509 (c)	Fire Station No. 158 Roof Replacement		654,000	
	#521 (n)	PW Yard Workshop Hvac Upgrade		50,000	
			Deferred Maintenance Fund - Total	**704,000**	**$704,000**
			PARK/FACILITY IMPROVEMENTS	**SUBTOTAL**	**$20,243,833**
			CIP- FISCAL YEAR 2022-2023	**TOTAL**	**$40,504,947**

Capital Improvement Projects Fiscal Year 2023-2024

CAPITAL REVENUE
… Where the money comes from ...



CAPITAL EXPENDITURES
… Where the money goes...



JOB NO.	PROJECT DESCRIPTION
820 (c)	**Mas Fukai Park Rehabilitation - $3,500,000** Construction of the multipurpose building at Mas Fukai Park
967 (c)	**Multi-Park Improvements/Facility Master Plan Study - $375,000** Renovate/repair recreation facilities
505 (c)	**Rosecrans Community Center - $5,000,000** Feasibility of demo existing facility and construct a new multipurpose community building

JOB NO.	PROJECT DESCRIPTION
945 (c)	**Redondo Beach Blvd Street Improvements - $2,627,000** Improve traffic flow along Redondo Beach Blvd. from Crenshaw Blvd. to Vermont Ave; new medians, improve signal, signing & striping, rehabilitate concrete and pavements.
523 (n)	**Storm Drain Master Plan - $300,000** Assessment of hydraulic capacity of the City's major storm drains and prioritized set of Capital Improvement Projects to address existing and projected future capacity requirements including GIS implementation.
524 (n)	**Storm Drain Debris Screen FY 2023/2024 - $200,000** Continue implementing the Statewide Trash Provisions through multi-phase iterative approach. Install the Full Capture System Equivalency (FCSE) screens by year 2025 to all City jurisdictional catch basins.
525 (n)	**Local Street Improvements FY 2023/2024 - $2,450,000** Rehabilitate various local residential streets asphalt pavement, striping and pedestrian safety as needed.
526 (c)	**Normandie Ave (Artesia to 177th), Cassidey St (Normandie to Vermont) and Vermont Ave (177th to 182nd) Improvements - $900,000** Rehabilitate asphalt pavement, striping and pedestrian safety as needed.
527 (n)	**Pedestrian Safety Improvements FY 2023/2024 - $440,000** Remove and replace damaged curb, gutter, sidewalk, and access ramps at various locations.

CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2023-2024 FUNDING SUMMARY

FUNDING SOURCE		STREETS, SEWER & STORMWATER IMPROVEMENTS		PROJECT COST
Measure M Highway	#945 (c)	RBB Street Improvements (Crenshaw to Vermont)	2,627,000	**$2,627,000**
Sewer Fund	#523 (n)	Storm Drain Master Plan	300,000	**$300,000**
Measure W	#524 (n)	Storm Drain Debris Screen FY 2023-2024	200,000	**$200,000**
Gas Tax	#525 (n)	Local Street Improvements 2023-2024	550,000	**$550,000**
SB 1	#525 (n)	Local Street Improvements 2023-2024	1,350,000	**$1,350,000**
Prop C	#525 (n)	Local Street Improvements 2023-2024	550,000	**$550,000**
Measure R Local	#526 (n)	Normandie (Artesia to 177th), Cassidy (Normandie to Vermont) and Vermont (177th to 182nd) Street Improvements	400,000	**$400,000**
Measure M Local	#526 (n)	Normandie (Artesia to 177th), Cassidy (Normandie to Vermont) and Vermont (177th to 182nd) Street Improvements	500,000	
	#527 (n)	Pedestrian Safety FY 2023-2024	400,000	
		Measure M Local - Total	**900,000**	**$900,000**
SB 821 (TDA)	#527 (n)	Pedestrian Safety Improvements FY 2023-2024	40,000	**$40,000**
		STREETS, SEWER & STORMWATER IMPROVEMENTS	**SUBTOTAL**	**$6,917,000**
FUNDING SOURCE		**PARK/FACILITY IMPROVEMENTS**		**PROJECT COST**
Park Land in Lieu	#820 (c)	Mas Fukai Park Improvements	3,500,000	**$3,500,000**
Measure A	#967 (c)	Multi-Park Improvements/Facility Master Plan Study	375,000	**$375,000**
Bond Proceeds / Measure G	#505 (c)	Rosecrans Community Center	5,000,000	**$5,000,000**
		PARK/FACILITY IMPROVEMENTS	**SUBTOTAL**	**$8,875,000**
		CIP- FISCAL YEAR 2023-2024	**TOTAL**	**$15,792,000**

CAPITAL IMPROVEMENT PROJECT (CIP) STREET REHABILITATION TEN (10) YEAR PLAN - FISCAL YEARS ENDING 2022-2032

	FUNDING ($1,000's)									
	Prop C	**SB 821**	**Measure R***	**Measure M***	**Gas Tax**	**SB1**	**Federal**	**Sewer**	**Measure W**	**Lighting Dist.**
FISCAL YEAR 2022-2023										
Vermont Traffic Signal Improvement at RBB			$ 1,366 *R*							
Artesia Blvd. Street Improvements (Western to Vermont)	$ 1,650		$ 2,523 *R*							
170th Street Improvements (Normandie to Vermont)							$ 430			
RBB Street Improvements (Crenshaw to Vermont)				$ 5,567 *R*						
Vermont Ave Street Improvements (Artesia to Gardena)				$ 100 *L*			$ 700			
New Marked Crosswalk with PHB on				$ 40 *L*			$ 167			
New Traffic Signal at Vermont/Magnolia			$ 130 *R*							
Budlong Ave (135th to RBB) and Halldale Ave (135th to El Segundo) Street Improvements	$ 1,000			$ 500 *L*						
Local Street Improvements FY 2020-2021 (Various)						$ 1,000				
Crenshaw Blvd St. Improvements (Rosecrans to El Seg.)				$ 980 *L*						
Sewer Master Plan								$ 350		
Van Ness Ave Street Improvements (RBB to Marine)	$ 775									
Pedestrian Safety FY 2021-2022		$ 80	$ 300 *L*							
Local Street Improvements FY 2020-2021 (Various)					$ 1,893					
Vermont Ave Street Improvements (Rosecrans to 135th)	$ 100		$ 200 *L*	$ 240 *L*						
Storm Drain Debris Screeen FY 2020-2021									$ 145	
Storm Drain Debris Screeen FY 2021-2022									$ 145	
Citywide Wayfinding/Entry Sign Program					$ 135					
Gardena Decorative Street Lighting										$ 250
Pedestrian Safety FY 2022-2023		$ 40	$ 300 *L*							
Local Street Improvements FY 2022-2023 (Various)					$ 400	$ 1,375				
Storm Drain Debris Screen FY 2022-2023									$ 200	

CAPITAL IMPROVEMENT PROJECT (CIP) STREET REHABILITATION TEN (10) YEAR PLAN - FISCAL YEARS ENDING 2022-2032

	FUNDING ($1,000's)									
	Prop C	**SB 821**	**Measure R***	**Measure M***	**Gas Tax**	**SB1**	**Federal**	**Sewer**	**Measure W**	**Lighting Dist.**
Street Sweeping Truch Purchase					$ 100			$ 400		
Development of Intelligent Transportation System (ITS) Master Plan				$ 100 *L*						
County Regional TSSP on Rosecrans				$ 20 *L*						
County Regional TSSP on RBB				$ 130 *L*					$ 200	
TOTAL Fiscal Year 2022 - 2023	**$ 3,525**	**$ 120**	**$ 4,819**	**$ 7,677 #**	**$ 2,528**	**$ 2,375**	**$ 1,297**	**$ 750**	**$ 690**	**$ 250**
FISCAL YEAR 2023-2024										
Storm Drain Master Plan								$ 300		
Storm Drain Debris Screen FY 2023-2024									$ 200	
Local Street Improvements FY 2023-2024 (Various)					$ 550	$ 1,350				
Normandie (Artesia to 177th), Cassidey (Normandie to Vermont) and Vermont (177th to 182nd) Street Improvements			$ 400 *L*	$ 500 *L*						
Pedestrian Safety FY 2023-2024		$ 40		$ 400 *L*						
TOTAL Fiscal Year 2023 - 2024	**$ -**	**$ 40**	**$ 400**	**$ 900**	**$ 550**	**$ 1,350**	**$ -**	**$ 300**	**$ 200**	**$ -**
FISCAL YEAR 2024 - 2025										
132nd St (Wilton to Water Chanel), 135th (Crenshaw to Budlong), 139th (Ardath to Van Ness), 145th (Gramercy to Western), 146th (Western to Denker), 157th (Van Ness to Gramercy), 164th (Normandie to New Hampshire) and 166th St (Western to Normandie) and Marine Ave (Western to Vermont) Street Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2024-2025 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2024-2025 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2024-2025								1,600		
Storm Drain Debris Screen FY 2024-2025									$ 200	
Pavement Mangaement Program Update	$ 40									

CAPITAL IMPROVEMENT PROJECT (CIP) STREET REHABILITATION TEN (10) YEAR PLAN - FISCAL YEARS ENDING 2022-2032

	FUNDING ($1,000's)									
	Prop C	**SB 821**	**Measure R***	**Measure M***	**Gas Tax**	**SB1**	**Federal**	**Sewer**	**Measure W**	**Lighting Dist.**
TOTAL Fiscal Year 2024 - 2025	**$ 590**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2025 - 2026										
Normandie Ave (RBB to El Segundo), Rosecrans Ave (Normandie to Purche PCC Repair), Vermont Ave (132nd to 135th) & Vermont (Roscecrans, Marine and RBB, 161st PCC Repair) and Western Ave (RBB to 139th) Street Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2025-2026 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2025-2026 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2025-2026								1,600		
Storm Drain Debris Screen FY 2025-2026									$ 200	
TOTAL Fiscal Year 2025 - 2026	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2026 - 2027										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2026-2027 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2026-2027 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2026-2027								$ 1,000		
Storm Drain Rehabilitation FY 2026-2027								$ 600	$ 200	
TOTAL Fiscal Year 2026 - 2027	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2027 - 2028										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2027-2028 (Various)		$ 40	$ 400 *L*							

CAPITAL IMPROVEMENT PROJECT (CIP) STREET REHABILITATION TEN (10) YEAR PLAN - FISCAL YEARS ENDING 2022-2032

	FUNDING ($1,000's)									
	Prop C	**SB 821**	**Measure R***	**Measure M***	**Gas Tax**	**SB1**	**Federal**	**Sewer**	**Measure W**	**Lighting Dist.**
Local Street Improvement FY 2027-2028 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2027-2028								$ 1,000		
Storm Drain Rehabilitation FY 2027-2028								$ 600	$ 200	
Pavement Mangaement Program Update	$ 45									
TOTAL Fiscal Year 2027 - 2028	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2028 - 2029										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2028-2029 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2028-2029 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2028-2029								$ 1,000		
Storm Drain Rehabilitation FY 2028-2029								$ 600	$ 200	
TOTAL Fiscal Year 2028 - 2029	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,000**	**$ 200**	**$ -**
FISCAL YEAR 2029 - 2030										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2029-2030 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2029-2030 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2029-2030								$ 1,000		
Storm Drain Rehabilitation FY 2029-2030								$ 600	$ 200	
TOTAL Fiscal Year 2029 - 2030	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2030 - 2031										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2030-2031 (Various)		$ 40	$ 400 *L*							

CAPITAL IMPROVEMENT PROJECT (CIP) STREET REHABILITATION TEN (10) YEAR PLAN - FISCAL YEARS ENDING 2022-2032

	FUNDING ($1,000's)									
	Prop C	**SB 821**	**Measure R***	**Measure M***	**Gas Tax**	**SB1**	**Federal**	**Sewer**	**Measure W**	**Lighting Dist.**
Local Street Improvement FY 2030-2031 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2030-2031								$ 1,000		
Storm Drain Rehabilitation FY 2030-2031								$ 600	$ 200	
Pavement Mangaement Program Update	$ 45									
TOTAL Fiscal Year 2030 - 2031	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,600**	**$ 200**	**$ -**
FISCAL YEAR 2031 - 2032										
Arterial and Collector Streeet Improvements	$ 550			$ 900 *L*						
Ped Safety Improvement FY 2031-2032 (Various)		$ 40	$ 400 *L*							
Local Street Improvement FY 2031-2032 (Various)				*L*	$ 500	$ 1,300				
Sewer Rehabilitation FY 2031-2032								$ 1,000		
Storm Drain Rehabilitation FY 2031-2032								$ 600	$ 200	
TOTAL Fiscal Year 2031 - 2032	**$ 550**	**$ 40**	**$ 400**	**$ 900**	**$ 500**	**$ 1,300**	**$ -**	**$ 1,000**	**$ 200**	**$ -**
** L - Local Share & R - Regional/Highway funds*										

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DEBT SERVICE

PROPOSED BUDGET

FY 2022/2023 & 2023/2024

CITY OF GARDENA
FISCAL YEAR 2022-2023
DEBT SERVICE REQUIREMENTS

	ORIGINAL ISSUE			BEGINNING BALANCE July 1, 2022			RETIRED FY 2022-23			ENDING BALANCE June 30, 2023		
Series	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**
Certificates of Participation (COPs):												
2006 A[1]	21,010,000	27,690,971	48,700,971	6,565,000	1,891,193	8,456,193	625,000	398,910	1,023,910	5,940,000	1,492,283	7,432,283
2007 A	2,800,000	1,929,165	4,729,165	1,315,000	356,432	1,671,432	120,000	66,575	186,575	1,195,000	289,857	1,484,857
Direct Purchase Lease:												
2017[2]	1,635,000	121,078	1,756,078	565,000	11,748	576,748	280,000	8,798	288,798	285,000	2,950	287,950
Lease Revenue Bonds:												
2014[1]	9,110,000	8,035,249	17,145,249	8,815,000	4,721,178	13,536,178	65,000	438,366	503,366	8,750,000	4,282,812	13,032,812
2021	13,155,000	5,319,216	18,474,216	12,880,000	4,988,000	17,868,000	440,000	498,000	938,000	12,440,000	4,490,000	16,930,000
Taxable Pension Obligation Bonds:												
2020[3]	101,490,000	36,502,806	137,992,806	98,285,000	32,480,434	130,765,434	3,665,000	2,938,951	6,603,951	94,620,000	29,541,483	124,161,483
	$155,700,000	**$79,598,485**	**$235,298,485**	**$128,425,000**	**$44,448,985**	**$172,873,985**	**$5,195,000**	**$4,349,600**	**$9,544,600**	**$123,230,000**	**$40,099,385**	**$163,329,385**

Professional services and Admin. Fees:	**$ 9,545**
TOTAL:	**$ 9,554,145**

REVENUE SOURCES:	
Transfer-in from General Fund	**$ 7,896,043**
Transfer-in from GTrans Fund	**$ 1,386,169**
Transfer-in from Sewer Fund	**$ 64,719**
Transfer-in from Grant Funds	**$ 207,214**
	$ 9,554,145

[1] In Fiscal Year 2014/2015, 2006 Series B was refunded by the 2014 Taxable Lease Revenue Refunding Bonds.
[2] In Fiscal Year 2016/2017, 2006 Series C was refunded by the 2017 Direct Purchase Lease Bonds.
[3] Of the original principal issued, $79,193,585 was allocated to governmenal activities (General) and $22,296,415 was allocated to business-type activities (Enterprise).

DEBT SERVICE REQUIREMENTS
2006 REFUNDING CERTIFICATES OF PARTICIPATION SERIES A
(Issued in 2006)

BOND ISSUES: **CITY OF GARDENA**
Refunding Certificates of Participation

DATE OF ISSUES: June 7, 2006

AMOUNT OF ISSUE: $21,010,000.00

AMOUNT OUTSTANDING: **$6,565,000.00 ***
(June 30, 2022)

DESCRIPTION: The 2006 Refunding Certificates of Participation Series AB&C are issued to (1) refinance certain financial obligations of the City in connection with a Memorandum of Understanding with certain financial institutions, (2) prepay and defease certain outstanding 1994 Refunding Certificates of Participation, (3) fund a reserve fund and (4) pay certain costs of issuance.

The total $21,010,000 includes $12,495,000 aggregate principal amount of Certificates of Participation (2006 Refinancing Project, Series A), and $8,515,000 aggregate principal amount of Certificates of Participation Series B (the 2006C Certificates.)

***Note**-In Fiscal Year 2014-2015 the 2006 Certificate of Participation, Series B, was refunded by the 2014 Taxable Lease Revenue Refunding Bonds, Series 2014. The econmic gain on the current refunding was $1,637,398 and the savings in debt service payments was $2,360,051.

The bond interest rates vary from 3.625% to 4.500%.

PAYMENT DATES: January 1 and July 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	1,024,939	1,026,340	1,025,189
TOTAL:	**$ 1,024,939**	**$ 1,026,340**	**$ 1,025,189**
EXPENDITURES			
Interest Expense	437,509	398,910	357,759
Principal payment	585,000	625,000	665,000
Administration and trustee fees	2,430	2,430	2,430
TOTAL:	**$ 1,024,939**	**$ 1,026,340**	**$ 1,025,189**

DEBT SERVICE REQUIREMENTS
2017 DIRECT PURCHASE LEASE
(Issued in 2017)

BOND ISSUES: **CITY OF GARDENA**
Direct Purchase Lease

DATE OF ISSUES: June 2017

AMOUNT OF ISSUE: $1,635,000.00

AMOUNT OUTSTANDING: **$565,000.00**
(June 30, 2022)

DESCRIPTION: The 2017 Direct Purchase Lease Bonds were issued to (1) refund 2016 Certificate of Participation, Series C, (2) interests due and (3) pay certain costs of issuance.

The bonds bear interest at 2.07%.

PAYMENT DATES: January 1 and July 1

PAYMENT AGENT: Zions Bank

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	294,594	288,798	287,950
TOTAL:	**$ 294,594**	**$ 288,798**	**$ 287,950**
EXPENDITURES			
Interest Expense	14,594	8,798	2,950
Principal payment	280,000	280,000	285,000
Administration and trustee fees	-	-	-
TOTAL:	**$ 294,594**	**$ 288,798**	**$ 287,950**

DEBT SERVICE REQUIREMENTS
2007 REVENUE BONDS SERIES A
(Issued in 2007)

BOND ISSUES:	**CITY OF GARDENA** **South Bay Communication Center**
DATE OF ISSUES:	January 24, 2007
AMOUNT OF ISSUE:	$2,800,000.00
AMOUNT OUTSTANDING: *(June 30, 2022)*	**$1,315,000.00**
DESCRIPTION:	The 2007 A Refunding Revenue Bonds are issued pursuant to Indenture of Trust, dated as of February 1, 2007 by and between the South Bay Regional Public Communications Authority (SBRPCA), and the Bank of New York Trust Company, N.A. as trustee. The bonds are issued to refund SBRPCA Revenue Bonds 2001Series A (City of Gardena Project) in an amount of $2,800,000, to fund the Reserve Account, and to pay certain costs of issuance.
PAYMENT DATES:	January 1 and July 1
PAYMENT AGENT:	Bank of New York Trust Company

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	189,295	188,545	187,545
TOTAL:	**$ 189,295**	**$ 188,545**	**$ 187,545**
EXPENDITURES			
Interest Expense	72,325	66,575	60,575
Principal payment	115,000	120,000	125,000
Trustee admin. services	1,970	1,970	1,970
TOTAL:	**$ 189,295**	**$ 188,545**	**$ 187,545**

DEBT SERVICE REQUIREMENTS
2014 TAXABLE LEASE REVENUE REFUNDING BONDS
(Issued in 2015)

BOND ISSUES: **CITY OF GARDENA**
Taxable Lease Revenue Refunding Bonds

DATE OF ISSUES: May 1, 2015

AMOUNT OF ISSUE: $9,110,000.00

AMOUNT OUTSTANDING: **$8,815,000.00**
(June 30, 2022)

DESCRIPTION: The 2014 Taxable Lease Revenue Refunding Bonds, were issued to (1) refund the 2006B Certificates, (2) fund capitalized interest for a portion of the Bonds through May 1, 2017, and (3) pay a portion of the costs of issuance.

The bond interest rates vary from 3.950% to 5.000%.

PAYMENT DATES: May 1 and November 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	508,579	506,011	508,444
TOTAL:	**$ 508,579**	**$ 506,011**	**$ 508,444**
EXPENDITURES			
Interest Expense	440,934	438,366	435,799
Principal payment	65,000	65,000	70,000
Administration and trustee fees	2,645	2,645	2,645
TOTAL:	**$ 508,579**	**$ 506,011**	**$ 508,444**

DEBT SERVICE REQUIREMENTS
2020 TAXABLE PENSION OBLIGATION BONDS
(Issued in 2020)

BOND ISSUES: **CITY OF GARDENA**
Taxable Pension Obligation Bonds

DATE OF ISSUES: November 1, 2020

AMOUNT OF ISSUE: $101,490,000.00 ($79,193,585 General and $22,296,415 Enterprise)

AMOUNT OUTSTANDING: **$98,285,000.00** ($76,692,723 General and $21,592,277 Enterprise)
(June 30, 2022)

DESCRIPTION: The 2020 Taxable Pension Obligation Bonds were issued to (1) finance a portion of the City's unfunded accrued actuarial liability to the California Public Employees' Retirement System (CalPERS) and (2) pay the costs of issuance of the bonds. Of the original principal issued, $79,193,585 was allocated to governmenal activities (General) and $22,296,415 was allocated to business-type activities (Enterprise).

