



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, April 25, 2023

Open Session 7:30 p.m.

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

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

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. ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items – At the time the City Council considers the item or during Oral Communications
- Non-agenda Items – During Oral Communications
- Public Hearings – At the time for Public Hearings listed on the Agenda

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. 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 cityclerk@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

1. **ROLL CALL**

2. **CLOSED SESSION**

PUBLIC COMMENT ON CLOSED SESSION

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. **PLEDGE OF ALLEGIANCE**

Leilani Jordan and Jonathan Jordan Denker Avenue Elementary School

4. **INVOCATION**

Deacon Joe Henry
New Direction Community Church

5. **PRESENTATIONS**

5.A Boards and Commissions Update - Rent Mediation Board

5.B Certificates of Commendation in Special Recognition of Retirements and Long-Time Service to the City of Gardena:
(a) Hugo Gualotuna , Police Officer- 21 years - (Gardena Police Department)
[Hugo G. .pdf](#)

5.C Certificate of Commendation presented to Martel London for his heroic efforts
- ***to be accepted by Martel London***
[London cert.pdf](#)

5.D Gardena Events Video Presentation

6. **PROCLAMATIONS**

6.A "Challenge the Norm and Influence of Marijuana Use on Youth