The bond interest rates vary from 1.081% to 3.363%.

PAYMENT DATES: April 1 and October 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	4,503,020	4,948,349	5,319,938
Transfer-in from GTrans Fund	1,252,647	1,386,169	1,490,541
Transfer-in from Sewer Fund	58,485	64,719	69,592
Transfer-in from Grant Funds	156,174	207,214	223,625
TOTAL:	**$ 5,970,325**	**$ 6,606,451**	**$ 7,103,696**
EXPENDITURES			
Interest Expense	2,972,825	2,938,951	2,891,196
Principal payment	2,995,000	3,665,000	4,210,000
Administration and trustee fees	2,500	2,500	2,500
TOTAL:	**$ 5,970,325**	**$ 6,606,451**	**$ 7,103,696**

DEBT SERVICE REQUIREMENTS
2021 LEASE REVENUE BONDS
(Issued in 2021)

BOND ISSUES: **CITY OF GARDENA**
Lease Revenue Bonds

DATE OF ISSUES: September 1, 2021

AMOUNT OF ISSUE: $13,155,000.00

AMOUNT OUTSTANDING: **$12,880,000.00**
(June 30, 2022)

DESCRIPTION: The 2021 Lease Revenue Bonds were issued to (1) finance a portion of the costs of construction of the new Gardena Community Aquatic & Senior Center, (2) finance the costs of acquiring and renovating an existing building to be converted into a new Community Center, (3) finance various park improvements, and (4) pay the costs of issuance.

The bond interest rates vary from 3.000% to 5.000%.

PAYMENT DATES: May 1 and November 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2021-22	FY 2022-23	FY 2023-24
REVENUE SOURCES			
Transfer-in from General Fund	606,216	938,000	941,000
TOTAL:	**$ 606,216**	**$ 938,000**	**$ 941,000**
EXPENDITURES			
Interest Expense	331,216	498,000	476,000
Principal payment	275,000	440,000	465,000
Administration and trustee fees	-	-	-
TOTAL:	**$ 606,216**	**$ 938,000**	**$ 941,000**

CITY OF GARDENA
FISCAL YEAR 2023-2024
DEBT SERVICE REQUIREMENTS

	ORIGINAL ISSUE			BEGINNING BALANCE July 1, 2023			RETIRED FY 2023-24			ENDING BALANCE June 30, 2024		
Series	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**	**PRINCIPAL**	**INTEREST**	**TOTAL**
Certificates of Participation (COPs):												
2006 A[1]	21,010,000	27,690,971	48,700,971	5,940,000	1,492,283	7,432,283	665,000	357,759	1,022,759	5,275,000	1,134,524	6,409,524
2007 A	2,800,000	1,929,165	4,729,165	1,195,000	289,857	1,484,857	125,000	60,575	185,575	1,070,000	229,282	1,299,282
Direct Purchase Lease:												
2017[2]	1,635,000	121,078	1,756,078	285,000	2,950	287,950	285,000	2,950	287,950	-	-	-
Lease Revenue Bonds:												
2014[1]	9,110,000	8,035,249	17,145,249	8,750,000	4,282,812	13,032,812	70,000	435,799	505,799	8,680,000	3,847,013	12,527,013
2021	13,155,000	5,319,216	18,474,216	12,440,000	4,490,000	16,930,000	465,000	476,000	941,000	11,975,000	4,014,000	15,989,000
Taxable Pension Obligation Bonds:												
2020[3]	101,490,000	36,502,806	137,992,806	94,620,000	29,541,483	124,161,483	4,210,000	2,891,196	7,101,196	90,410,000	26,650,287	117,060,287
	$155,700,000	**$79,598,485**	**$235,298,485**	**$123,230,000**	**$40,099,385**	**$163,329,385**	**$5,820,000**	**$4,224,279**	**$10,044,279**	**$117,410,000**	**$35,875,106**	**$153,285,106**

Professional services and Admin. Fees:	**$ 9,545**
TOTAL:	**$ 10,053,824**

REVENUE SOURCES:	
Transfer-in from General Fund	**$ 8,270,066**
Transfer-in from GTrans Fund	**$ 1,490,541**
Transfer-in from Sewer Fund	**$ 69,592**
Transfer-in from Grant Funds	**$ 223,625**
	$ 10,053,824

[1] In Fiscal Year 2014/2015, 2006 Series B was refunded by the 2014 Taxable Lease Revenue Refunding Bonds.
[2] In Fiscal Year 2016/2017, 2006 Series C was refunded by the 2017 Direct Purchase Lease Bonds.
[3] Of the original principal issued, $79,193,585 was allocated to governmenal activities (General) and $22,296,415 was allocated to business-type activities (Enterprise).

DEBT SERVICE REQUIREMENTS
2006 REFUNDING CERTIFICATES OF PARTICIPATION SERIES A
(Issued in 2006)

BOND ISSUES: **CITY OF GARDENA**
Refunding Certificates of Participation

DATE OF ISSUES: June 7, 2006

AMOUNT OF ISSUE: $21,010,000.00

AMOUNT OUTSTANDING: **$5,940,000.00 ***
(June 30, 2023)

DESCRIPTION: The 2006 Refunding Certificates of Participation Series AB&C are issued to (1) refinance certain financial obligations of the City in connection with a Memorandum of Understanding with certain financial institutions, (2) prepay and defease certain outstanding 1994 Refunding Certificates of Participation, (3) fund a reserve fund and (4) pay certain costs of issuance.

The total $21,010,000 includes $12,495,000 aggregate principal amount of Certificates of Participation (2006 Refinancing Project, Series A), and $8,515,000 aggregate principal amount of Certificates of Participation Series B (the 2006C Certificates.)

***Note**-In Fiscal Year 2014-2015 the 2006 Certificate of Participation, Series B, was refunded by the 2014 Taxable Lease Revenue Refunding Bonds, Series 2014. The econmic gain on the current refunding was $1,637,398 and the savings in debt service payments was $2,360,051.

The bond interest rates vary from 3.625% to 4.500%.

PAYMENT DATES: January 1 and July 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	1,026,340	1,025,189	1,021,486
TOTAL:	**$ 1,026,340**	**$ 1,025,189**	**$ 1,021,486**
EXPENDITURES			
Interest Expense	398,910	357,759	314,056
Principal payment	625,000	665,000	705,000
Administration and trustee fees	2,430	2,430	2,430
TOTAL:	**$ 1,026,340**	**$ 1,025,189**	**$ 1,021,486**

DEBT SERVICE REQUIREMENTS
2017 DIRECT PURCHASE LEASE
(Issued in 2017)

BOND ISSUES: **CITY OF GARDENA**
Direct Purchase Lease

DATE OF ISSUES: June 2017

AMOUNT OF ISSUE: $1,635,000.00

AMOUNT OUTSTANDING: **$285,000.00**
(June 30, 2023)

DESCRIPTION: The 2017 Direct Purchase Lease Bonds were issued to (1) refund 2016 Certificate of Participation, Series C, (2) interests due and (3) pay certain costs of issuance.

The bonds bear interest at 2.07%.

PAYMENT DATES: January 1 and July 1

PAYMENT AGENT: Zions Bank

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	288,798	287,950	-
TOTAL:	**$ 288,798**	**$ 287,950**	**$ -**
EXPENDITURES			
Interest Expense	8,798	2,950	-
Principal payment	280,000	285,000	-
Administration and trustee fees	-	-	-
TOTAL:	**$ 288,798**	**$ 287,950**	**$ -**

DEBT SERVICE REQUIREMENTS
2007 REVENUE BONDS SERIES A
(Issued in 2007)

BOND ISSUES:	**CITY OF GARDENA** **South Bay Communication Center**
DATE OF ISSUES:	January 24, 2007
AMOUNT OF ISSUE:	$2,800,000.00
AMOUNT OUTSTANDING: *(June 30, 2023)*	**$1,195,000.00**
DESCRIPTION:	The 2007 A Refunding Revenue Bonds are issued pursuant to Indenture of Trust, dated as of February 1, 2007 by and between the South Bay Regional Public Communications Authority (SBRPCA), and the Bank of New York Trust Company, N.A. as trustee. The bonds are issued to refund SBRPCA Revenue Bonds 2001Series A (City of Gardena Project) in an amount of $2,800,000, to fund the Reserve Account, and to pay certain costs of issuance.
PAYMENT DATES:	January 1 and July 1
PAYMENT AGENT:	Bank of New York Trust Company

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	188,545	187,545	186,295
TOTAL:	**$ 188,545**	**$ 187,545**	**$ 186,295**
EXPENDITURES			
Interest Expense	66,575	60,575	54,325
Principal payment	120,000	125,000	130,000
Trustee admin. services	1,970	1,970	1,970
TOTAL:	**$ 188,545**	**$ 187,545**	**$ 186,295**

DEBT SERVICE REQUIREMENTS
2014 TAXABLE LEASE REVENUE REFUNDING BONDS
(Issued in 2015)

BOND ISSUES: **CITY OF GARDENA**
Taxable Lease Revenue Refunding Bonds

DATE OF ISSUES: May 1, 2015

AMOUNT OF ISSUE: $9,110,000.00

AMOUNT OUTSTANDING: **$8,745,000.00**
(June 30, 2023)

DESCRIPTION: The 2014 Taxable Lease Revenue Refunding Bonds, were issued to (1) refund the 2006B Certificates, (2) fund capitalized interest for a portion of the Bonds through May 1, 2017, and (3) pay a portion of the costs of issuance.

The bond interest rates vary from 3.950% to 5.000%.

PAYMENT DATES: May 1 and November 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	506,011	508,444	505,679
TOTAL:	**$ 506,011**	**$ 508,444**	**$ 505,679**
EXPENDITURES			
Interest Expense	438,366	435,799	433,034
Principal payment	65,000	70,000	70,000
Administration and trustee fees	2,645	2,645	2,645
TOTAL:	**$ 506,011**	**$ 508,444**	**$ 505,679**

DEBT SERVICE REQUIREMENTS
2020 TAXABLE PENSION OBLIGATION BONDS
(Issued in 2020)

BOND ISSUES: **CITY OF GARDENA**
Taxable Pension Obligation Bonds

DATE OF ISSUES: November 1, 2020

AMOUNT OF ISSUE: $101,490,000.00 ($79,193,585 General and $22,296,415 Enterprise)

AMOUNT OUTSTANDING: **$94,620,000.00** ($73,832,923 General and $20,787,077 Enterprise)
(June 30, 2023)

DESCRIPTION: The 2020 Taxable Pension Obligation Bonds were issued to (1) finance a portion of the City's unfunded accrued actuarial liability to the California Public Employees' Retirement System (CalPERS) and (2) pay the costs of issuance of the bonds. Of the original principal issued, $79,193,585 was allocated to governmenal activities (General) and $22,296,415 was allocated to business-type activities (Enterprise).

The bond interest rates vary from 1.081% to 3.363%.

PAYMENT DATES: April 1 and October 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	4,948,349	5,319,938	5,712,295
Transfer-in from GTrans Fund	1,386,169	1,490,541	1,601,109
Transfer-in from Sewer Fund	64,719	69,592	74,754
Transfer-in from Grant Funds	207,214	223,625	242,304
TOTAL:	**$ 6,606,451**	**$ 7,103,696**	**$ 7,630,462**
EXPENDITURES			
Interest Expense	2,938,951	2,891,196	2,827,962
Principal payment	3,665,000	4,210,000	4,800,000
Administration and trustee fees	2,500	2,500	2,500
TOTAL:	**$ 6,606,451**	**$ 7,103,696**	**$ 7,630,462**

DEBT SERVICE REQUIREMENTS
2021 LEASE REVENUE BONDS
(Issued in 2021)

BOND ISSUES: **CITY OF GARDENA**
Lease Revenue Bonds

DATE OF ISSUES: September 1, 2021

AMOUNT OF ISSUE: $13,155,000.00

AMOUNT OUTSTANDING: **$12,440,000.00**
(June 30, 2023)

DESCRIPTION: The 2021 Lease Revenue Bonds were issued to (1) finance a portion of the costs of construction of the new Gardena Community Aquatic & Senior Center, (2) finance the costs of acquiring and renovating an existing building to be converted into a new Community Center, (3) finance various park improvements, and (4) pay the costs of issuance.

The bond interest rates vary from 3.000% to 5.000%.

PAYMENT DATES: May 1 and November 1

PAYMENT AGENT: US Bank

DEBT SERVICE REQUIREMENTS

	FY 2022-23	FY 2023-24	FY 2024-25
REVENUE SOURCES			
Transfer-in from General Fund	938,000	941,000	942,750
TOTAL:	**$ 938,000**	**$ 941,000**	**$ 942,750**
EXPENDITURES			
Interest Expense	498,000	476,000	452,750
Principal payment	440,000	465,000	490,000
Administration and trustee fees	-	-	-
TOTAL:	**$ 938,000**	**$ 941,000**	**$ 942,750**

INTERNAL SERVICE FUNDS

PROPOSED BUDGET

FY 2022/2023 & 2023/2024

INTERNAL SERVICE FUNDS

PUBLIC SERVICE GOAL: *To continually build and maintain adequate reserves through annual budget contributions to protect the City's investment in the cost of insurance and other ongoing administrative obligations.*

Internal Service Funds are established to cover the cost of insurance and other ongoing administrative obligations and to separate these funds from the General Fund account. The City is self-insured for general liability, worker's compensation and employee health benefits coverage. Funds in these accounts are used to pay all self-insured losses and related administrative costs with the balance in each account at the end of the fiscal year accumulated as reserves against future liabilities.

SELF - INSURANCE PROGRAMS

The City retains the services of Third-Party Administrators (TPA) to handle claims for general liability, worker's compensation and health care claims. Current services are provided by:

General Liability Claims – Carl Warren & Co.

Workers Compensation Claims – AdminSure

Health Benefits Plan – Health Now

- **General Liability**

  The General Liability Fund provides for the City's general liability, self-insurance program, and other insurance needs in order to reduce cost and provide better control; to provide for the administration and legal service necessary for the operation of this program; to provide insurance protection against catastrophic loss or losses and to provide payment of liability insurance purchased in excess of the City's self-insurance limits.

  Charges to departments are established by the Director of Administrative Services and included in the budget manual. Upon recommendation from the finance committee, additional reserves may be transferred at year-end from the General Fund reserves.

- **Workers Compensation**

  The Workers Compensation Fund is established to pay administrative and legal services necessary for the operation of this program; to provide payment of compensation benefits and medical expenses associated with industrial injuries; to provide insurance protection against a catastrophic loss or losses; to review and analyze the City's industrial injury risks and determine the most suitable means of reducing employee exposure, and to develop procedures for the administration of the City's Self-Insurance Compensation and Safety Program.

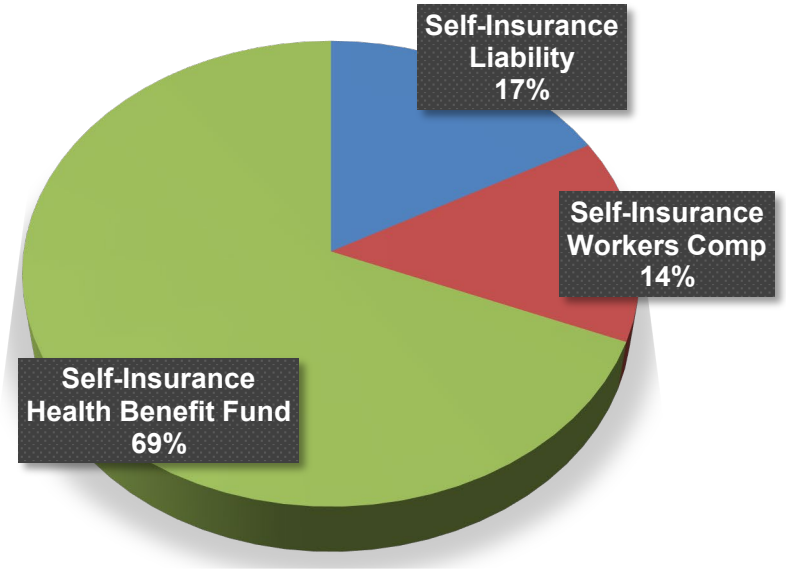
  Charges to departments are established by the Director of Administrative Services and included in the budget manual.

- **Health Benefits**

The City is self-insured for health benefits for its employees and purchases reinsurance to transfer some of its risk. Rates are set by the Health Benefits Committee, which is comprised of management and one employee from each of the employee bargaining groups. The committee reviews the cost of health care, changes in benefits, and market trends in order to establish the rate for health insurance. Fund levels are set at a 70% confidence rate.

The fund is supported through contributions of both employees and the City as negotiated each year with the employee bargaining groups. The City's contribution is $1,376 per month for the employee and one dependent. Employees contribute an additional $494 per month if they have more than one dependent insured. Rates for life insurance varies depending on the bargaining group.

Internal Service Funds	Audited 2020-2021	Adopted 2021-2022	Proposed 2022-2023	Proposed 2023-2024
Self-Insurance Liability	1,895,716	2,364,423	2,650,414	2,736,135
Self-Insurance Workers Comp	3,161,078	1,940,032	2,217,890	2,279,683
Self-Insurance Health Benefit Fund	8,961,087	9,567,611	10,082,809	11,074,225
Total Internal Service Funds	**14,017,881**	**13,872,066**	**14,951,113**	**16,090,043**



APPENDIX

ACCOUNTING SYSTEM
The total set of records and procedures that are used to record, classify, and report information on the financial status and operations of an entity.

ACCOUNTS PAYABLE
Amounts owing to private persons, firms, or corporations for goods and services received.

ACCOUNTS RECEIVABLE
Amounts owing from private persons, firms, or corporations for goods and services furnished.

ACCRUAL
Transactions and events are recognized as revenues/gains or expenses/losses when they occur, regardless of the timing of the related cash flows.

ADOPTION
Formal action by the City Council that sets the spending path for the fiscal year.

ALLOCATION
The practice of spreading costs among various cost centers on some predetermined reasonable basis (e.g., percentages) as opposed to distribution of expenses on a unit charge or direct identification basis.

ACTIVITY
A specific unit of work or service performed.

APPROPRIATION
An authorization made by the City Council that permits officials to incur obligations against and to make expenditures of governmental resources. Appropriations are usually made for fixed amounts and are typically granted for a one-year period.

APPROPRIATION ORDINANCE
The official enactment by the City Council establishing the legal authority for the City officials to obligate and expend resources.

ASSESSED VALUATION
The estimated value placed upon real and personal property by the County Assessor as the basis for levying property taxes.

ASSETS
The entries on a balance sheet showing all properties and claims against others that may be used directly or indirectly to cover liabilities.

AUDIT
A systematic examination of resource utilization concluding in a written report. It is a test of management's internal accounting controls and is intended to:

- Ascertain whether financial statements fairly present financial positions and results of operations;
- Test whether transactions have been legally performed;
- Identify areas for possible improvements in accounting practices and procedures;
- Ascertain whether transactions have been recorded accurately and consistently; and
- Ascertain the managerial conduct of officials responsible for governmental resources.

BALANCE SHEET
A statement purporting to present the financial position of an entity by disclosing its assets, liabilities, and fund equities as of a specific date. Under varying circumstances, assets are carried at "lower of cost or market," "cost less allowance for depreciation," etc.

BOND (Debt Instrument)
A written promise to pay (debt) a specified sum of money (called principal or face value) at a specified future date (called the maturity date) along with periodic interest paid at a specified percentage of the principal (interest rate). Bonds are typically used for long-term debt to pay for specific capital expenditures.

BUDGET (Operating)
A plan of financial operation embodying an estimate of proposed expenditures for a given period (typically a fiscal year) and the proposed means of financing them (revenue estimates). The term is also sometimes used to denote the officially approved expenditure ceilings under which the City and its departments operate.

BUDGET CALENDAR
The schedule of key dates or milestones which the City follows in the preparation and adoption of the budget.

BUDGET MESSAGE (City Manager's)
A general discussion of the proposed budget presented in writing as a part of, or supplement to, the budget document. The budget message explains principal budget issues against the background of financial experience in recent years and presents recommendations made by the City Manager.

CAPITAL ASSETS
Assets of significant value and having a useful life of more than one year. Capital assets are also called fixed assets.

CAPITAL BUDGET
A plan of proposed capital expenditures and the means of financing them. The capital budget is enacted as part of the City's consolidated budget which includes both operating and capital outlays, and is based on a capital improvement program (CIP).

CAPITAL IMPROVEMENT PROGRAM (CIP)
A plan for capital expenditures to be incurred each year over a period of ten future years setting forth each capital project, the amount to be expended in each year, and the method of financing those expenditures.

CAPITAL OUTLAYS
Expenditures for the acquisitions of capital assets. Includes the cost of land, buildings, permanent improvements, machinery, large tools, rolling, and stationary equipment.

CAPITAL PROJECTS
Projects which purchase or construct capital assets. Typically a capital project encompasses a purchase of land and/or the construction of a building or facility.

CAPITAL PROJECTS FUND
Used to account for financial resources used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).

CERTIFICATE OF DEPOSIT
A negotiable or non-negotiable receipt for monies deposited in a bank or financial institution for a specified period and rate of interest.

COMMODITIES
Items of expenditure (in the operating budget) which after use, are consumed or show a material change in their physical condition, and which are generally of limited value and are characterized by rapid depreciation, i.e. office supplies and motor fuel.

CONTINGENCY
A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted for.

CONTRACTUAL SERVICES
Items of expenditure for services the City receives from an internal service fund or an outside company. Utilities, rent and maintenance service agreements are examples of contractual services.

CONSUMER PRICE INDEX (CPI):
A statistical description of price levels provided by the U.S. Department of Labor. The change in this index from year to year is used to measure the cost of living and economic inflation.

DEBT SERVICE
Payment of interest and repayment of principal to holders of the City's debt instruments.

DEBT SERVICE FUND
Used to account for the accumulation of resources for, and payment of, general long-term debt.

DEFICIT
- The excess of entity's liabilities over its assets (See Fund Balance).
- The excess of expenditures or expenses over revenues during a single accounting period.

DEPARTMENT
An organizational unit comprised of one or more divisions.

DEPRECIATION
Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence.
- That portion of the cost of a capital asset, which is charged as an expense during a particular period.

DEBT RATIO
A ratio that indicates the proportion of debt compared to assets, calculated by dividing total debt by total assets.

DIVISION
A program or activity, within a department, that furthers the objectives of the City Council by providing services or products.

ENCUMBRANCES
Obligations in the form of purchase orders or contract commitments, which are chargeable to an appropriation and for which a part of the appropriation is reserved. They cease to be encumbrances when paid or when an actual liability is set up.

ENTERPRISE FUND
Separate financial accounting used for government operations that are financed and operated in a manner similar to business enterprises, and where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public be financed or recovered primarily through user charges, or where the governing body had decided that periodic determination of net income is appropriate for capital maintenance, public policy, management control, or other purposes (i.e. utilities and transit systems).

EXPENDITURES
Where accounts are kept on the accrual or modified accrual basis of accounting, the cost of goods received or services rendered whether cash payments have been made or not. Where accounts are kept on a cash basis, expenditures are recognized only when the cash payments for the above purposes are made.

FISCAL YEAR
The City's fiscal year is based on the twelve-month period beginning July 1st and ending the following June 30th.

FIXED CHARGES
Items of expenditure for services rendered by internal operations of the City. Examples include: rental equipment, computer services, building rental, indirect operating expenses, and depreciation.

FRINGE BENEFITS
Included are employee retirement, social security, Medicare, health, dental, life insurance, workers' compensation, uniforms, and deferred compensation plans.

FULL FAITH AND CREDIT
A pledge of the City's taxing power to repay debt obligations (typically used in reference to General Obligation Bonds or tax-supported debt).

FUND
An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

FUND BALANCE
The excess of an entity's assets over its liabilities. A negative fund balance is sometimes called a deficit.

GENERAL FUND
The fund supported by taxes, fees and other revenues that may be used for any lawful purpose. The general fund accounts for all financial resources except those required to be accounted for in another fund.

GENERAL OBLIGATION BONDS
When the City pledges its full faith and credit to the repayment of the bonds it issues, then those bonds are general obligation (G.O.) bonds. Sometimes the term is also used to refer to bonds, which are to be repaid from taxes and other general revenues. In California, G.O. bonds must be authorized by public referenda with two-thirds voter approval.

GOVERNMENTAL ACCOUNTING STANDARDS BOARD
To establish and improve standards in governmental accounting and financial reporting that will result in useful information.

INTERGOVERNMENTAL GRANT
A contribution of assets (usually cash) by one governmental unit or organization to another. Typically, these contributions are made to local governments from the State and Federal governments. Grants are usually made for specified purposes.

INTERNAL SERVICE FUND
Funds used to account for the financing of goods or services provided by one department or agency to another department or agency within the same organization.

INVESTMENT
Securities and real estate purchased and held for the production of income in the form of interest, dividends, rental or base payments.

LIABILITY
Debt or other legal obligations arising out of transactions in the past, which must be liquidated, renewed or refunded at some future date; financial obligations entered in the balance sheet. NOTE: The term does not include encumbrances.

MATURITIES
The dates on which the principal or stated values of investments or debt obligations mature and may be reclaimed.

MODIFIED ACCRUAL
Revenues are recognized when measurable and available to liquidate liabilities of the current period. Expenditures are recognized when an event or transaction is expected to draw on current or available resources.

MUNICIPAL CODE
A book containing City Council Approved Ordinances currently in effect. The Code defines City Policy in various categories (i.e., building regulations, planning and zoning regulations, sanitation and health standards, and traffic regulations).

OBJECT OF EXPENDITURE
Expenditure classifications based upon the types of categories of goods and services purchased. Examples include:

- personnel services (salaries and wages)
- contractual services (utilities, maintenance contracts, travel)
- commodities
- fixed charges (rental of City equipment, City building rental)
- capital outlays

OBJECTIVES
Departmental statements describing significant activities to be accomplished during the fiscal year.

OPERATING FUNDS
Resources derived from recurring sources used to finance ongoing operating expenditures and pay-as-you-go capital projects.

ORDINANCE
A formal legislative enactment by the governing board (City Council) of a municipality. If it is not in conflict with any higher form of law, it has the full force and effect of law within the boundaries of the municipality to which it applies.

PERFORMANCE MEASURES
Specific quantitative measures of work performed within an activity or program (e.g., total miles of streets cleaned). A specific quantitative measure of results obtained through a program or activity (e.g., reduced incidence of vandalism due to new street lighting program).

PERSONNEL SERVICES
Items of expenditures in the operating budget for salaries and wages paid for services performed by City employees, the incident fringe benefit cost associated with City employment, and amounts paid to outside firms, consultants, or individuals for contract personnel services.

PROGRAM
An activity, or division, within a department, which furthers the objectives of the City Council, by providing services or a product.

RATING
The credit worthiness of a City as evaluated by independent agencies.

REIMBURSEMENTS
Payments remitted by another agency, department, or fund to help defray the costs of a particular service or activity for which some benefit was obtained by the reimbursing party. These amounts are recorded as expenditures, or expenses in the reimbursing fund and as a reduction of expenditures, or expenses, in the fund that is reimbursed.

RESERVE
An account used to indicate that a portion of fund equity is legally restricted for a specific purpose, or set aside for emergencies or unforeseen expenditures not otherwise budgeted for. Reserve accounts can also be used to earmark a portion of fund balance to indicate that it is not appropriate for expenditures.

RESOLUTION
A special order of the City Council which requires less legal formality than an Ordinance in terms of public notice and the number of public readings prior to approval. A Resolution has lower legal standing than an Ordinance. The adopted operating budget is approved by Resolution and requires a majority vote of the Council members present at the time of adoption.

RESOURCES
Total dollars available for appropriations including estimated revenues, fund transfers, and beginning fund balances.

REVENUE
The term designates an increase to a fund's assets which:

- does not increase a liability (e.g., proceeds from a loan);
- does not represent a repayment of an expenditure already made;
- does not represent a cancellation of certain liabilities; and
- does not represent an increase in contributed capital.

REVENUE BONDS
When a government issues bonds, which do not pledge the full faith and credit of the jurisdiction, it issues limited liability revenue bonds. Typically, pledges are made to dedicate one specific revenue source to repay these bonds. In addition to a pledge of revenues, such bonds sometimes may be secured by a lien against property.

REVENUE ESTIMATES
A formal estimate of how much revenue will be earned from a specific revenue source for some future period; typically, a future fiscal year.

REVOLVING ACCOUNT
A reserve account that is funded by the amortization of a capital asset value charged annually to the user department with the accumulated funds used to replace the asset when it has reached the end of its normal life cycle.

SALARIES AND BENEFITS
An operating budget category which generally accounts for full-time and part-time salaries, overtime costs, and fringe benefits.

SOURCE OF REVENUE
Revenues are classified according to their source or point of origin.

SPECIAL REVENUE FUND
Used to account for the proceeds of special revenue sources that are restricted by law (or administrative action) to expenditures for specific purposes.

SUPPLIES AND SERVICES
This budget category accounts for all nonpersonnel, and noncapital outlay expenses (i.e., building/structure maintenance, contractual services, equipment maintenance, office supplies, small tool purchases, and utility costs).

TAXES
Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits, such as special assessments. Neither does this term include charges for services rendered only to those paying such charges.

TRIPLE-FLIP
The revenue formula the State of California imposed on local government. The formula modifies (flips) the rate of distribution of three (triple) revenue sources that are passed through and distributed by the State: property tax, sales tax and motor vehicle-in-lieu fees.

TRANSFERS IN/OUT
Payments from one fund to another fund, primarily for work or services provided.

TRUST AND AGENCY FUND
A type of fund that temporarily holds monies for other agencies or legal entities.

UNIT COST
The cost required to produce a specific product or unit of service (e.g., the cost to purify one thousand gallons of water).

USER CHARGES (also known as USER FEES)
The payment of a fee for direct receipt of a public service by the party benefiting from the service.

YIELD
The rate earned on an investment based on the price paid.

AB	Assembly Bill
ABC	Alcoholic Beverage Control
ADA	American Disabilities Act
ADCRC	Alzheimers Day Care Resource Center
AMBAC	American Municipal Bond Assurance Corporation
AQMD	Air Quality Management District
ARRA	American Recovery and Reinvestment Act
ASST	Assistant
ATF	Alcohol Tobacco and Firearms, US Bureau of
ATM	Automated Teller Machine
AVE	Avenue
BHS	Behavioral Health Services
BIT	Biannual Inspection of Terminals
BJA	Bureau of Justice Assistance
BLDG	Building
BLVD	Boulevard
CA	California
CAL OSHA	California Occupational Safety and Health Act
CALWORKS	California Work Opportunity and Responsibility to Kids
CAPE	Community Action Project for the Elderly
CDBG	Community Development Block Grant
CDE	California Department of Education
CDPP	County Delinquency Prevention Program
CEO	Chief Executive Officer
CEQA	California Environmental Quality Act
CHGS	Charges
CINDEX	Clerk's Index
CIP	Capital Improvement Projects
CIS	Continuous Improvement System
CJSSP	County Justice System Subvention Program
CLEEP	California Law Enforcement Equipment Program
CLETEP	California Law Enforcement Technology Equipment Program
CO	Company
CO-ED	Co-educational
C of O	Certificate of Occupancy
COLA	Cost of Living Adjustment
COPS	Citizen Option for Public Safety
CORP	Corporation
CPI	Consumer Price Index
CSBG	Community Services Block Grant
CSMFO	California Society of Municipal Finance Officers
DEMO	Demolition
DEV	Development
DHS	Department of Homeland Security
DIST	District
DMH	Department of Mental Health
DOC	Document
DUI	Driving Under the Influence
EAP	Employee Assistance Program
EDWAA	Economically Dislocated Worker Adjustment Act
E.G.	For Example (Exempli Gratia)
ENF	Enforcement
EPA	Environmental Protection Agency
ERAF	Educational Relief Augmentation Fund
ESA	Environmental Site Assessment
E & T	Education and Training
ETC	Etcetera
EXP	Expense
FAU	Federal Aid to Urban Areas
FEMA	Federal Emergency Management Agency
FPPC	Fair Public Practices Commission

G-CAN	Gardena Community Action Network
GAAFR	Governmental Accounting, Auditing and Financial Reporting
GAAP	Generally Accepted Accounting Practices
GAAS	Generally Accepted Auditing Standards
GASB	Governmental Accounting Standards Board
GBAC	Gardena Business Advisory Council
GED	General Education Development
GEPCO	Gardena Employee Personal Computer Opportunity
GFCC	Gardena Family Child Care
GFOA	Government Finance Officers Association
GIS	Geographic Information System
GMBL	Gardena Municipal Bus Line
GMC	Gardena Municipal Code
GRADE	Gardena Regional Anti-Drug Education
GRAGA	Gardena Royal and Ancient Golf Association
GREAT	Gang Resistance Education and Training
HS	Human Services
HUD	The U.S. Department of Housing and Urban Development
ICMA	International City/County Management Association
i.e.	(Latin: id est) that is
IMPR	Improvement
INC.	Incorporated
IND	Industrial
ISTEA	Intermodal Surface Transportation Efficiency Act
JAG	Justice Assistance Grant Program
JR.	Junior
JT POWERS	Joint Powers
L.A.	Los Angeles
LACDACC	Los Angeles County Department of Animal Care and Control
LACoFD	Los Angeles County Fire District
LLEBG	Bureau of Justice Assistance Local Law Enforcement Block Grant Program
LP	Limited Partnership
LAIF	Local Agency Investment Fund
LTD.	Limited
MAINT	Maintenance
MDC	Mobile Data Computers
MDT	Mobile Data Terminals
MGMT	Management
MGR.	Manager
MIC	Management Information Center
MISC.	Miscellaneous
MMIC	Municipal Mutual Insurance Company
MTA	Metropolitan Transportation Authority
N.A.	National Association
NPDES	National Pollutant Discharge Elimination System
NRC	National Revenue Corp.
OAA	Older Americans Act
OCJP	Office of Criminal Justice Planning
OJP	Office of Justice Programs
OSHA	Occupational, Safety and Health Administration
OTS	Office of Traffic Safety
PARS	Public Agency Retirement System
PERS	Public Employee's Retirement System
PK.	Park
PL	Place
POP	Problem Oriented Policing
POST	Police Officers Standards and Training
PRIM	Primary
PROG	Program
PROP 127	Proposition 127: 1/2 cents of sales for public safety services (Public Safety Augmentation Fund)
PROP 40	Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002
PSI	Progressive Solutions, Inc.
PT	Part-time

RCC	Regional Communication Center
REC.	Recreation
RFP	Request for Proposal
SB	Senate Bill
S.B.R.P.C.A.	South Bay Regional Public Communications Authority
SBWIB	South Bay Workforce Investment Board
SCAG	Southern California Association of Governments
SCAMP	Senior Community Action Meals Program
SCAMP HD	Senior Community Action Meals Program-Home Delivered
SCIBA	Southern California International Business Academy
SDA	Service Delivery Area
SDCC	Senior Day Care Center
SLESF	Supplemental Law Enforcement Services Fund
SPORTS	Service Providing Opportunities through Recreational Training & Support
SR.	Senior
ST	Street
STEP	Strategic Traffic Enforcement Program
STEP	Subsidized Transitional Employment Program
STIP	State Transportation Improvement Program
STPLHG	Surface Transportation Program Local Hazard Grant
SUBVN	Subvention
SYETP	Summer Youth Employment and Training Program
TDA	Transportation Development Act
TEA 21	Transportation Equity Act for the 21st Century
TECH	Technical
TRANS	Tax and Revenue Anticipation Notes
TRAP	Taskforce For Regional Auto Theft Prevention
TRG	Training
TV	Television
UHP	Universal Hiring Program
US	United States
USDOJ	U.S. Department of Justice
WIA	Workforce Investment Act
WRG	Waste Resources of Gardena
WOTC	Work Opportunity Tax Credits
YMCA	Young Men's Christian Association

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 11.B
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6588, Acknowledging the Receipt and Filing of the Annual Statement of Investment Policy for the Fiscal Year 2022-2023

COUNCIL ACTION REQUIRED:
Staff Recommendation: Adopt Resolution No. 6588

RECOMMENDATION AND STAFF SUMMARY:
Staff requests that the City Council adopt Resolution No. 6588 approving the City's Investment Policy for Fiscal Year 2022-2023.

City staff completed a review of its Investment Policy to ensure compliance with state and federal statutes, maximizing interest and minimizing risk.

The purpose of the Investment Policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City objectives of safety, liquidity and return on investment through a diversified investment portfolio. The policy also serves to organize and formalize the City's investment related activities. The policy is written to incorporate industry best practices and recommendations from sources such as the Government Finance Officers Association (GFOA), California Municipal Treasurer's Association (CMTA), California Debt and Investment Advisory Commission (CDIAC), the Association of Public Treasurers (APT) and Chandler Asset Management, Inc.

FINANCIAL IMPACT/COST:
N/A

ATTACHMENTS:
Reso. 6588 Investment Policy 2022-2023 with Policy.pdf

APPROVED:



_____

Clint Osorio, City Manager

RESOLUTION
NO. 6588

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ACKNOWLEDGING THE RECEIPT AND FILING OF THE ANNUAL STATEMENT OF INVESTMENT POLICY FOR THE FISCAL YEAR 2022-2023

WHEREAS, the Governor of the State of California signed legislation into law effective January 1, 1996 (SB564); and

WHEREAS, this statement is intended to outline the policies for maximizing the efficiency of the City's Cash Management System and for prudent investment of the City's funds, and to provide guidelines for suitable investments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. That the City Treasurer of the City of Gardena declares the annual Statement of Investment Policy for fiscal year 2022-2023 to be as outlined in the City of Gardena's Investment Policy.

SECTION 2. An annual statement of investment policy for the City of Gardena has been filed by the City Treasurer for fiscal year 2022-2023 in compliance with Section 53646(A) (2) of the Government Code of the State of California.

SECTION 3. That this resolution shall be effective immediately upon adoption by the City Council.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of June 2022.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA , City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

CITY OF GARDENA

INVESTMENT POLICY

JULY 2022

CITY OF GARDENA

INVESTMENT POLICY

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I. INTRODUCTION

The purpose of this investment policy is to identify various policies and procedures that will foster a prudent and systematic investment program designed to seek the City of Gardena objectives of safety, liquidity and return on investment through a diversified investment portfolio. This policy also serves to organize and formalize the City of Gardena's investment-related activities, while complying with all applicable statutes governing the investment of public funds. This policy is written to incorporate industry best practices and recommendations from sources such as the Government Finance Officers Association (GFOA), California Municipal Treasurers Association (CMTA), California Debt and Investment Advisory Commission (CDIAC) and the Association of Public Treasurers (APT).

This investment policy was endorsed and adopted by the City of Gardena's City Council and is effective as of the 1st day of July, 2022, and replaces any previous versions.

II. SCOPE

This policy covers all funds and investment activities under the direct authority of the City of Gardena, as set forth in the State Government Code, Sections 53600 *et seq*., with the following exceptions:

- Proceeds of debt issuance shall be invested in accordance with the City of Gardena's general investment philosophy as set forth in this policy; however, such proceeds are to be invested pursuant to the permitted investment provisions of their specific bond indentures.

- Any other funds specifically exempted by the City Council.

POOLING OF FUNDS

Except for cash in certain restricted and special funds, the City of Gardena will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

III. PRUDENCE

Pursuant to California Government Code, Section 53600.3, all persons authorized to make investment decisions on behalf of the City of Gardena are trustees and therefore fiduciaries subject to the *Prudent Investor Standard*:

> "…all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies investing public funds pursuant to this chapter are trustees and therefore fiduciaries subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill,

prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the Agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the Agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

The Treasurer and other authorized persons responsible for managing City of Gardena funds acting in accordance with this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes provided that the Treasurer or other authorized persons acted in good faith. Deviations from expectations of a security's credit or market risk should be reported to the governing body in a timely fashion and appropriate action should be taken to control adverse developments.

IV. OBJECTIVES

The City of Gardena's overall investment program shall be designed and managed with a degree of professionalism worthy of the public trust. The overriding objectives of the program are to preserve principal, provide sufficient liquidity, and manage investment risks, while seeking a market-rate of return.

- **SAFETY.** Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City of Gardena will diversify its investments by investing funds among a variety of securities with independent returns.

- **LIQUIDITY.** The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

- **RETURN ON INVESTMENTS.** The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

V. DELEGATION OF AUTHORITY

Authority to manage the City of Gardena's investment program is derived from California Government Code, Sections 41006 and 53600 *et seq.*
The City Council is responsible for the management of the City of Gardena's funds, including the administration of this investment policy. Management responsibility for the cash management of the City of Gardena's funds is hereby delegated to the Treasurer or other authorized persons.

The Treasurer, or his/her designee, will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate officials and employees. Such procedures will include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer.

The City of Gardena may engage the services of one or more external investment advisers, who are registered under the Investment Advisers Act of 1940, to assist in the management of the City of Gardena's investment portfolio in a manner consistent with the City of Gardena's objectives. External investment advisers may be granted discretion to purchase and sell investment securities in accordance with this investment policy.

The City of Gardena's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City of Gardena recognizes that in a diversified portfolio, occasional measured losses may be inevitable and must be considered within the context of the overall portfolio's return and the cash flow requirements of the City of Gardena.

VI. ETHICS AND CONFLICTS OF INTEREST

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. Thus, employees and officials involved in the investment process shall refrain from personal business activity that could create a conflict of interest or the appearance of a conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

Employees and investment officials shall disclose to the City Manager, or his/her designee, any material interests in financial institutions with which they conduct business, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the Agency.

VII. INTERNAL CONTROLS

The City Treasurer, or his/her designee, is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Periodically, as deemed appropriate by the City of Gardena and/or the City Council, an independent analysis by an external auditor shall be conducted to review internal controls, account activity and compliance with policies and procedures.

VIII. AUTHORIZED FINANCIAL INSTITUTIONS, DEPOSITORIES, AND BROKER/DEALERS

To the extent practicable, the Treasurer, or his/her designee, shall endeavor to complete investment transactions using a competitive bid process whenever possible. The City of Gardena's Treasurer, or his/her designee, will determine which financial institutions are authorized to provide investment services to the City of Gardena. It shall be the City of Gardena's policy to purchase securities only from authorized institutions and firms.

The Treasurer, or his/her designee, shall maintain procedures for establishing a list of authorized broker/dealers and financial institutions which are approved for investment purposes that are selected through a process of due diligence as determined by the City of Gardena. Due inquiry shall determine whether such authorized broker/dealers, and the individuals covering the City of Gardena are reputable and trustworthy, knowledgeable and experienced in Public Agency investing and able to meet all of their financial obligations. These institutions may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (uniform net capital rule).

In accordance with Section 53601.5, institutions eligible to transact investment business with the City of Gardena include:

- Primary government dealers as designated by the Federal Reserve Bank and non-primary government dealers.
- Nationally or state-chartered banks.
- The Federal Reserve Bank.
- Direct issuers of securities eligible for purchase.

Selection of financial institutions and broker/dealers authorized to engage in transactions will be at the sole discretion of the City of Gardena, except where the City of Gardena utilizes an external investment adviser in which case the Agency may rely on the adviser for selection.

All financial institutions which desire to become qualified bidders for investment transactions (and which are not dealing only with the investment adviser) must supply the Treasurer, or his/her designee, with audited financials and a statement certifying that the institution has reviewed the California Government Code, Section 53600 *et seq*. and the City of Gardena's investment policy. The Treasurer, or his/her designee, will conduct an annual review of the financial condition and registrations of such qualified bidders.
Public deposits will be made only in qualified public depositories as established by State law. Deposits will be insured by the Federal Deposit Insurance Corporation, or, to the

extent the amount exceeds the insured maximum, will be collateralized in accordance with State law.

Selection of broker/dealers used by an external investment adviser retained by the City of Gardena will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

IX. AUTHORIZED INVESTMENTS

The City of Gardena's investments are governed by California Government Code, Sections 53600 *et seq*. Within the investments permitted by the Code, the City of Gardena seeks to further restrict eligible investments to the guidelines listed below. In the event a discrepancy is found between this policy and the Code, the more restrictive parameters will take precedence. Percentage holding limits listed in this section apply at the time the security is purchased.

Any investment currently held at the time the policy is adopted which does not meet the new policy guidelines can be held until maturity, and shall be exempt from the current policy. At the time of the investment's maturity or liquidation, such funds shall be reinvested only as provided in the current policy.

An appropriate risk level shall be maintained by primarily purchasing securities that are of high quality, liquid, and marketable. The portfolio shall be diversified by security type and institution to avoid incurring unreasonable and avoidable risks regarding specific security types or individual issuers.

1. **MUNICIPAL SECURITIES** include obligations of the City of Gardena, the State of California and any local agency within the State of California, provided that:

    - The securities are rated in a rating category of "A" or its equivalent or better by at least one nationally recognized statistical rating organization ("NRSRO").
    - No more than 5% of the portfolio may be invested in any single issuer.
    - No more than 30% of the portfolio may be in Municipal Securities.
    - The maximum maturity does not exceed five (5) years.

2. **MUNICIPAL SECURITIES (REGISTERED TREASURY NOTES OR BONDS)** of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

    - The securities are rated in a rating category of "A" or its equivalent or better by at least one nationally recognized statistical rating organization ("NRSRO").

- No more than 5% of the portfolio may be invested in any single issuer.
- No more than 30% of the portfolio may be in Municipal Securities.
- The maximum maturity does not exceed five (5) years.

3. **U.S. TREASURIES** and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City of Gardena may invest in U.S. Treasuries, provided that:

   - The maximum maturity is five (5) years.

4. **FEDERAL AGENCIES** or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City of Gardena may invest in Federal Agency or Government-Sponsored Enterprises (GSEs), provided that:

   - No more than 25% of the portfolio may be invested in any single Agency/GSE issuer.
   - The maximum maturity does not exceed five (5) years.
   - The maximum percent of agency callable securities in the portfolio will be 20%.

5. **BANKER'S ACCEPTANCES,** provided that**:**

   - They are issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term debt obligations which are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
   - No more than 40% of the portfolio may be invested in Banker's Acceptances.
   - No more than 5% of the portfolio may be invested in any single issuer.
   - The maximum maturity does not exceed 180 days.

6. **COMMERCIAL PAPER**, provided that:

   - The issuer is a corporation organized and operating in the United States with assets in excess of $500 million.
   - The securities are rated "A-1" or its equivalent or better by at least one NRSRO.
   - They are issued by corporations which have long-term obligations rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
   - City of Gardena may purchase no more than 10% of the outstanding commercial paper of any single issuer.
   - No more than 25% of the portfolio may be invested in Commercial Paper.
   - No more than 5% of the portfolio may be invested in any single issuer.
   - The maximum maturity does not exceed 270 days.

7. **NEGOTIABLE CERTIFICATES OF DEPOSIT (NCDS)**, issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit

union, or by a federally licensed or state-licensed branch of a foreign bank, provided that:

- The amount of the NCD insured up to the FDIC limit does not require any credit ratings.
- Any amount above the FDIC insured limit must be issued by institutions which have short-term debt obligations rated "A-1" or its equivalent or better by at least one NRSRO; or long-term obligations rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in NCDs (combined with CDARS).
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

8. **FEDERALLY INSURED TIME DEPOSITS** (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

   - The amount per institution is limited to the maximum covered under federal insurance.
   - No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
   - The maximum maturity does not exceed five (5) years.

9. **COLLATERALIZED TIME DEPOSITS** (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

   - No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
   - The maximum maturity does not exceed five (5) years.

10. **CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)**, provided that:

    - No more than 30% of the total portfolio may be invested in a combination of Certificates of Deposit, including CDARS.
    - The maximum maturity does not exceed five (5) years.

11. **COLLATERALIZED BANK DEPOSITS.** City of Gardena's deposits with financial institutions will be collateralized with pledged securities per California Government Code, Section 53651. There are no limits on the dollar amount or percentage that the City of Gardena may invest in collateralized bank deposits.

12. **STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)**, provided that:

    - The City of Gardena may invest up to the maximum amount permitted by LAIF.
    - LAIF's investments in instruments prohibited by or not specified in the City of Gardena's policy do not exclude the investment in LAIF itself from the City of

Gardena's list of allowable investments, provided LAIF's reports allow the Treasurer to adequately judge the risk inherent in LAIF's portfolio.

13. LOCAL GOVERNMENT INVESTMENT POOLS

- Other LGIPs permitted by client.
- There is no issuer limitation for Local Government Investment Pools

14. CORPORATE MEDIUM TERM NOTES (MTNS), provided that:

- The issuer is a corporation organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.
- The securities are rated in a rating category of "A" or its equivalent or better by at least one NRSRO.
- No more than 30% of the total portfolio may be invested in MTNs.
- No more than 5% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

15. ASSET-BACKED, MORTGAGE-BACKED, MORTGAGE PASS-THROUGH SECURITIES, AND COLLATERALIZED MORTGAGE OBLIGATIONS, provided that:

- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 20% of the total portfolio may be invested in these securities.
- No more than 5% of the portfolio may be invested in any single Asset-Backed or Commercial Mortgage security issuer. There is no issuer limitation on any Mortgage security where the issuer is the US Treasury or a Federal Agency/GSE.
- The maximum legal final maturity does not exceed five (5) years.

16. MUTUAL FUNDS AND MONEY MARKET MUTUAL FUNDS that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

a. **MUTUAL FUNDS** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:
   1. Attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
   2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code, Section 53601 and with assets under management in excess of $500 million.
   3. No more than 10% of the total portfolio may be invested in shares of any one mutual fund.

b. **MONEY MARKET MUTUAL FUNDS** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:
   1. Have attained the highest ranking or the highest letter and numerical rating provided by not less than two (2) NRSROs; or
   2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of $500 million.
   3. No more than 20% of the total portfolio may be invested in the shares of any one Money Market Mutual Fund.

c. No more than 20% of the total portfolio may be invested in these securities.

17. SUPRANATIONALS, provided that:

- Issues are US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank.
- The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO.
- No more than 30% of the total portfolio may be invested in these securities.
- No more than 10% of the portfolio may be invested in any single issuer.
- The maximum maturity does not exceed five (5) years.

18. INVESTMENT TRUST OF CALIFORNIA (CalTrust)

- The City may invest in shares issued by CALTRUST in accordance with Section 53601 (p) of the Government Code. CalTrust is a joint power authority created for the benefit of local agencies.

19. LOS ANGELES COUNTY POOLED INVESTMENT FUND (LACPIF)

- The City may invest in shares issued by LACPIF in accordance with Section 53601 (p) of the Government Code. LACPIF is a joint power authority created for the benefit of local agencies.

X. PROHIBITED INVESTMENT VEHICLES AND PRACTICES

- State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
- In accordance with Government Code, Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
- No surplus city funds shall be invested in any repurchase agreements, reverse repurchase agreements, derivatives or noncollateralized corporate notes
- Investment in any security that could result in a zero interest accrual if held to maturity is prohibited. Under a provision sunsetting on January 1, 2026, securities backed by the U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted.

- Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
- Purchasing or selling securities on margin is prohibited.
- The purchase of foreign currency denominated securities is prohibited.

XI. INVESTMENT POOLS/MUTUAL FUNDS

The City of Gardena shall conduct a thorough investigation of any pool or mutual fund prior to making an investment, and on a continual basis thereafter. The Treasurer shall develop a questionnaire which will answer the following general questions:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XII. COLLATERALIZATION

CERTIFICATES OF DEPOSIT (CDS). The City of Gardena shall require any commercial bank or savings and loan association to deposit eligible securities with an agency of a depository approved by the State Banking Department to secure any uninsured portion of a Non-Negotiable Certificate of Deposit. The value of eligible securities as defined pursuant to California Government Code, Section 53651, pledged against a Certificate of Deposit shall be equal to 150% of the face value of the CD if the securities are classified as mortgages and 110% of the face value of the CD for all other classes of security.

COLLATERALIZATION OF BANK DEPOSITS. This is the process by which a bank or financial institution pledges securities, or other deposits for the purpose of securing repayment of deposited funds. The City of Gardena shall require any bank or financial institution to comply with the collateralization criteria defined in California Government Code, Section 53651.

XIII. DELIVERY, SAFEKEEPING AND CUSTODY

DELIVERY-VERSUS-PAYMENT (DVP). All investment transactions shall be conducted on a delivery-versus-payment basis.

SAFEKEEPING AND CUSTODY. To protect against potential losses due to failure of individual securities dealers, and to enhance access to securities, interest payments and maturity proceeds, all cash and securities in the City of Gardena's portfolio shall be held in safekeeping in the City of Gardena's name by a third party custodian, acting as agent for the City of Gardena under the terms of a custody agreement executed by the bank and the City of Gardena. All investment transactions will require a safekeeping receipt or acknowledgment generated from the trade. A monthly report will be received by the City of Gardena from the custodian listing all securities held in safekeeping with current market data and other information.

The only exceptions to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit, and, (iii) money mutual funds, since the purchased securities are not deliverable.

XIV. MAXIMUM MATURITY

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities.

The City of Gardena will not invest in securities maturing more than five (5) years from the date of trade settlement, unless the City Council has by resolution granted authority to make such an investment.

XV. RISK MANAGEMENT AND DIVERSIFICATION

MITIGATING CREDIT RISK IN THE PORTFOLIO

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City of Gardena will mitigate credit risk by adopting the following strategies:

- The diversification requirements included in the "Authorized Investments" section of this policy are designed to mitigate credit risk in the portfolio.

- No more than 5% of the total portfolio may be deposited with or invested in securities issued by any single issuer unless otherwise specified in this policy.

- The City of Gardena may elect to sell a security prior to its maturity and record a capital gain or loss in order to manage the quality, liquidity or yield of the portfolio in response to market conditions or City of Gardena's risk preferences.

- If securities owned by the City of Gardena are downgraded by an NRSRO to a level below the quality required by this investment policy, it will be the City of Gardena's policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

- If a security is downgraded, the Treasurer will use discretion in determining whether to sell or hold the security based on its current maturity, the economic outlook for the issuer, and other relevant factors.

- If a decision is made to retain a downgraded security in the portfolio, its presence in the portfolio will be monitored and reported monthly to the City Council.

MITIGATING MARKET RISK IN THE PORTFOLIO

Market risk is the risk that the portfolio value will fluctuate due to changes in the general level of interest rates. The City of Gardena recognizes that, over time, longer-term portfolios have the potential to achieve higher returns. On the other hand, longer-term portfolios have higher volatility of return. The City of Gardena will mitigate market risk by providing adequate liquidity for short-term cash needs, and by making longer-term investments only with funds that are not needed for current cash flow purposes.

The City of Gardena further recognizes that certain types of securities, including variable rate securities, securities with principal paydowns prior to maturity, and securities with embedded options, will affect the market risk profile of the portfolio differently in different interest rate environments. The City of Gardena, therefore, adopts the following strategies to control and mitigate its exposure to market risk:

- The City of Gardena will maintain a minimum of six months of budgeted operating expenditures in short term investments to provide sufficient liquidity for expected disbursements.

- The maximum stated final maturity of individual securities in the portfolio will be five (5) years, except as otherwise stated in this policy.

- The duration of the portfolio will generally be approximately equal to the duration (typically, plus or minus 20%) of a Market Benchmark, an index selected by the City of Gardena based on the City of Gardena's investment objectives, constraints and risk tolerances.

XVI. REVIEW OF INVESTMENT PORTFOLIO

The Treasurer shall periodically, but no less than quarterly, review the portfolio to identify investments that do not comply with this investment policy and establish protocols for reporting major and critical incidences of noncompliance to the City Council.

XVII. PERFORMANCE EVALUATION

The investment portfolio shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City of Gardena's

risk constraints, the cash flow characteristics of the portfolio, and state and local laws, ordinances or resolutions that restrict investments.

The Treasurer shall monitor and evaluate the portfolio's performance relative to the chosen market benchmark(s), which will be included in the Treasurer's quarterly report. The Treasurer shall select an appropriate, readily available index to use as a market benchmark.

XVIII. REPORTING

MONTHLY REPORTS

Monthly transaction reports will be submitted by the Treasurer to the City Council within 30 days of the end of the reporting period in accordance with California Government Code Section 53607.

QUARTERLY REPORTS

The Treasurer will submit a quarterly investment report to the City Council which provides full disclosure of the City of Gardena's investment activities within 30 days after the end of the quarter. These reports will disclose, at a minimum, the following information about the City of Gardena's portfolio:

1. An asset listing showing par value, cost and independent third-party fair market value of each security as of the date of the report, the source of the valuation, type of investment, issuer, maturity date, interest rate and interest rate.

2. Transactions for the period.

3. A description of the funds, investments and programs (including lending programs) managed by contracted parties (i.e. LAIF; investment pools, outside money managers and securities lending agents)

4. A one-page summary report that shows:
   a. Average maturity of the portfolio and modified duration of the portfolio;
   b. Maturity distribution of the portfolio;
   c. Percentage of the portfolio represented by each investment category;
   d. Average portfolio credit quality; and,
   e. Time-weighted total rate of return for the portfolio for the prior one month, three months, twelve months and since inception compared to the City of Gardena's market benchmark returns for the same periods;

5. A statement of compliance with investment policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio and a timetable for resolution.

6. A statement that the City of Gardena has adequate funds to meet its cash flow requirements for the next six months.

ANNUAL REPORTS

A comprehensive annual report will be presented to the Governing Board. This report will include comparisons of the City of Gardena's return to the market benchmark return, suggest policies and improvements that might enhance the investment program, and will include an investment plan for the coming year.

XIX. REVIEW OF INVESTMENT POLICY

The investment policy will be reviewed and adopted at least annually within 120 days of the end of the fiscal year, to ensure its consistency with the overall objectives of preservation of principal, liquidity and return, and its relevance to current law and financial and economic trends.

Any recommended modifications or amendments shall be presented by Staff to the City Council for their consideration and adoption.

Prepared by: _____

Clint Osorio
City Manager

Approved: _____

Carmen Vasquez
City Attorney

Approved: _____

Tasha Cerda, Mayor
City Council

Date: _____

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 11.C
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6587, Establishing the Appropriations Limit for Fiscal Year 2022-2023 (GANN Limit)

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct Public Hearing and Adopt Resolution No. 6587 which establishes the City's Appropriations Limit for Fiscal Year 2022-2023 at $132,903,741, as required by Article XIII (B) of the California Constitution.

RECOMMENDATION AND STAFF SUMMARY:

In 1979, Proposition 4, known as the Gann Initiative, was approved by the voters. As a result, Article XIII (B) of the state statute (Government Code, Section 7900-10) was enacted and requires that each year thereafter the governing body of each local jurisdiction shall, by resolution, establish its Appropriations Limit for the following year. Proposition 111, approved by the voters in 1990, amended Article XIII (B) further, and Council action is necessary to implement the amendments effective for Fiscal Year 2022-2023. The amendments of Proposition 111 specify that the annual adjustment factor in calculating the Appropriations Limit will be increased by:

- The change in population growth for the City **OR** County, whichever has the higher population growth rate
- The change in California per capita personal income **OR**
- The growth in non-residential assessed valuation due to new construction within the City.

Pursuant to Proposition 111 amendments and upon Council approval, staff has calculated the Fiscal Year 2022-2023 Appropriations Limit using the County's population change and the percentage change in per capita personal income in California.

The Appropriations Limit for Fiscal Year 2022-2023 is $132,903,741 with appropriations of $76,616,761 subject to the limit, leaving a remaining appropriations capacity of $56,286,980. The Appropriations Limit calculation formula is attached as reference (Exhibit A).

The Appropriations Limit for Fiscal Year 2022-2023 was publicly noticed in the Gardena Valley News on June 16, 2022.

Staff recommends that the City Council adopt Resolution No. 6587, which establishes the Gann Limit for Fiscal Year 2022-2023 at $132,903,741.

FINANCIAL IMPACT/COST:

Appropriations Limit:	$132,903,741
Funding Source:	All Revenue Sources
Remaining Appropriations Capacity:	$56,286,980

ATTACHMENTS:

Resolution 6587 - Gann Limit FY22-23 with Exhibit.pdf

APPROVED:



_____

Clint Osorio, City Manager

RESOLUTION NO. 6587

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ESTABLISHING ITS APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-2023

WHEREAS, the Government Code section 7910 requires the City Council to establish its appropriations limit pursuant to Article XIII B of the State Constitution; and

WHEREAS, said appropriations limit for fiscal year 2022-2023 has now been calculated to be $132,903,741.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. That the spending limit calculation for fiscal year 2022-2023 is set forth in "Exhibit A" attached hereto and incorporated herein as if fully set forth. The annual adjustment factors used in making such calculation are the cost of living adjustment – CPI based on the percentage change in California per capita income and the population adjustment based on the annual population change for Los Angeles County.

> "The City of Gardena reserves the right to change or revise any growth factors associated with the calculation of the Proposition 111 limit if such changes or revisions would result in a more advantageous appropriations limit."

SECTION 2. That this Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 28th day of June 2022.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

CALCULATION OF THE GANN LIMIT FOR THE CITY OF GARDENA FOR FISCAL YEAR 2022-2023 IN ACCORDANCE WITH PROPOSITION III AND ARTICLE XIII (B)

EXECUTIVE SUMMARY: In November 1979, the voters of California approved Proposition 4, commonly known as the Gann Initiative. This proposition created Article XIIIB of the State Constitution placing limits on the amount of revenue that can be appropriated by all government entities in any fiscal year. The legislation mandates all governing bodies including the City of Gardena to annually establish the Appropriations Limit.

FISCAL IMPACT: There is no impact to the City of Gardena budget. The fiscal year 2022-2023 Appropriations Limit is $132,903,741 and will exceed the estimated General Fund spending plan of $76,616,761 in an amount of $56,286,980.

CITY OF GARDENA

Appropriations Limit Schedule

For the Fiscal Year Ending June 30, 2023

	Amount & Calculation		Source
A. Appropriations Limit Fiscal Year 2021-2022	$124,453,358		Prior Fiscal Year
B. Calculation Factors:			
1) Population decrease factor - .71% (Los Angeles County)	$\frac{-0.71 + 100}{100}$	= 0.9929	State Department of Finance
2) Per Capita Cost of Living Change - 7.55%	$\frac{7.55 + 100}{100}$	= 1.0755	State Department of Finance
C. Calculated Factor for Fiscal Year 2022-2023	0.9929 x 1.0755	= 1.0679	B(1) x B(2)
D. Appropriations Limit Fiscal Year 2022-2023	$124,453,358 x 1.0679	= $132,903,741	A x C
E. Annual Adjustment Increase:	$8,450,383		D - A

STAFF ANALYSIS:

Appropriations subject to the Limit for the prior fiscal year 2021-2022 totaled $66,865,341 against the Adopted Limit of $124,453,358 for that year.

CITY OF GARDENA

Calculation on FY 2022-2023 Budget
Against
FY 2022-2023 Appropriations Limit

FY 2022-2023 Appropriations Limit	$132,903,741
FY 2022-2023 Adopted Budget Subject to Limit (*)	76,616,761
Remaining Appropriation Capacity (Deficit)	$56,286,980
Available Capacity as a Percentage of Appropriation Limit	42.3517%
(*) Actual Appropriations Subject to Limit	
Fund# 010 - General Fund FY 2022-2023 Adopted Budget:	$76,616,761

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 11.D
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: Authorization to Bind Excess Insurance Coverage Policies for Fiscal Year 2022-2023

COUNCIL ACTION REQUIRED:

Staff Recommendation: Authorize City Manager to Purchase and Bind Excess Insurance Coverage

RECOMMENDATION AND STAFF SUMMARY:

Gardena is self-insured for General Liability and Workers Compensation insurance and obtains excess insurance coverage for extraordinary exposures for both, in addition to Commercial Property, Contractor's Equipment insurance, and a crime bond for employees. Staff annually seeks renewal quotations and works diligently to ensure that adequate coverage is obtained at the best possible price.

This year insurance quotes were obtained through the City's Joint Powers Authority (JPA) PRISM, formerly CSAC-EIA and for GTRANS liability insurance and vehicle physical damage insurance through their JPA ; California Transit Indemnity Pool (CalTip). The quote received from PRISM was an estimated premium of $1,052,685, which represented an increase of 8.59% or $83,234 compared to the prior year. The quote received from CalTip was an estimated premium of $608,798, which represented an increase of 38.2% or $168,121 compared to the prior year. The quote received recommended coverage for fiscal year 2022-2023 and background details on these excess insurance policies is outlined in detail in the attached staff report.

In conclusion, staff recommends that the City Council authorize the purchase of the excess insurance coverage for fiscal year 2022-2023 at a total estimated cost of $1,757,151 (including a Broker Fee of $95,668) through the specified carriers and authorize the City Manager to execute the documents to bind the insurance policies.

FINANCIAL IMPACT/COST:

Liability Fund	$881,536
Workers Compensation Fund	$102,642
GTrans Fund	$772,973

Total Estimated Expenditures	$1,757,151

ATTACHMENTS:

Agenda Staff Report - Insurance.pdf
TYPE OF INSURANCE.pdf

APPROVED:



_____
Clint Osorio, City Manager

CITY COUNCIL MEETING
AGENDA STAFF REPORT

AGENDA TITLE: AUTHORIZATION TO BIND EXCESS INSURANCE COVERAGE POLICIES FOR FISCAL YEAR 2022-2023

RECOMMENDATION:

Staff respectfully recommends that Council approve the renewal of excess insurance policies for Fiscal Year 2022-2023 at an estimated total cost of $1,757,151 as specified in the summary of excess insurance coverage for Fiscal Year 2022-2023. This is an increase to the City portion of premium is approximately 8.59% or $83,234. The increase to the GTrans (CalTIP) premium is 38.2% or $168,121. This figure is not reflective of the City's loss history, but rather current market conditions as detailed in the background below.

Background:

In July 2018 the City joined the CSAC-EIA, now known as PRISM, a risk sharing pool of California public agencies, dedicated to controlling losses and providing effective risk management solutions.

Through efforts of PRISM's member entities, the PRISM staff, and its long-term partner, Alliant, PRISM has created risk coverage programs that are stable, secure and flexible. PRISM is recognized as a leader and pioneer in the JPA risk management community. PRISM is the first JPA in California to receive the Government Finance Officers Association's Certificate of Excellence in Financial Reporting since June 30, 1994. Additionally, PRISM has been accredited with excellence continuously since 1989 by the California Association of Joint Powers Authorities (CAJPA).

General liability and vehicle physical damage insurance for GTrans is procured through the California Transit Systems Joint Powers Authority, also known as the California Transit Indemnity Pool (CalTIP). The pool is the result of the cooperative efforts of public transit operators acting collectively to meet their insurance needs. CalTIP was created in 1987 and began providing a liability coverage program for its 12 initial members. Since that time, CalTIP has added a Vehicle Physical Damage Program and has expanded its scope of services to meet the needs of its members.

The insurance market has faced many challenges over the past 24 months. Global catastrophic events and years of low rates have created some instability in the overall marketplace. While there is still capacity in the market, some lines of coverage have been impacted more heavily than others which is a result of reduced profit, large claims payments and historic low rates – the market is currently working on stabilizing itself.

Property
The commercial property market is continuing to go through a market "correction" because losses are significantly eroding their profits. Several carriers are exiting or significantly reducing capacity in areas prone to Natural Catastrophe (CAT). The combination of attritional losses with CAT losses in the past several years is resulting in pricing inflations as well as coverage limitations. Adding insult to injury, many of the CAT losses of 2017 (the worst CAT year in history) and 2018 (the 4th largest loss year) continue to include higher than expected loss development. We saw this carry through 2019 and are

seeing it through 2022 due to claims resulting from COVID-19. Overall, there has been a decrease in property capacity.

Casualty
Beyond property insurance rates being on the rise, we are beginning to see a significant shift in the liability market as well. This shift is a result of record jury verdicts happening across the country that have increased at a pace none of the underwriting community could have ever planned for. This trend has hit the public sector especially hard. What would have resulted in a $300,000 award for individuals in years past is going for $3-$5 million, if not higher.

Deteriorating loss trends characterized by increased frequency of severity losses has caused markets to exit certain lines of business, reduce their capacity and raise rates considerably, and this is cutting across all industries and classifications regardless of tenure with markets or past loss history. While we are hopeful rates will begin to level off in the latter part of 2022, we don't expect aggressive competition for premium dollars to manifest itself, at least to the degree necessary to begin stabilizing the marketplace. As a consequence, insureds are looking to absorb more risk themselves in order to offset the rate increases.

Workers' Compensation
Workers' Compensation, by contrast, is the lone casualty line in which a competitive market exists for most industries in most states. Workplace injuries continue to decline year over year and loss ratios remain favorable and the majority of states continue to approve rate reductions, even with the effects of COVID-19 in the workplace, rates have remained stable.

Summary
In summary, the insurance market is changing. The increase in rates and changes to terms and conditions is driven primarily by an increase in losses, but also partly to prepare for future losses. Property rates are increasing 15%-30% for "good" non-cat exposed accounts and much higher for accounts with losses or that are in CAT prone areas. Liability carriers have cut back their willingness to offer high limits but are not giving any reductions for lower limit structures. As we look into the future, much of the volatility of the market will be driven by claims experience and carriers ability to offset claims with investment income. Both of these factors need to improve for stability to return to the insurance marketplace.

SUMMARY OF EXCESS INSURANCE COVERAGE FOR FY 2022-2023:

- Liability insurance for the City will be offered through the CSAC-EIA Program Alternative (PRISM). The total estimated premium for the policy is $692,718 for $45,000,000 of coverage with a $750,000 SIR.

- Liability insurance for GTrans will be offered through the California Transit Indemnity Pool (CalTIP). The total premium for the policy is $555,087 for $25,000,000 of coverage with a $250,000 SIR.

- Excess Workers Compensation will be offered through the CSAC-EIA Program Alternative (PRISM). The total estimated annual premium for the policy is $150,892.
    - City portion of premium is $97,054 SIR $750,000
    - GTrans portion of premium is $53,838 SIR $750,000

- Commercial Property insurance (including Contractor's Equipment, Cyber Liability and Pollution) will be offered through the Alliant Property Insurance Program (APIP). The total premium for the policy is $200,107 for $100,000,000 of coverage with a $25,000 deductible.
    - City portion of premium is $134,072
    - GTrans portion of premium is $ 66,035

- Vehicle Physical Damage insurance for GTrans will be offered through the California Transit Indemnity Pool (CalTIP). The total premium for the policy is $53,711 for $56,000,000 of coverage with a $10,000 deductible.

- Alliant Deadly Weapon Response Program will be offered through Lloyd's of London. The total premium for the policy is $6,214 for $500,000 of coverage with a $10,000 deductible.

- Commercial crime insurance will be offered through AIG. The total annual policy premium will be $2,754 for $1,000,000 of coverage with a $2,500 deductible.

- Total estimated insurance premium for fiscal year 2022-2023 is $1,757,151, which includes a broker's fee of $95,668 a contracted rate of 6%.

EXHIBIT A

	TYPE OF INSURANCE	INSURANCE COMPANY	ANNUAL PREMIUM	COVERAGE	DEDUCTIBLE/SIR
1	Liability Insurance for City	PRISM	$692,718 (approximately)	$25,000,000 xs SIR	**$750,000**
2	Excess Workers Compensation (incl. GTrans)	PRISM	$150,892 (approximately)	Statutory Limit	**$750,000**
3	Commercial Property (Including GTrans buildings)	Alliant APIP	$200,107	$100,000,000	**$25,000**
4	Commercial Crime Insurance	AIG	$2,754	$1,000,000	**$2,500**
5	Deadly Weapon Response Program	Lloyd's of London	$6,214	$500,000	**$10,000**
6	GTrans Excess Liability	CALTIP	$555,087	$25,000,000 xs SIR	**$250,000**
7	GTrans Vehicle Physical Damage	CALTIP	$53,711	$56,000,000	**$10,000**

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.B
Section: DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: First Amendment to City Manager Employment Agreement and RESOLUTION NO. 6592, Adopting the City of Gardena Classification and Compensation Plan, effective June 28, 2022.

COUNCIL ACTION REQUIRED:

Staff Recommendation:

1. Approve the First Amendment to the City Manager Employment Agreement and
2. Adopt Resolution No. 6592

RECOMMENDATION AND STAFF SUMMARY:

The City Council has completed its annual evaluation of Clint Osorio's performance as City Manager. At the conclusion of the evaluation, the City Council directed the City Attorney to prepare a possible compensation adjustment and contract amendment for consideration and discussion in open session. Mr. Osorio has informed me that he agrees to the terms of the proposed amendment, subject to the approval of the City Council.

The First Amendment to the City Manager's Employment Agreement (Attachment 1) makes the following changes to the terms and conditions of the Agreement:

1. The term of the Agreement is for four (4) years, from June 28, 2022, to June 28, 2026.
2. The City Manager's base salary is being increased by 5% to $299,565.00 annually. This is the first pay increase the City Manager has received since the Employment Agreement was executed on December 10, 2019 (Attachment 2).

All other provisions of the contract remain in effect and unchanged.

Resolution No. 6592 sets the new compensation rate for the City Manager. Specifically, Exhibit A of the Resolution reflects the change to the City of Gardena Classification and Compensation Plan to be effective June 28, 2022.

FINANCIAL IMPACT/COST:

If approved by the City Council, the proposed employment agreement will increase the City's annual cost by $15,976.80. The source of funding is 90% General Fund and 10% Sewer Fund.

ATTACHMENTS:

Agenda Summary - First Amendment to C. Osorio Employment Agreement.pdf
Attachment No. 1- First Amendment to C. Osorio Employment Agreement.pdf
Attachment No. 2 - C. Osorio Employment Agreement (Dec. 10, 2019).pdf
Resolution No. 6592.pdf

APPROVED:



_____

Clint Osorio, City Manager

City of Gardena

Gardena City Council Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 13.B
Section: DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES
Meeting Date: June 28, 2022

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

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1. The term of the Agreement is for four (4) years, from June 28, 2022, to June 28, 2026.
2. The City Manager's base salary is being increased by 5% to $299,565.00 annually. This is the first pay increase the City Manager has received since the Employment Agreement was executed on December 10, 2019 (Attachment 2).

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FINANCIAL IMPACT/COST:

If approved by the City Council, the proposed employment agreement will increase the City's annual cost by $15,976.80. The source of funding is 90% General Fund and 10% Sewer Fund.

ATTACHMENTS:

Attachment No. 1- First Amendment to C. Osorio Employment Agreement.pdf
Attachment No. 2 - C. Osorio Employment Agreement (Dec. 10, 2019).pdf
Resolution No. 6592.pdf

FIRST AMENDMENT TO
EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF GARDENA AND CLINT OSORIO

This First Amendment to the Employment Agreement Between the City of Gardena and Clint Osorio ("First Amendment") is entered into as of June 28, 2022, by and between the City of Gardena, a municipal corporation of the State of California ("City") and Clint Osorio, an individual ("Osorio").

RECITALS

A. WHEREAS, on December 10, 2019, the City and Osorio entered into the Employment Agreement Between the City of Gardena and Clint Osorio (the "Employment Agreement") to employ Osorio as City Manager of the City; and

B. WHEREAS, the City Council recently conducted an annual performance evaluation of Osorio; and

C. WHEREAS, the Gardena City Council wishes to continue to retain Osorio to serve in the position of City Manager and make certain amendments to the Employment Agreement.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The Parties agree that the above recitals are true and correct.

2. Term. Section 3, paragraph A, of the Employment Agreement is hereby amended and restated, in its entirety, to read as follows:

"A. The term of this Agreement is four (4) years, commencing on June 28, 2022, and expiring on June 28, 2026, unless otherwise terminated sooner. This Agreement shall automatically trigger a re-opener evaluation on or before June 28, 2025, for consideration of extension of this agreement."

3. Salary. Section 7, paragraph A, of the Employment Agreement is hereby amended and restated, in its entirety, to read as follows:

"A. Osorio's initial base annual salary is $299,565. Said amount shall be payable in monthly or bi-weekly installments at the same time and in the same manner as other employees of the City are paid."

4. Governing Law. This First Amendment shall be construed and enforced in accordance with and governed by the laws of the State of California.

5. Counterparts. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument

6. Agreement to Remain in Effect. Except as expressly amended by this First Amendment, the underlying terms and conditions of the Employment Agreement shall remain in effect.

7. References. All references to the Employment Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Employment Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, City and Osorio have executed this First Amendment to Employment Agreement as of the date first written above.

CITY OF GARDENA

By: _____
Tasha Cerda, Mayor

ATTEST:

_____
Mina Semenza, City Clerk

CLINT OSORIO

By: _____
Clint Osorio

APPROVED AS TO FORM:

_____
Carmen Vasquez, City Attorney

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF GARDENA AND CLINT OSORIO

This Employment Agreement (Agreement) is made and entered into, by and between the City of Gardena (City), a municipal corporation, and Clint Osorio (Osorio), in order to secure the services of Osorio as the City's City Manager. The City and Osorio are collectively referred to herein as the "Parties."

RECITALS

WHEREAS, City desires to appoint Osorio, who is currently employed as the Interim City Manager, to the position of City Manager for the City, based upon the terms and conditions of this Agreement; and

WHEREAS, Osorio desires to accept the appointment to City Manager and to comply with the terms and conditions as set forth in this Agreement,

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the Parties agree, as follows:

1. EMPLOYMENT

The City hereby employs Osorio as the City Manager of the City, and Osorio accepts that employment.

2. DUTIES

Osorio shall perform those duties and have those responsibilities that are assigned to the City Manager by the Gardena Municipal Code and the resolutions and directives of the City Council. Osorio's position as City Manager is considered a full-time position. Osorio shall not engage in any other business, educational, professional, or charitable activities that would conflict or materially interfere with Osorio's performance of his City Manager duties.

3. TERM

A. The term of this Agreement is three (3) years, commencing on December 10, 2019, and expiring on December 9, 2022, unless otherwise terminated sooner. This Agreement shall automatically trigger a re-opener evaluation on or before December 10, 2021, for consideration of extension of this agreement.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City to terminate the services of Osorio as City Manager at any time, subject only to the provisions set forth in Section 5 of this Agreement.

C. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of Osorio to retire or resign at any time from his position as City Manager with the City, subject only to the provisions set forth in Section 5 of this Agreement.

D. Nothing in this Agreement shall preclude the termination of this Agreement by mutual consent of both the Parties.

E. Nothing in this Agreement shall preclude the City and Osorio from extending the term of this Agreement beyond its termination date under mutually-agreed-upon terms and conditions which must be reduced to writing and signed by the Parties.

4. AT-WILL EMPLOYMENT STATUS

Osorio agrees that his employment as City Manager is at-will and may be terminated without cause and that he shall have no rights or expectations of continued employment with City, except as provided in Section 5 below.

5. TERMINATION

A. Osorio may, at any time during the term of the Agreement, resign from his position of City Manager with the City upon forty-five (45) days written notice to the City Council. If Osorio resigns, the City will not be under any obligation to pay him any severance benefits. However, Osorio will be entitled to any cash out of accrued and unused vacation, compensatory or sick leave due to him as provided in by City Council Resolution No. 6332, as set forth in Section 6 below.

B. This Agreement may be terminated by the City Council for cause or misconduct by Osorio. After giving notice to Osorio that this Agreement is terminated for cause or misconduct, the City shall have no obligation to continue the employment of Osorio or to provide compensation or benefits, including severance pay. For purposes of termination, "cause" is defined as willful breach of duty by Osorio in the course of employment or habitual neglect of duty by Osorio in the course of employment or continued incapacity of Osorio to perform the duties of employment as City Manager. Cause may also include Osorio being charged with, or entering a guilty plea or plea of nolo contendere to, or being convicted of, an offence which is a felony or crime of moral turpitude in the State of California; Osorio's willful misconduct or gross negligence; or Osorio's act of material dishonesty with or theft from the City.

C. In the event of the City's termination of this Agreement without cause or misconduct as defined is subsection 5.B., above, Osorio is entitled to a payment of severance pay equal to his monthly salary multiplied by the number of months left on the unexpired term of the contract. However, if the unexpired term of the contract is greater than 18 months, the maximum cash settlement shall be an amount equal to the monthly salary of Osorio multiplied by eighteen (18). All severance payments shall be made to Osorio within thirty (30) days of the effective date of his involuntary separation.

6. BENEFITS

A. Except as otherwise provided in this Agreement, Osorio shall receive the benefits set forth in City Council Resolution No. 6332, which exclusively sets forth the wages, hours and terms and conditions of employment for Executive Management Positions. Resolution No. 6332 is incorporated here by this reference and it is also Attachment "A" to this Agreement. If Resolution No. 6332 is replaced by a later resolution of the City Council, then Osorio shall continue to be entitled to the terms described in Resolution No. 6332 unless the later resolution

provides for greater benefits and is made expressly applicable to the City Manager or except as otherwise may be required by law.

B. Osorio shall be entitled to the use of a City-leased vehicle.

C. Additional benefits not specifically designated in this agreement for Osorio shall be as provided for in the Management Agreement between GMEO.

7. SALARY AND PERFORMANCE REVIEW

A. Osorio's initial base annual salary is $285,300. Said amount shall be payable in monthly or bi-weekly installments at the same time and in the same manner as other employees of the City are paid.

B. In addition to his base salary, Osorio shall receive the following pay in the same monthly or bi-weekly installments:

1. City contribution to deferred compensation on behalf of Osorio at twelve percent (12%) of annual base salary.

2. Osorio shall be permitted to use his accrued leave time to fund contributions to the City's qualified 457(b), 401(a), and Health Savings Plan.

3. The City Council reserves the right to evaluate Osorio's performance at any time. Upon evaluation of Osorio's performance, the City Council, at its discretion, may provide merit increases from zero percent to five percent (0% to 5%) of Osorio's base salary.

8. GENERAL PROVISIONS

A. This Agreement shall constitute the entire agreement between the parties as to the subject matter herein and all other prior agreements, arrangements or understandings, oral or written, are merged into and superseded by the terms of this Agreement. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by the Parties.

B. If any provision or other portion of this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.

C. The Agreement may be signed in counterparts.

D. The Agreement will become effective as soon as signed and executed by Osorio and signed and executed by the Mayor of the City.

E. Each of the parties acknowledges that it has been represented by independent legal counsel of its own choosing, or if it has not been so represented, it has been admonished to obtain independent legal counsel and has freely and voluntarily waived and relinquished the right to legal counsel. Further, each party who has not obtained independent legal counsel

acknowledges that the failure to have independent legal counsel will not excuse such party's failure to perform under this Agreement or any agreement referred to in this Agreement.

9. REPRESENTATIONS AND WARRANTIES

Each of the parties represents and warrants to the other party as follows:

It is agreed that each party has the right and authority to enter into this Agreement and that the person executing this Agreement on behalf of either party has the right and authority to fully commit and bind such party to the provisions of this Agreement.

10. WAIVER

Waiver by any party hereto of any term, condition or covenant of this Agreement shall not constitute the wavier of any other term, condition, or covenant hereof.

11. ASSIGNMENT

This Agreement is personal to Osorio and shall not be assigned by Osorio. Any such assignment shall be null and void.

12. GOVERNING LAW

This Agreement shall be interpreted and construed according to the laws of the State of California and venue shall be in the County of Los Angeles.

13. REIMBURSEMENT TO THE CITY

Notwithstanding anything to the contrary in this Agreement, if Osorio is convicted, pleads guilty, or pleads nolo contendere to a crime involving an abuse of his office or position, Osorio shall fully reimburse the City, as follows:

A. For any paid leave salary provided by the City pending an investigation, as required by Government Code section 53243.

B. For any funds provided by the City for the legal criminal defense of Osorio, as required by Government Code section 53243.1.

C. For any cash settlement provided by the City related to the termination of Osorio's employment, as required by Government Code section 53243.2.

D. For purposes of this Agreement, "abuse of office or position" means either of the following:

1. An abuse of public authority, including, but not limited to, waste, fraud, and violation of the law under color of authority. See Government Code section 53243.4(a).

2. A crime against public justice, including, but not limited to, a crime described in Title 5 (commencing with Section 67), Title 6 (commencing with Section 85), or Title 7

(commencing with Section 92) of Part 1 of the Penal Code. See Government Code section 53243.4(b).

14. NOTICE

All notices relating to this Agreement shall be personally delivered or mailed to the addresses listed below:

Clint Osorio
[redacted]

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

IT IS SO AGREED:

CLINT OSORIO

Clint Osorio

CITY OF GARDENA

Tasha Cerda, Mayor

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:

Peter L. Wallin, City Attorney

RESOLUTION NO. 6592

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADPOTING CITY OF GARDENA CLASSIFICATION AND COMPENSATION PLAN, EFFECTIVE JUNE 28, 2022

THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City desires to adopt the City's Classification and Compensation Plan in its entirety which sets forth the rate of compensation and/or benefits for all City employees; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CITY COUNCIL PAY POLICY: it is the intent of the City Council to establish and maintain a Classification and Compensation Plan that attracts and maintains skilled management, technical and professional employees, promotes efficiency and economy, and support the selection, maintenance, and compensation of employees designated herein on the basis of merit, skill, and internal equity.

SECTION 3. CITY CLASSIFICATION AND COMPENSATION PLAN: The full and complete Classification and Compensation Plan (Plan) for all positions within the City, is attached hereto as Exhibit "A" and incorporated herein as if fully set forth. The City Manager shall see that the Plan is revised and republished in its entirety whenever subsequent action of the City Council modify the Plan.

SECTION 4. TRANSITIONAL POSITIONS: Positions that are established solely based on the terms and conditions of federal, state or other funding agreements for specific programs shall be classified as "Transitional Positions." Such positions may be established by the City Manager as "Unclassified" and, as such, may be established

separate from the parameters governing the City's Classification and Compensation Plan.

SECTION 5. EFFECT: This Resolution shall take effect immediately upon adoption by the City Council.

SECTION 6. REPEALS: The adoption of this Resolution No. 6592 replaces all previous Classification and Compensation Plans adopted by the City Council of the City of Gardena and all such previous plans are hereby repealed.

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved and adopted this 28th day of June, 2022.

CITY OF GARDENA CITY COUNCIL

By:_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

EXHIBIT A

CITY OF GARDENA
CLASSIFICATION AND COMPENSATION PLAN
AS OF JUNE 28, 2022

350 - Schedule Adjustment per employment contract

6 Clerical Aide I
6 Police Aide

STEP	*6*
ANNUAL	31,752.00
MONTHLY	2,646.00
BI-WEEKLY	1,221.23
HOURLY	15.2654

7 Peer Advocate Counselor II
7 Storeroom Aide

STEP	*4*	*5*	*6*
ANNUAL	28,128.00	29,532.00	31,008.00
MONTHLY	2,344.00	2,461.00	2,584.00
BI-WEEKLY	1,081.85	1,135.85	1,192.62
HOURLY	13.5231	14.1981	14.9077

8 Community Aide I

STEP	*4*	*5*	*6*
ANNUAL	28,836.00	30,276.00	31,788.00
MONTHLY	2,403.00	2,523.00	2,649.00
BI-WEEKLY	1,109.08	1,164.46	1,222.62
HOURLY	13.8635	14.5558	15.2827

13 Certified Nursing Assistant

STEP	*3*	*4*	*5*	*6*
ANNUAL	28,200.00	29,616.00	31,092.00	32,652.00
MONTHLY	2,350.00	2,468.00	2,591.00	2,721.00
BI-WEEKLY	1,084.62	1,139.08	1,195.85	1,255.85
HOURLY	13.5577	14.2385	14.9481	15.6981

14 Pool Cashier

STEP	*3*	*4*	*5*	*6*
ANNUAL	28,896.00	30,336.00	31,848.00	33,444.00
MONTHLY	2,408.00	2,528.00	2,654.00	2,787.00
BI-WEEKLY	1,111.38	1,166.77	1,224.92	1,286.31
HOURLY	13.8923	14.5846	15.3115	16.0788

15

STEP	*2*	*3*	*4*	*5*	*6*
ANNUAL	28,212.00	29,628.00	31,104.00	32,664.00	34,296.00
MONTHLY	2,351.00	2,469.00	2,592.00	2,722.00	2,858.00
BI-WEEKLY	1,085.08	1,139.54	1,196.31	1,256.31	1,319.08
HOURLY	13.5635	14.2442	14.9538	15.7038	16.4885

16

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	27,540.00	28,920.00	30,372.00	31,896.00	33,492.00	35,172.00
MONTHLY	2,295.00	2,410.00	2,531.00	2,658.00	2,791.00	2,931.00
BI-WEEKLY	1,059.23	1,112.31	1,168.15	1,226.77	1,288.15	1,352.77
HOURLY	13.2404	13.9038	14.6019	15.3346	16.1019	16.9096

17 Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	28,224.00	29,640.00	31,128.00	32,688.00	34,320.00	36,036.00
MONTHLY	2,352.00	2,470.00	2,594.00	2,724.00	2,860.00	3,003.00
BI-WEEKLY	1,085.54	1,140.00	1,197.23	1,257.23	1,320.00	1,386.00
HOURLY	13.5692	14.2500	14.9654	15.7154	16.5000	17.3250

18

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	28,932.00	30,384.00	31,908.00	33,504.00	35,184.00	36,948.00
MONTHLY	2,411.00	2,532.00	2,659.00	2,792.00	2,932.00	3,079.00
BI-WEEKLY	1,112.77	1,168.62	1,227.23	1,288.62	1,353.23	1,421.08
HOURLY	13.9096	14.6077	15.3404	16.1077	16.9154	17.7635

19 FCC Program Assistant I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	29,640.00	31,128.00	32,688.00	34,320.00	36,036.00	37,836.00
MONTHLY	2,470.00	2,594.00	2,724.00	2,860.00	3,003.00	3,153.00
BI-WEEKLY	1,140.00	1,197.23	1,257.23	1,320.00	1,386.00	1,455.23
HOURLY	14.2500	14.9654	15.7154	16.5000	17.3250	18.1904

20

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	30,384.00	31,908.00	33,504.00	35,184.00	36,948.00	38,796.00
MONTHLY	2,532.00	2,659.00	2,792.00	2,932.00	3,079.00	3,233.00
BI-WEEKLY	1,168.62	1,227.23	1,288.62	1,353.23	1,421.08	1,492.15
HOURLY	14.6077	15.3404	16.1077	16.9154	17.7635	18.6519

21 Police Cadet

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	31,140.00	32,700.00	34,332.00	36,048.00	37,848.00	39,744.00
MONTHLY	2,595.00	2,725.00	2,861.00	3,004.00	3,154.00	3,312.00
BI-WEEKLY	1,197.69	1,257.69	1,320.46	1,386.46	1,455.69	1,528.62
HOURLY	14.9712	15.7212	16.5058	17.3308	18.1962	19.1077

22 Geriatric Aide
22 Lifeguard/Instructor
22 Recreation Leader I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	31,920.00	33,516.00	35,196.00	36,960.00	38,808.00	40,752.00
MONTHLY	2,660.00	2,793.00	2,933.00	3,080.00	3,234.00	3,396.00
BI-WEEKLY	1,227.69	1,289.08	1,353.69	1,421.54	1,492.62	1,567.38
HOURLY	15.3462	16.1135	16.9212	17.7692	18.6577	19.5923

23 Community Aide II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	32,724.00	34,356.00	36,072.00	37,872.00	39,768.00	41,760.00
MONTHLY	2,727.00	2,863.00	3,006.00	3,156.00	3,314.00	3,480.00
BI-WEEKLY	1,258.62	1,321.38	1,387.38	1,456.62	1,529.54	1,606.15
HOURLY	15.7327	16.5173	17.3423	18.2077	19.1192	20.0769

24

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	33,540.00	35,220.00	36,984.00	38,832.00	40,776.00	42,816.00
MONTHLY	2,795.00	2,935.00	3,082.00	3,236.00	3,398.00	3,568.00
BI-WEEKLY	1,290.00	1,354.62	1,422.46	1,493.54	1,568.31	1,646.77
HOURLY	16.1250	16.9327	17.7808	18.6692	19.6038	20.5846

25

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	34,380.00	36,096.00	37,896.00	39,792.00	41,784.00	43,872.00
MONTHLY	2,865.00	3,008.00	3,158.00	3,316.00	3,482.00	3,656.00
BI-WEEKLY	1,322.31	1,388.31	1,457.54	1,530.46	1,607.08	1,687.38
HOURLY	16.5288	17.3538	18.2192	19.1308	20.0885	21.0923

26 Pool Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,244.00	37,008.00	38,856.00	40,800.00	42,840.00	44,988.00
MONTHLY	2,937.00	3,084.00	3,238.00	3,400.00	3,570.00	3,749.00
BI-WEEKLY	1,355.54	1,423.38	1,494.46	1,569.23	1,647.69	1,730.31
HOURLY	16.9442	17.7923	18.6808	19.6154	20.5962	21.6288

27

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	36,120.00	37,932.00	39,828.00	41,820.00	43,908.00	46,104.00
MONTHLY	3,010.00	3,161.00	3,319.00	3,485.00	3,659.00	3,842.00
BI-WEEKLY	1,389.23	1,458.92	1,531.85	1,608.46	1,688.77	1,773.23
HOURLY	17.3654	18.2365	19.1481	20.1058	21.1096	22.1654

28 Meal Services Coordinator
28 Police Assistant
28 Recreation Leader II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	37,020.00	38,868.00	40,812.00	42,852.00	45,000.00	47,256.00
MONTHLY	3,085.00	3,239.00	3,401.00	3,571.00	3,750.00	3,938.00
BI-WEEKLY	1,423.85	1,494.92	1,569.69	1,648.15	1,730.77	1,817.54
HOURLY	17.7981	18.6865	19.6212	20.6019	21.6346	22.7192

29 Account Clerk
29 Customer Service Clerk I
29 Printing & Technology Intern
29 Recreation Therapist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	37,944.00	39,840.00	41,832.00	43,920.00	46,116.00	48,420.00
MONTHLY	3,162.00	3,320.00	3,486.00	3,660.00	3,843.00	4,035.00
BI-WEEKLY	1,459.38	1,532.31	1,608.92	1,689.23	1,773.69	1,862.31
HOURLY	18.2423	19.1538	20.1115	21.1154	22.1712	23.2788

30 Custodian I
30 FCC Education Assistant II
30 FCC Program Assistant II

	1	*2*	*3*	*4*	*5*	*6*
ANNUAL	38,892.00	40,836.00	42,876.00	45,024.00	47,280.00	49,644.00
MONTHLY	3,241.00	3,403.00	3,573.00	3,752.00	3,940.00	4,137.00
BI-WEEKLY	1,495.85	1,570.62	1,649.08	1,731.69	1,818.46	1,909.38
HOURLY	18.6981	19.6327	20.6135	21.6462	22.7308	23.8673

31 Paratransit Driver

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	39,864.00	41,856.00	43,944.00	46,140.00	48,444.00	50,868.00
MONTHLY	3,322.00	3,488.00	3,662.00	3,845.00	4,037.00	4,239.00
BI-WEEKLY	1,533.23	1,609.85	1,690.15	1,774.62	1,863.23	1,956.46
HOURLY	19.1654	20.1231	21.1269	22.1827	23.2904	24.4558

32 Home Improvement Maintenance Helper
32 Right-of-Way Maintenance Worker

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	40,860.00	42,900.00	45,048.00	47,304.00	49,668.00	52,152.00
MONTHLY	3,405.00	3,575.00	3,754.00	3,942.00	4,139.00	4,346.00
BI-WEEKLY	1,571.54	1,650.00	1,732.62	1,819.38	1,910.31	2,005.85
HOURLY	19.6442	20.6250	21.6577	22.7423	23.8788	25.0731

33 Customer Service Clerk II
33 Equipment Utility Worker I
33 Police Records Technician I
33 Police Service Technician
33 Public Safety Officer
33 Relief Bus Operator Trainee

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	41,880.00	43,980.00	46,176.00	48,480.00	50,904.00	53,448.00
MONTHLY	3,490.00	3,665.00	3,848.00	4,040.00	4,242.00	4,454.00
BI-WEEKLY	1,610.77	1,691.54	1,776.00	1,864.62	1,957.85	2,055.69
HOURLY	20.1346	21.1442	22.2000	23.3077	24.4731	25.6962

34 Custodian II
34 Graffiti Technician
34 Paratransit Dispatcher
34 Park Maintenance Worker I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	42,924.00	45,072.00	47,328.00	49,692.00	52,176.00	54,780.00
MONTHLY	3,577.00	3,756.00	3,944.00	4,141.00	4,348.00	4,565.00
BI-WEEKLY	1,650.92	1,733.54	1,820.31	1,911.23	2,006.77	2,106.92
HOURLY	20.6365	21.6692	22.7538	23.8904	25.0846	26.3365

35 Community Aide III
35 Help Desk Technician
35 Street Maintenance Worker

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	43,992.00	46,188.00	48,492.00	50,916.00	53,460.00	56,136.00
MONTHLY	3,666.00	3,849.00	4,041.00	4,243.00	4,455.00	4,678.00
BI-WEEKLY	1,692.00	1,776.46	1,865.08	1,958.31	2,056.15	2,159.08
HOURLY	21.1500	22.2058	23.3135	24.4788	25.7019	26.9885

36 Intermediate Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	45,096.00	47,352.00	49,716.00	52,200.00	54,816.00	57,552.00
MONTHLY	3,758.00	3,946.00	4,143.00	4,350.00	4,568.00	4,796.00
BI-WEEKLY	1,734.46	1,821.23	1,912.15	2,007.69	2,108.31	2,213.54
HOURLY	21.6808	22.7654	23.9019	25.0962	26.3538	27.6692

37 Nutrition Services Coordinator
37 Police Records Technician II
37 Relief Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	46,224.00	48,540.00	50,964.00	53,508.00	56,184.00	58,992.00
MONTHLY	3,852.00	4,045.00	4,247.00	4,459.00	4,682.00	4,916.00
BI-WEEKLY	1,777.85	1,866.92	1,960.15	2,058.00	2,160.92	2,268.92
HOURLY	22.2231	23.3365	24.5019	25.7250	27.0115	28.3615

38 Activity Coordinator
38 Equipment Utility Worker II
38 Purchasing Clerk
38 Senior Account Clerk
38 Senior Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	47,376.00	49,740.00	52,224.00	54,840.00	57,588.00	60,468.00
MONTHLY	3,948.00	4,145.00	4,352.00	4,570.00	4,799.00	5,039.00
BI-WEEKLY	1,822.15	1,913.08	2,008.62	2,109.23	2,214.92	2,325.69
HOURLY	22.7769	23.9135	25.1077	26.3654	27.6865	29.0712

39 Apprentice Mechanic
39 Home Improvement Lead Person
39 Park Maintenance Worker II
39 Records Management Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	48,564.00	50,988.00	53,532.00	56,208.00	59,016.00	61,968.00
MONTHLY	4,047.00	4,249.00	4,461.00	4,684.00	4,918.00	5,164.00
BI-WEEKLY	1,867.85	1,961.08	2,058.92	2,161.85	2,269.85	2,383.38
HOURLY	23.3481	24.5135	25.7365	27.0231	28.3731	29.7923

40 Engineering Aide
40 FCC Education Assistant III
40 FCC Program Assistant III
40 Public Works Coordinator
40 Sr. Transit Utility Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	49,776.00	52,260.00	54,876.00	57,624.00	60,504.00	63,528.00
MONTHLY	4,148.00	4,355.00	4,573.00	4,802.00	5,042.00	5,294.00
BI-WEEKLY	1,914.46	2,010.00	2,110.62	2,216.31	2,327.08	2,443.38
HOURLY	23.9308	25.1250	26.3827	27.7038	29.0885	30.5423

41 Permit/Licensing Technician I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	51,024.00	53,580.00	56,256.00	59,064.00	62,016.00	65,112.00
MONTHLY	4,252.00	4,465.00	4,688.00	4,922.00	5,168.00	5,426.00
BI-WEEKLY	1,962.46	2,060.77	2,163.69	2,271.69	2,385.23	2,504.31
HOURLY	24.5308	25.7596	27.0462	28.3962	29.8154	31.3038

42 Community Center Coordinator
42 Community Services Officer
42 Police Service Officer
42 Recreation Coordinator
42 Secretary
42 Tree Trimmer I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	52,296.00	54,912.00	57,660.00	60,540.00	63,564.00	66,744.00
MONTHLY	4,358.00	4,576.00	4,805.00	5,045.00	5,297.00	5,562.00
BI-WEEKLY	2,011.38	2,112.00	2,217.69	2,328.46	2,444.77	2,567.08
HOURLY	25.1423	26.4000	27.7212	29.1058	30.5596	32.0885

43 Administrative Aide
43 Building Maintenance Worker
43 Cement Finisher
43 Human Resources / Department Coordinator
43 Payroll / Personnel Technician
43 Senior Citizens Social Services Coordinator
43 Transit Maintenance Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	53,604.00	56,280.00	59,100.00	62,052.00	65,160.00	68,424.00
MONTHLY	4,467.00	4,690.00	4,925.00	5,171.00	5,430.00	5,702.00
BI-WEEKLY	2,061.69	2,164.62	2,273.08	2,386.62	2,506.15	2,631.69
HOURLY	25.7712	27.0577	28.4135	29.8327	31.3269	32.8962

44 Administrative Secretary
44 Building Aide
44 Building/Planning Technician
44 Permit/Licensing Technician II
44 Sewer Maintenance Worker
44 Tree Trimmer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	54,948.00	57,696.00	60,576.00	63,600.00	66,780.00	70,116.00
MONTHLY	4,579.00	4,808.00	5,048.00	5,300.00	5,565.00	5,843.00
BI-WEEKLY	2,113.38	2,219.08	2,329.85	2,446.15	2,568.46	2,696.77
HOURLY	26.4173	27.7385	29.1231	30.5769	32.1058	33.7096

45 Street Sweeper Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	56,316.00	59,136.00	62,088.00	65,196.00	68,460.00	71,880.00
MONTHLY	4,693.00	4,928.00	5,174.00	5,433.00	5,705.00	5,990.00
BI-WEEKLY	2,166.00	2,274.46	2,388.00	2,507.54	2,633.08	2,764.62
HOURLY	27.0750	28.4308	29.8500	31.3442	32.9135	34.5577

46 Heavy Equipment Operator
46 Street Traffic Painter

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	57,720.00	60,612.00	63,648.00	66,828.00	70,164.00	73,668.00
MONTHLY	4,810.00	5,051.00	5,304.00	5,569.00	5,847.00	6,139.00
BI-WEEKLY	2,220.00	2,331.23	2,448.00	2,570.31	2,698.62	2,833.38
HOURLY	27.7500	29.1404	30.6000	32.1288	33.7327	35.4173

47 Equipment Mechanic
47 Graphics Technician
47 Maintenance Painter
47 Senior Building Maintenance Worker
47 Transit Mechanic
47 Transit Parts/Storeroom Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	59,160.00	62,124.00	65,232.00	68,496.00	71,916.00	75,516.00
MONTHLY	4,930.00	5,177.00	5,436.00	5,708.00	5,993.00	6,293.00
BI-WEEKLY	2,275.38	2,389.38	2,508.92	2,634.46	2,766.00	2,904.46
HOURLY	28.4423	29.8673	31.3615	32.9308	34.5750	36.3058

48 Custodian-Lead
48 Financial Services Technician
48 Human Resources Technician
48 Junior Accountant
48 Payroll Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,636.00	63,672.00	66,852.00	70,200.00	73,716.00	77,400.00
MONTHLY	5,053.00	5,306.00	5,571.00	5,850.00	6,143.00	6,450.00
BI-WEEKLY	2,332.15	2,448.92	2,571.23	2,700.00	2,835.23	2,976.92
HOURLY	29.1519	30.6115	32.1404	33.7500	35.4404	37.2115

49 Administrative Analyst I
49 Community Services Counselor
49 Program Coordinator
49 Recreation Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	62,148.00	65,256.00	68,520.00	71,952.00	75,552.00	79,332.00
MONTHLY	5,179.00	5,438.00	5,710.00	5,996.00	6,296.00	6,611.00
BI-WEEKLY	2,390.31	2,509.85	2,635.38	2,767.38	2,905.85	3,051.23
HOURLY	29.8788	31.3731	32.9423	34.5923	36.3231	38.1404

50 Case Management Supervisor/Instructor
50 Transit Dispatcher/Operations Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,696.00	66,876.00	70,224.00	73,740.00	77,424.00	81,300.00
MONTHLY	5,308.00	5,573.00	5,852.00	6,145.00	6,452.00	6,775.00
BI-WEEKLY	2,449.85	2,572.15	2,700.92	2,836.15	2,977.85	3,126.92
HOURLY	30.6231	32.1519	33.7615	35.4519	37.2231	39.0865

51 Electrical/Signal Technician I
51 Emergency Preparedness Coordinator
51 Engineering Technician
51 Executive Assistant to Chief of Police
51 General Building Inspector
51 Information Technology Coordinator
51 Lead Equipment Mechanic
51 Planning Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	65,292.00	68,556.00	71,988.00	75,588.00	79,368.00	83,340.00
MONTHLY	5,441.00	5,713.00	5,999.00	6,299.00	6,614.00	6,945.00
BI-WEEKLY	2,511.23	2,636.77	2,768.77	2,907.23	3,052.62	3,205.38
HOURLY	31.3904	32.9596	34.6096	36.3404	38.1577	40.0673

52

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,924.00	70,272.00	73,788.00	77,472.00	81,348.00	85,416.00
MONTHLY	5,577.00	5,856.00	6,149.00	6,456.00	6,779.00	7,118.00
BI-WEEKLY	2,574.00	2,702.77	2,838.00	2,979.69	3,128.77	3,285.23
HOURLY	32.1750	33.7846	35.4750	37.2462	39.1096	41.0654

53 Code Enforcement Officer
53 FCC Education Coordinator
53 Park Maintenance Lead
53 Public Works Inspector
53 Public Works Lead
53 Transit Operations Training Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,592.00	72,024.00	75,624.00	79,404.00	83,376.00	87,540.00
MONTHLY	5,716.00	6,002.00	6,302.00	6,617.00	6,948.00	7,295.00
BI-WEEKLY	2,638.15	2,770.15	2,908.62	3,054.00	3,206.77	3,366.92
HOURLY	32.9769	34.6269	36.3577	38.1750	40.0846	42.0865

54 Administrative Analyst II
54 Building Maintenance Lead
54 Forensic Technician
54 Transit Marketing Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	70,308.00	73,824.00	77,520.00	81,396.00	85,464.00	89,736.00
MONTHLY	5,859.00	6,152.00	6,460.00	6,783.00	7,122.00	7,478.00
BI-WEEKLY	2,704.15	2,839.38	2,981.54	3,130.62	3,287.08	3,451.38
HOURLY	33.8019	35.4923	37.2692	39.1327	41.0885	43.1423

55 Electrical/Signal Technician II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	72,060.00	75,660.00	79,440.00	83,412.00	87,588.00	91,968.00
MONTHLY	6,005.00	6,305.00	6,620.00	6,951.00	7,299.00	7,664.00
BI-WEEKLY	2,771.54	2,910.00	3,055.38	3,208.15	3,368.77	3,537.23
HOURLY	34.6442	36.3750	38.1923	40.1019	42.1096	44.2154

56 Administrative Coordinator
56 Assistant Engineer
56 FCC Program Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,860.00	77,556.00	81,432.00	85,500.00	89,772.00	94,260.00
MONTHLY	6,155.00	6,463.00	6,786.00	7,125.00	7,481.00	7,855.00
BI-WEEKLY	2,840.77	2,982.92	3,132.00	3,288.46	3,452.77	3,625.38
HOURLY	35.5096	37.2865	39.1500	41.1058	43.1596	45.3173

57 Senior Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,708.00	79,488.00	83,460.00	87,636.00	92,016.00	96,612.00
MONTHLY	6,309.00	6,624.00	6,955.00	7,303.00	7,668.00	8,051.00
BI-WEEKLY	2,911.85	3,057.23	3,210.00	3,370.62	3,539.08	3,715.85
HOURLY	36.3981	38.2154	40.1250	42.1327	44.2385	46.4481

58

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,604.00	81,480.00	85,560.00	89,844.00	94,332.00	99,048.00
MONTHLY	6,467.00	6,790.00	7,130.00	7,487.00	7,861.00	8,254.00
BI-WEEKLY	2,984.77	3,133.85	3,290.77	3,455.54	3,628.15	3,809.54
HOURLY	37.3096	39.1731	41.1346	43.1942	45.3519	47.6192

59 Administrative Support Services Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,548.00	83,520.00	87,696.00	92,076.00	96,684.00	101,520.00
MONTHLY	6,629.00	6,960.00	7,308.00	7,673.00	8,057.00	8,460.00
BI-WEEKLY	3,059.54	3,212.31	3,372.92	3,541.38	3,718.62	3,904.62
HOURLY	38.2442	40.1538	42.1615	44.2673	46.4827	48.8077

60

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,540.00	85,620.00	89,904.00	94,404.00	99,120.00	104,076.00
MONTHLY	6,795.00	7,135.00	7,492.00	7,867.00	8,260.00	8,673.00
BI-WEEKLY	3,136.15	3,293.08	3,457.85	3,630.92	3,812.31	4,002.92
HOURLY	39.2019	41.1635	43.2231	45.3865	47.6538	50.0365

61 Administrative Analyst III
61 Associate Engineer
61 Information Technology Systems Analyst - Transit
61 Transit Planning and Scheduling Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,580.00	87,756.00	92,148.00	96,756.00	101,592.00	106,668.00
MONTHLY	6,965.00	7,313.00	7,679.00	8,063.00	8,466.00	8,889.00
BI-WEEKLY	3,214.62	3,375.23	3,544.15	3,721.38	3,907.38	4,102.62
HOURLY	40.1827	42.1904	44.3019	46.5173	48.8423	51.2827

62 Information Technology Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	85,668.00	89,952.00	94,452.00	99,180.00	104,136.00	109,344.00
MONTHLY	7,139.00	7,496.00	7,871.00	8,265.00	8,678.00	9,112.00
BI-WEEKLY	3,294.92	3,459.69	3,632.77	3,814.62	4,005.23	4,205.54
HOURLY	41.1865	43.2462	45.4096	47.6827	50.0654	52.5692

90 Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	52,836.00	55,476.00	58,248.00	61,164.00	64,224.00	67,440.00
MONTHLY	4,403.00	4,623.00	4,854.00	5,097.00	5,352.00	5,620.00
BI-WEEKLY	2,032.15	2133.69	2240.31	2,352.46	2,470.15	2,593.85
HOURLY	25.4019	26.6712	28.0038	29.4058	30.8769	32.4231
Specialty - 5%	220.15	231.15	242.70	254.85	267.60	281.00

104

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	56,544.00	59,376.00	62,340.00	65,460.00	68,736.00	72,168.00
MONTHLY	4,712.00	4,948.00	5,195.00	5,455.00	5,728.00	6,014.00
BI-WEEKLY	2,174.77	2,283.69	2,397.69	2,517.69	2,643.69	2,775.69
HOURLY	27.1846	28.5462	29.9712	31.4712	33.0462	34.6962
Lgy Bonus 20	117.80	123.70	129.88	136.38	143.20	150.35
Lgy Bonus 25	235.60	247.40	259.75	272.75	286.40	300.70
Lgy Bonus 30	353.40	371.10	389.63	409.13	429.60	451.05

105

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	57,960.00	60,864.00	63,912.00	67,104.00	70,464.00	73,992.00
MONTHLY	4,830.00	5,072.00	5,326.00	5,592.00	5,872.00	6,166.00
BI-WEEKLY	2,229.23	2340.92	2458.15	2580.92	2710.15	2845.85
HOURLY	27.8654	29.2615	30.7269	32.2615	33.8769	35.5731
Lgy Bonus 20	120.75	126.80	133.15	139.80	146.80	154.15
Lgy Bonus 25	241.50	253.60	266.30	279.60	293.60	308.30
Lgy Bonus 30	362.25	380.40	399.45	419.40	440.40	462.45

106

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	59,412.00	62,388.00	65,508.00	68,784.00	72,228.00	75,840.00
MONTHLY	4,951.00	5,199.00	5,459.00	5,732.00	6,019.00	6,320.00
BI-WEEKLY	2,285.08	2,399.54	2,519.54	2,645.54	2,778.00	2,916.92
HOURLY	28.5635	29.9942	31.4942	33.0692	34.7250	36.4615
Lgy Bonus 20	123.78	129.98	136.48	143.30	150.48	158.00
Lgy Bonus 25	247.55	259.95	272.95	286.60	300.95	316.00
Lgy Bonus 30	371.33	389.93	409.43	429.90	451.43	474.00

107

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,900.00	63,948.00	67,140.00	70,500.00	74,028.00	77,724.00
MONTHLY	5,075.00	5,329.00	5,595.00	5,875.00	6,169.00	6,477.00
BI-WEEKLY	2,342.31	2,459.54	2,582.31	2,711.54	2,847.23	2,989.38
HOURLY	29.2788	30.7442	32.2788	33.8942	35.5904	37.3673
Lgy Bonus 20	126.88	133.23	139.88	146.88	154.23	161.93
Lgy Bonus 25	253.75	266.45	279.75	293.75	308.45	323.85
Lgy Bonus 30	380.63	399.68	419.63	440.63	462.68	485.78

108 Economic Development Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	62,424.00	65,544.00	68,820.00	72,264.00	75,876.00	79,668.00
MONTHLY	5,202.00	5,462.00	5,735.00	6,022.00	6,323.00	6,639.00
BI-WEEKLY	2,400.92	2,520.92	2,646.92	2,779.38	2,918.31	3,064.15
HOURLY	30.0115	31.5115	33.0865	34.7423	36.4788	38.3019
Lgy Bonus 20	130.05	136.55	143.38	150.55	158.08	165.98
Lgy Bonus 25	260.10	273.10	286.75	301.10	316.15	331.95
Lgy Bonus 30	390.15	409.65	430.13	451.65	474.23	497.93

109

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,984.00	67,188.00	70,548.00	74,076.00	77,784.00	81,672.00
MONTHLY	5,332.00	5,599.00	5,879.00	6,173.00	6,482.00	6,806.00
BI-WEEKLY	2,460.92	2,584.15	2,713.38	2,849.08	2,991.69	3,141.23
HOURLY	30.7615	32.3019	33.9173	35.6135	37.3962	39.2654
Lgy Bonus 20	133.30	139.98	146.98	154.33	162.05	170.15
Lgy Bonus 25	266.60	279.95	293.95	308.65	324.10	340.30
Lgy Bonus 30	399.90	419.93	440.93	462.98	486.15	510.45

110

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	65,580.00	68,856.00	72,300.00	75,912.00	79,704.00	83,688.00
MONTHLY	5,465.00	5,738.00	6,025.00	6,326.00	6,642.00	6,974.00
BI-WEEKLY	2,522.31	2,648.31	2,780.77	2,919.69	3,065.54	3,218.77
HOURLY	31.5288	33.1038	34.7596	36.4962	38.3192	40.2346
Lgy Bonus 20	136.63	143.45	150.63	158.15	166.05	174.35
Lgy Bonus 25	273.25	286.90	301.25	316.30	332.10	348.70
Lgy Bonus 30	409.88	430.35	451.88	474.45	498.15	523.05

111

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	67,224.00	70,584.00	74,112.00	77,820.00	81,708.00	85,788.00
MONTHLY	5,602.00	5,882.00	6,176.00	6,485.00	6,809.00	7,149.00
BI-WEEKLY	2,585.54	2,714.77	2,850.46	2,993.08	3,142.62	3,299.54
HOURLY	32.3192	33.9346	35.6308	37.4135	39.2827	41.2442
Lgy Bonus 20	140.05	147.05	154.40	162.13	170.23	178.73
Lgy Bonus 25	280.10	294.10	308.80	324.25	340.45	357.45
Lgy Bonus 30	420.15	441.15	463.20	486.38	510.68	536.18

112

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,904.00	72,348.00	75,960.00	79,764.00	83,748.00	87,936.00
MONTHLY	5,742.00	6,029.00	6,330.00	6,647.00	6,979.00	7,328.00
BI-WEEKLY	2,650.15	2,782.62	2,921.54	3,067.85	3,221.08	3,382.15
HOURLY	33.1269	34.7827	36.5192	38.3481	40.2635	42.2769
Lgy Bonus 20	143.55	150.73	158.25	166.18	174.48	183.20
Lgy Bonus 25	287.10	301.45	316.50	332.35	348.95	366.40
Lgy Bonus 30	430.65	452.18	474.75	498.53	523.43	549.60

113

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	70,632.00	74,160.00	77,868.00	81,756.00	85,848.00	90,144.00
MONTHLY	5,886.00	6,180.00	6,489.00	6,813.00	7,154.00	7,512.00
BI-WEEKLY	2,716.62	2,852.31	2,994.92	3,144.46	3,301.85	3,467.08
HOURLY	33.9577	35.6538	37.4365	39.3058	41.2731	43.3385
Lgy Bonus 20	147.15	154.50	162.23	170.33	178.85	187.80
Lgy Bonus 25	294.30	309.00	324.45	340.65	357.70	375.60
Lgy Bonus 30	441.45	463.50	486.68	510.98	536.55	563.40

114

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	72,396.00	76,020.00	79,824.00	83,820.00	88,008.00	92,412.00
MONTHLY	6,033.00	6,335.00	6,652.00	6,985.00	7,334.00	7,701.00
BI-WEEKLY	2,784.46	2,923.85	3,070.15	3,223.85	3,384.92	3,554.31
HOURLY	34.8058	36.5481	38.3769	40.2981	42.3115	44.4288
Lgy Bonus 20	150.83	158.38	166.30	174.63	183.35	192.53
Lgy Bonus 25	301.65	316.75	332.60	349.25	366.70	385.05
Lgy Bonus 30	452.48	475.13	498.90	523.88	550.05	577.58

115 Deputy City Clerk/Records Management Officer
115 Deputy City Treasurer
115 Human Resources Analyst
115 Risk Management Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	74,208.00	77,916.00	81,816.00	85,908.00	90,204.00	94,716.00
MONTHLY	6,184.00	6,493.00	6,818.00	7,159.00	7,517.00	7,893.00
BI-WEEKLY	2,854.15	2,996.77	3,146.77	3,304.15	3,469.38	3,642.92
HOURLY	35.6769	37.4596	39.3346	41.3019	43.3673	45.5365
Lgy Bonus 20	154.60	162.33	170.45	178.98	187.93	197.33
Lgy Bonus 25	309.20	324.65	340.90	357.95	375.85	394.65
Lgy Bonus 30	463.80	486.98	511.35	536.93	563.78	591.98

116

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	76,068.00	79,872.00	83,868.00	88,056.00	92,460.00	97,080.00
MONTHLY	6,339.00	6,656.00	6,989.00	7,338.00	7,705.00	8,090.00
BI-WEEKLY	2,925.69	3,072.00	3,225.69	3,386.77	3,556.15	3,733.85
HOURLY	36.5712	38.4000	40.3212	42.3346	44.4519	46.6731
Lgy Bonus 20	158.48	166.40	174.73	183.45	192.63	202.25
Lgy Bonus 25	316.95	332.80	349.45	366.90	385.25	404.50
Lgy Bonus 30	475.43	499.20	524.18	550.35	577.88	606.75

117 Transportation Operations Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,964.00	81,864.00	85,956.00	90,252.00	94,764.00	99,504.00
MONTHLY	6,497.00	6,822.00	7,163.00	7,521.00	7,897.00	8,292.00
BI-WEEKLY	2,998.62	3,148.62	3,306.00	3,471.23	3,644.77	3,827.08
HOURLY	37.4827	39.3577	41.3250	43.3904	45.5596	47.8385
Lgy Bonus 20	162.43	170.55	179.08	188.03	197.43	207.30
Lgy Bonus 25	324.85	341.10	358.15	376.05	394.85	414.60
Lgy Bonus 30	487.28	511.65	537.23	564.08	592.28	621.90

118 Administrative Management Analyst I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,908.00	83,904.00	88,104.00	92,508.00	97,128.00	101,988.00
MONTHLY	6,659.00	6,992.00	7,342.00	7,709.00	8,094.00	8,499.00
BI-WEEKLY	3,073.38	3,227.08	3,388.62	3,558.00	3,735.69	3,922.62
HOURLY	38.4173	40.3385	42.3577	44.4750	46.6962	49.0327
Lgy Bonus 20	166.48	174.80	183.55	192.73	202.35	212.48
Lgy Bonus 25	332.95	349.60	367.10	385.45	404.70	424.95
Lgy Bonus 30	499.43	524.40	550.65	578.18	607.05	637.43

119 Accountant/Cost Accountant
119 Facilities Maintenance Supervisor
119 Fleet Maintenance Supervisor
119 Recreation Services Manager
119 Transit Training and Safety Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,900.00	85,992.00	90,288.00	94,800.00	99,540.00	104,520.00
MONTHLY	6,825.00	7,166.00	7,524.00	7,900.00	8,295.00	8,710.00
BI-WEEKLY	3,150.00	3,307.38	3,472.62	3,646.15	3,828.46	4,020.00
HOURLY	39.3750	41.3423	43.4077	45.5769	47.8558	50.2500
Lgy Bonus 20	170.63	179.15	188.10	197.50	207.38	217.75
Lgy Bonus 25	341.25	358.30	376.20	395.00	414.75	435.50
Lgy Bonus 30	511.88	537.45	564.30	592.50	622.13	653.25

120 Administrative Management Analyst II
120 Executive Office Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,952.00	88,152.00	92,556.00	97,188.00	102,048.00	107,148.00
MONTHLY	6,996.00	7,346.00	7,713.00	8,099.00	8,504.00	8,929.00
BI-WEEKLY	3,228.92	3,390.46	3,559.85	3,738.00	3,924.92	4,121.08
HOURLY	40.3615	42.3808	44.4981	46.7250	49.0615	51.5135
Lgy Bonus 20	174.90	183.65	192.83	202.48	212.60	223.23
Lgy Bonus 25	349.80	367.30	385.65	404.95	425.20	446.45
Lgy Bonus 30	524.70	550.95	578.48	607.43	637.80	669.68

121

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	86,052.00	90,360.00	94,884.00	99,624.00	104,604.00	109,836.00
MONTHLY	7,171.00	7,530.00	7,907.00	8,302.00	8,717.00	9,153.00
BI-WEEKLY	3,309.69	3,475.38	3,649.38	3,831.69	4,023.23	4,224.46
HOURLY	41.3712	43.4423	45.6173	47.8962	50.2904	52.8058
Lgy Bonus 20	179.28	188.25	197.68	207.55	217.93	228.83
Lgy Bonus 25	358.55	376.50	395.35	415.10	435.85	457.65
Lgy Bonus 30	537.83	564.75	593.03	622.65	653.78	686.48

122 Senior Human Resources Analyst
122 Senior Planner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	88,200.00	92,616.00	97,248.00	102,108.00	107,208.00	112,572.00
MONTHLY	7,350.00	7,718.00	8,104.00	8,509.00	8,934.00	9,381.00
BI-WEEKLY	3,392.31	3,562.15	3,740.31	3,927.23	4,123.38	4,329.69
HOURLY	42.4038	44.5269	46.7538	49.0904	51.5423	54.1212
Lgy Bonus 20	183.75	192.95	202.60	212.73	223.35	234.53
Lgy Bonus 25	367.50	385.90	405.20	425.45	446.70	469.05
Lgy Bonus 30	551.25	578.85	607.80	638.18	670.05	703.58

123

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	90,408.00	94,932.00	99,684.00	104,664.00	109,896.00	115,392.00
MONTHLY	7,534.00	7,911.00	8,307.00	8,722.00	9,158.00	9,616.00
BI-WEEKLY	3,477.23	3,651.23	3,834.00	4,025.54	4,226.77	4,438.15
HOURLY	43.4654	45.6404	47.9250	50.3192	52.8346	55.4769
Lgy Bonus 20	188.35	197.78	207.68	218.05	228.95	240.40
Lgy Bonus 25	376.70	395.55	415.35	436.10	457.90	480.80
Lgy Bonus 30	565.05	593.33	623.03	654.15	686.85	721.20

124 Senior Administrative Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	92,664.00	97,296.00	102,156.00	107,268.00	112,632.00	118,260.00
MONTHLY	7,722.00	8,108.00	8,513.00	8,939.00	9,386.00	9,855.00
BI-WEEKLY	3,564.00	3,742.15	3,929.08	4,125.69	4,332.00	4,548.46
HOURLY	44.5500	46.7769	49.1135	51.5712	54.1500	56.8558
Lgy Bonus 20	193.05	202.70	212.83	223.48	234.65	246.38
Lgy Bonus 25	386.10	405.40	425.65	446.95	469.30	492.75
Lgy Bonus 30	579.15	608.10	638.48	670.43	703.95	739.13

125 Civil Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	94,980.00	99,732.00	104,724.00	109,956.00	115,452.00	121,224.00
MONTHLY	7,915.00	8,311.00	8,727.00	9,163.00	9,621.00	10,102.00
BI-WEEKLY	3,653.08	3,835.85	4,027.85	4,229.08	4,440.46	4,662.46
HOURLY	45.6635	47.9481	50.3481	52.8635	55.5058	58.2808
Lgy Bonus 20	197.88	207.78	218.18	229.08	240.53	252.55
Lgy Bonus 25	395.75	415.55	436.35	458.15	481.05	505.10
Lgy Bonus 30	593.63	623.33	654.53	687.23	721.58	757.65

126 Administrative Services Manager
126 Community Development Manager
126 Economic Development Manager
126 Family Child Care Manager
126 Recreation & Human Services Superintendent
126 Transportation Administrative Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	97,356.00	102,228.00	107,340.00	112,704.00	118,344.00	124,260.00
MONTHLY	8,113.00	8,519.00	8,945.00	9,392.00	9,862.00	10,355.00
BI-WEEKLY	3,744.46	3,931.85	4,128.46	4,334.77	4,551.69	4,779.23
HOURLY	46.8058	49.1481	51.6058	54.1846	56.8962	59.7404
Lgy Bonus 20	202.83	212.98	223.63	234.80	246.55	258.88
Lgy Bonus 25	405.65	425.95	447.25	469.60	493.10	517.75
Lgy Bonus 30	608.48	638.93	670.88	704.40	739.65	776.63

127

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	99,792.00	104,784.00	110,028.00	115,524.00	121,296.00	127,356.00
MONTHLY	8,316.00	8,732.00	9,169.00	9,627.00	10,108.00	10,613.00
BI-WEEKLY	3,838.15	4,030.15	4,231.85	4,443.23	4,665.23	4,898.31
HOURLY	47.9769	50.3769	52.8981	55.5404	58.3154	61.2288
Lgy Bonus 20	207.90	218.30	229.23	240.68	252.70	265.33
Lgy Bonus 25	415.80	436.60	458.45	481.35	505.40	530.65
Lgy Bonus 30	623.70	654.90	687.68	722.03	758.10	795.98

128 Equipment Maintenance Superintendent
128 Finance and Administrative Services Manager
128 Financial Services Manager
128 Transit Maintenance Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	102,288.00	107,400.00	112,776.00	118,416.00	124,332.00	130,548.00
MONTHLY	8,524.00	8,950.00	9,398.00	9,868.00	10,361.00	10,879.00
BI-WEEKLY	3,934.15	4,130.77	4,337.54	4,554.46	4,782.00	5,021.08
HOURLY	49.1769	51.6346	54.2192	56.9308	59.7750	62.7635
Lgy Bonus 20	213.10	223.75	234.95	246.70	259.03	271.98
Lgy Bonus 25	426.20	447.50	469.90	493.40	518.05	543.95
Lgy Bonus 30	639.30	671.25	704.85	740.10	777.08	815.93

129

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	104,844.00	110,088.00	115,596.00	121,380.00	127,452.00	133,824.00
MONTHLY	8,737.00	9,174.00	9,633.00	10,115.00	10,621.00	11,152.00
BI-WEEKLY	4,032.46	4,234.15	4,446.00	4,668.46	4,902.00	5,147.08
HOURLY	50.4058	52.9269	55.5750	58.3558	61.2750	64.3385
Lgy Bonus 20	218.43	229.35	240.83	252.88	265.53	278.80
Lgy Bonus 25	436.85	458.70	481.65	505.75	531.05	557.60
Lgy Bonus 30	655.28	688.05	722.48	758.63	796.58	836.40

130 Accounting/Finance Manager
130 Information Technology Manager
130 Park Maintenance Superintendent
130 Recreation Program Administrator
130 Street Maintenance Superintendent

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	107,460.00	112,836.00	118,476.00	124,404.00	130,620.00	137,148.00
MONTHLY	8,955.00	9,403.00	9,873.00	10,367.00	10,885.00	11,429.00
BI-WEEKLY	4,133.08	4,339.85	4,556.77	4,784.77	5,023.85	5,274.92
HOURLY	51.6635	54.2481	56.9596	59.8096	62.7981	65.9365
Lgy Bonus 20	223.88	235.08	246.83	259.18	272.13	285.73
Lgy Bonus 25	447.75	470.15	493.65	518.35	544.25	571.45
Lgy Bonus 30	671.63	705.23	740.48	777.53	816.38	857.18

131 Plan Check Engineer
131 Transit Operations Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	110,148.00	115,656.00	121,440.00	127,512.00	133,884.00	140,580.00
MONTHLY	9,179.00	9,638.00	10,120.00	10,626.00	11,157.00	11,715.00
BI-WEEKLY	4,236.46	4,448.31	4,670.77	4,904.31	5,149.38	5,406.92
HOURLY	52.9558	55.6038	58.3846	61.3038	64.3673	67.5865
Lgy Bonus 20	229.48	240.95	253.00	265.65	278.93	292.88
Lgy Bonus 25	458.95	481.90	506.00	531.30	557.85	585.75
Lgy Bonus 30	688.43	722.85	759.00	796.95	836.78	878.63

132 FCC Therapist/Trainer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	112,896.00	118,536.00	124,464.00	130,692.00	137,232.00	144,096.00
MONTHLY	9,408.00	9,878.00	10,372.00	10,891.00	11,436.00	12,008.00
BI-WEEKLY	4,342.15	4,559.08	4,787.08	5,026.62	5,278.15	5,542.15
HOURLY	54.2769	56.9885	59.8385	62.8327	65.9769	69.2769
Lgy Bonus 20	235.20	246.95	259.30	272.28	285.90	300.20
Lgy Bonus 25	470.40	493.90	518.60	544.55	571.80	600.40
Lgy Bonus 30	705.60	740.85	777.90	816.83	857.70	900.60

133 Human Resources Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	115,716.00	121,500.00	127,572.00	133,956.00	140,652.00	147,684.00
MONTHLY	9,643.00	10,125.00	10,631.00	11,163.00	11,721.00	12,307.00
BI-WEEKLY	4,450.62	4,673.08	4,906.62	5,152.15	5,409.69	5,680.15
HOURLY	55.6327	58.4135	61.3327	64.4019	67.6212	71.0019
Lgy Bonus 20	241.08	253.13	265.78	279.08	293.03	307.68
Lgy Bonus 25	482.15	506.25	531.55	558.15	586.05	615.35
Lgy Bonus 30	723.23	759.38	797.33	837.23	879.08	923.03

134 Assistant to the City Manager
134 Transit Administrative Officer
134 Transit Operations Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	118,608.00	124,536.00	130,764.00	137,304.00	144,168.00	151,380.00
MONTHLY	9,884.00	10,378.00	10,897.00	11,442.00	12,014.00	12,615.00
BI-WEEKLY	4,561.85	4,789.85	5,029.38	5,280.92	5,544.92	5,822.31
HOURLY	57.0231	59.8731	62.8673	66.0115	69.3115	72.7788
Lgy Bonus 20	247.10	259.45	272.43	286.05	300.35	315.38
Lgy Bonus 25	494.20	518.90	544.85	572.10	600.70	630.75
Lgy Bonus 30	741.30	778.35	817.28	858.15	901.05	946.13

135

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	121,572.00	127,656.00	134,040.00	140,748.00	147,780.00	155,172.00
MONTHLY	10,131.00	10,638.00	11,170.00	11,729.00	12,315.00	12,931.00
BI-WEEKLY	4,675.85	4,909.85	5,155.38	5,413.38	5,683.85	5,968.15
HOURLY	58.4481	61.3731	64.4423	67.6673	71.0481	74.6019
Lgy Bonus 20	253.28	265.95	279.25	293.23	307.88	323.28
Lgy Bonus 25	506.55	531.90	558.50	586.45	615.75	646.55
Lgy Bonus 30	759.83	797.85	837.75	879.68	923.63	969.83

136

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	124,608.00	130,836.00	137,376.00	144,240.00	151,452.00	159,024.00
MONTHLY	10,384.00	10,903.00	11,448.00	12,020.00	12,621.00	13,252.00
BI-WEEKLY	4,792.62	5,032.15	5,283.69	5,547.69	5,825.08	6,116.31
HOURLY	59.9077	62.9019	66.0462	69.3462	72.8135	76.4538
Lgy Bonus 20	259.60	272.58	286.20	300.50	315.53	331.30
Lgy Bonus 25	519.20	545.15	572.40	601.00	631.05	662.60
Lgy Bonus 30	778.80	817.73	858.60	901.50	946.58	993.90

137

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	127,728.00	134,112.00	140,820.00	147,864.00	155,256.00	163,020.00
MONTHLY	10,644.00	11,176.00	11,735.00	12,322.00	12,938.00	13,585.00
BI-WEEKLY	4,912.62	5,158.15	5,416.15	5,687.08	5,971.38	6,270.00
HOURLY	61.4077	64.4769	67.7019	71.0885	74.6423	78.3750
Lgy Bonus 20	266.10	279.40	293.38	308.05	323.45	339.63
Lgy Bonus 25	532.20	558.80	586.75	616.10	646.90	679.25
Lgy Bonus 30	798.30	838.20	880.13	924.15	970.35	1018.88

138 Principal Civil Engineer
138 Chief Fiscal Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	130,920.00	137,472.00	144,348.00	151,560.00	159,144.00	167,100.00
MONTHLY	10,910.00	11,456.00	12,029.00	12,630.00	13,262.00	13,925.00
BI-WEEKLY	5,035.38	5,287.38	5,551.85	5,829.23	6,120.92	6,426.92
HOURLY	62.9423	66.0923	69.3981	72.8654	76.5115	80.3365
Lgy Bonus 20	272.75	286.40	300.73	315.75	331.55	348.13
Lgy Bonus 25	545.50	572.80	601.45	631.50	663.10	696.25
Lgy Bonus 30	818.25	859.20	902.18	947.25	994.65	1044.38

139

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	134,196.00	140,904.00	147,948.00	155,340.00	163,104.00	171,264.00
MONTHLY	11,183.00	11,742.00	12,329.00	12,945.00	13,592.00	14,272.00
BI-WEEKLY	5,161.38	5,419.38	5,690.31	5,974.62	6,273.23	6,587.08
HOURLY	64.5173	67.7423	71.1288	74.6827	78.4154	82.3385
Lgy Bonus 20	279.58	293.55	308.23	323.63	339.80	356.80
Lgy Bonus 25	559.15	587.10	616.45	647.25	679.60	713.60
Lgy Bonus 30	838.73	880.65	924.68	970.88	1019.40	1070.40

140

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	137,556.00	144,432.00	151,656.00	159,240.00	167,208.00	175,572.00
MONTHLY	11,463.00	12,036.00	12,638.00	13,270.00	13,934.00	14,631.00
BI-WEEKLY	5,290.62	5,555.08	5,832.92	6,124.62	6,431.08	6,752.77
HOURLY	66.1327	69.4385	72.9115	76.5577	80.3885	84.4096
Lgy Bonus 20	286.58	300.90	315.95	331.75	348.35	365.78
Lgy Bonus 25	573.15	601.80	631.90	663.50	696.70	731.55
Lgy Bonus 30	859.73	902.70	947.85	995.25	1045.05	1097.33

141

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	141,000.00	148,056.00	155,460.00	163,236.00	171,396.00	179,964.00
MONTHLY	11,750.00	12,338.00	12,955.00	13,603.00	14,283.00	14,997.00
BI-WEEKLY	5,423.08	5,694.46	5,979.23	6,278.31	6,592.15	6,921.69
HOURLY	67.7885	71.1808	74.7404	78.4788	82.4019	86.5212
Lgy Bonus 20	293.75	308.45	323.88	340.08	357.08	374.93
Lgy Bonus 25	587.50	616.90	647.75	680.15	714.15	749.85
Lgy Bonus 30	881.25	925.35	971.63	1020.23	1071.23	1124.78

142

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	144,528.00	151,752.00	159,336.00	167,304.00	175,668.00	184,452.00
MONTHLY	12,044.00	12,646.00	13,278.00	13,942.00	14,639.00	15,371.00
BI-WEEKLY	5,558.77	5,836.62	6,128.31	6,434.77	6,756.46	7,094.31
HOURLY	69.4846	72.9577	76.6038	80.4346	84.4558	88.6788
Lgy Bonus 20	301.10	316.15	331.95	348.55	365.98	384.28
Lgy Bonus 25	602.20	632.30	663.90	697.10	731.95	768.55
Lgy Bonus 30	903.30	948.45	995.85	1045.65	1097.93	1152.83

143

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	148,140.00	155,544.00	163,320.00	171,492.00	180,072.00	189,072.00
MONTHLY	12,345.00	12,962.00	13,610.00	14,291.00	15,006.00	15,756.00
BI-WEEKLY	5,697.69	5,982.46	6,281.54	6,595.85	6,925.85	7,272.00
HOURLY	71.2212	74.7808	78.5192	82.4481	86.5731	90.9000
Lgy Bonus 20	308.63	324.05	340.25	357.28	375.15	393.90
Lgy Bonus 25	617.25	648.10	680.50	714.55	750.30	787.80
Lgy Bonus 30	925.88	972.15	1020.75	1071.83	1125.45	1181.70

144

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	151,848.00	159,444.00	167,412.00	175,788.00	184,572.00	193,800.00
MONTHLY	12,654.00	13,287.00	13,951.00	14,649.00	15,381.00	16,150.00
BI-WEEKLY	5,840.31	6,132.46	6,438.92	6,761.08	7,098.92	7,453.85
HOURLY	73.0038	76.6558	80.4865	84.5135	88.7365	93.1731
Lgy Bonus 20	316.35	332.18	348.78	366.23	384.53	403.75
Lgy Bonus 25	632.70	664.35	697.55	732.45	769.05	807.50
Lgy Bonus 30	949.05	996.53	1046.33	1098.68	1153.58	1211.25

145

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	155,640.00	163,428.00	171,600.00	180,180.00	189,192.00	198,648.00
MONTHLY	12,970.00	13,619.00	14,300.00	15,015.00	15,766.00	16,554.00
BI-WEEKLY	5,986.15	6,285.69	6,600.00	6,930.00	7,276.62	7,640.31
HOURLY	74.8269	78.5712	82.5000	86.6250	90.9577	95.5038
Lgy Bonus 20	324.25	340.48	357.50	375.38	394.15	413.85
Lgy Bonus 25	648.50	680.95	715.00	750.75	788.30	827.70
Lgy Bonus 30	972.75	1021.43	1072.50	1126.13	1182.45	1241.55

146

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	159,528.00	167,508.00	175,884.00	184,680.00	193,920.00	203,616.00
MONTHLY	13,294.00	13,959.00	14,657.00	15,390.00	16,160.00	16,968.00
BI-WEEKLY	6,135.69	6,442.62	6,764.77	7,103.08	7,458.46	7,831.38
HOURLY	76.6962	80.5327	84.5596	88.7885	93.2308	97.8923
Lgy Bonus 20	332.35	348.98	366.43	384.75	404.00	424.20
Lgy Bonus 25	664.70	697.95	732.85	769.50	808.00	848.40
Lgy Bonus 30	997.05	1046.93	1099.28	1154.25	1212.00	1272.60

147

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	163,512.00	171,684.00	180,264.00	189,276.00	198,744.00	208,680.00
MONTHLY	13,626.00	14,307.00	15,022.00	15,773.00	16,562.00	17,390.00
BI-WEEKLY	6,288.92	6,603.23	6,933.23	7,279.85	7,644.00	8,026.15
HOURLY	78.6115	82.5404	86.6654	90.9981	95.5500	100.3269
Lgy Bonus 20	340.65	357.68	375.55	394.33	414.05	434.75
Lgy Bonus 25	681.30	715.35	751.10	788.65	828.10	869.50
Lgy Bonus 30	1021.95	1073.03	1126.65	1182.98	1242.15	1304.25

148

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	167,604.00	175,980.00	184,776.00	194,016.00	203,712.00	213,900.00
MONTHLY	13,967.00	14,665.00	15,398.00	16,168.00	16,976.00	17,825.00
BI-WEEKLY	6,446.31	6,768.46	7,106.77	7,462.15	7,835.08	8,226.92
HOURLY	80.5788	84.6058	88.8346	93.2769	97.9385	102.8365
Lgy Bonus 20	349.18	366.63	384.95	404.20	424.40	445.63
Lgy Bonus 25	698.35	733.25	769.90	808.40	848.80	891.25
Lgy Bonus 30	1047.53	1099.88	1154.85	1212.60	1273.20	1336.88

149

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	171,792.00	180,384.00	189,408.00	198,876.00	208,824.00	219,264.00
MONTHLY	14,316.00	15,032.00	15,784.00	16,573.00	17,402.00	18,272.00
BI-WEEKLY	6,607.38	6,937.85	7,284.92	7,649.08	8,031.69	8,433.23
HOURLY	82.5923	86.7231	91.0615	95.6135	100.3962	105.4154
Lgy Bonus 20	357.90	375.80	394.60	414.33	435.05	456.80
Lgy Bonus 25	715.80	751.60	789.20	828.65	870.10	913.60
Lgy Bonus 30	1073.70	1127.40	1183.80	1242.98	1305.15	1370.40

150 Joint Powers Authority Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	156,000.00					
MONTHLY	13,000.00					
BI-WEEKLY	6,000.00					
HOURLY	75.0000					

200 Police Trainee

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	74,556.00	-	-	-	-	-
MONTHLY	6,213.00	-	-	-	-	-
BI-WEEKLY	2,867.54	-	-	-	-	-
HOURLY	35.8442	-	-	-	-	-

201 Police Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,708.00	92,088.00	96,696.00	101,532.00	106,608.00	111,936.00
MONTHLY	7,309.00	7,674.00	8,058.00	8,461.00	8,884.00	9,328.00
BI-WEEKLY	3,373.38	3,541.85	3,719.08	3,905.08	4,100.31	4,305.23
HOURLY	42.1673	44.2731	46.4885	48.8135	51.2538	53.8154
EDUCATIONAL INCENTIVE BONUS						
AA	1,052.37	1,052.37	1,052.37	1,052.37	1,052.37	1,052.37
BA	1,568.37	1,568.37	1,568.37	1,568.37	1,568.37	1,568.37
SPECIALIST	619.00	619.00	619.00	619.00	619.00	619.00
Lgy Bonus 7	365.00	365.00	365.00	365.00	365.00	365.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	885.45	903.70	922.90	943.05	964.20	986.40
Lgy Bonus 26	1,250.90	1,287.40	1,325.80	1,366.10	1,408.40	1,452.80

203 Police Sergeant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	112,092.00	117,696.00	123,576.00	129,756.00	136,248.00	143,064.00
MONTHLY	9,341.00	9,808.00	10,298.00	10,813.00	11,354.00	11,922.00
BI-WEEKLY	4,311.23	4,526.77	4,752.92	4,990.62	5,240.31	5,502.46
HOURLY	53.8904	56.5846	59.4115	62.3827	65.5038	68.7808
EDUCATIONAL INCENTIVE BONUS						
AA	1,344.04	1,344.04	1,344.04	1,344.04	1,344.04	1,344.04
BA	1,962.04	1,962.04	1,962.04	1,962.04	1,962.04	1,962.04
SPECIAL DUTY PAY	420.00	420.00	420.00	420.00	420.00	420.00
Lgy Bonus 7	326.00	326.00	326.00	326.00	326.00	326.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	987.05	1,010.40	1,034.90	1,060.65	1,087.70	1,116.10
Lgy Bonus 26	1,454.10	1,500.80	1,549.80	1,601.30	1,655.40	1,712.20

227 Police Lieutenant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	150,204.00	157,716.00	165,600.00	173,880.00	182,580.00	191,712.00
MONTHLY	12,517.00	13,143.00	13,800.00	14,490.00	15,215.00	15,976.00
BI-WEEKLY	5,777.08	6,066.00	6,369.23	6,687.69	7,022.31	7,373.54
HOURLY	72.2135	75.8250	79.6154	83.5962	87.7788	92.1692
EDUCATIONAL INCENTIVE BONUS						
BA	1,766.44	1,837.84	1,912.84	1,991.56	2,074.24	2,161.00
CA POST Mgmt. Cert.	625.85	657.15	690.00	724.50	760.75	798.80
Lgy Bonus 20	625.85	657.15	690.00	724.50	760.75	798.80
Lgy Bonus 26	1,251.70	1,314.30	1,380.00	1,449.00	1,521.50	1,597.60

231 Police Captain

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	178,584.00	187,512.00	196,884.00	206,724.00	217,056.00	227,904.00
MONTHLY	14,882.00	15,626.00	16,407.00	17,227.00	18,088.00	18,992.00
BI-WEEKLY	6,868.62	7,212.00	7,572.46	7,950.92	8,348.31	8,765.54
HOURLY	85.8577	90.1500	94.6558	99.3865	104.3538	109.5692
EDUCATIONAL INCENTIVE BONUS						
BA	2,036.08	2,120.92	2,209.96	2,303.56	2,401.84	2,505.04
CA POST Mgmt. Cert.	744.10	781.30	820.35	861.35	904.40	949.60
Lgy Bonus 20	744.10	781.30	820.35	861.35	904.40	949.60
Lgy Bonus 26	1,488.20	1,562.60	1,640.70	1,722.70	1,808.80	1,899.20

232 Deputy Police Chief

STEP	*1*
ANNUAL	227,436.00
MONTHLY	18,953.00
BI-WEEKLY	8,747.54
HOURLY	109.3442
EDUCATIONAL INCENTIVE BONUS	
BA	2,474.36
CA POST Mgmt. Cert.	947.65
Lgy Bonus 20	947.65
Lgy Bonus 26	1,895.30

301 Mayor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	11,400.00					
MONTHLY	950.00					
BI-WEEKLY	438.46					
HOURLY	5.4808					

302 Councilmember

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	7,800.00					
MONTHLY	650.00					
BI-WEEKLY	300.00					
HOURLY	3.7500					

303 City Clerk

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	12,000.00					
MONTHLY	1,000.00					
BI-WEEKLY	461.54					
HOURLY	5.7692					

304 City Treasurer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	6,000.00					
MONTHLY	500.00					
BI-WEEKLY	230.77					
HOURLY	2.8846					

305 Youth Commissioner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	300.00	-	-	-	-	-
MONTHLY	25.00	-	-	-	-	-
BI-WEEKLY	11.54	-	-	-	-	-
HOURLY	0.1442	-	-	-	-	-

306 Human Services Commissioner
306 Recreation Commissioner
306 Rent Mediation Board Member
306 Senior Citizens Commissioner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	600.00	-	-	-	-	-
MONTHLY	50.00	-	-	-	-	-
BI-WEEKLY	23.08	-	-	-	-	-
HOURLY	0.2885	-	-	-	-	-

307

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	900.00	-	-	-	-	-
MONTHLY	75.00	-	-	-	-	-
BI-WEEKLY	34.62	-	-	-	-	-
HOURLY	0.4327	-	-	-	-	-

308 Planning Commissioner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	1,200.00	-	-	-	-	-
MONTHLY	100.00	-	-	-	-	-
BI-WEEKLY	46.15	-	-	-	-	-
HOURLY	0.5769	-	-	-	-	-

330 Department Heads

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	162,756.00	170,892.00	179,436.00	188,412.00	197,832.00	207,720.00
MONTHLY	13,563.00	14,241.00	14,953.00	15,701.00	16,486.00	17,310.00
BI-WEEKLY	6,259.85	6,572.77	6,901.38	7,246.62	7,608.92	7,989.23
HOURLY	78.2481	82.1596	86.2673	90.5827	95.1115	99.8654
Lgy Bonus 20	339.08	356.03	373.83	392.53	412.15	432.75
Lgy Bonus 25	678.15	712.05	747.65	785.05	824.30	865.50
Lgy Bonus 30	1017.23	1068.08	1121.48	1177.58	1236.45	1298.25

339 Assistant City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	178,661.70	187,596.00	196,980.00	206,832.00	217,176.00	228,036.00
MONTHLY	14,888.48	15,633.00	16,415.00	17,236.00	18,098.00	19,003.00
BI-WEEKLY	6,871.60	7,215.23	7,576.15	7,955.08	8,352.92	8,770.62
HOURLY	85.8950	90.1904	94.7019	99.4385	104.4115	109.6327

340 Police Chief

STEP	*1*
ANNUAL	253,356.00
MONTHLY	21,113.00
BI-WEEKLY	9,744.46
HOURLY	121.8058
Edu Incentive Pay	2,733.56
CA POST Mgmt. Cert.	1,055.65
Lgy Bonus 26	2,111.30

350 City Manager

STEP	*1*
ANNUAL	299,565.00
MONTHLY	24,963.75
BI-WEEKLY	11,521.73
HOURLY	144.0216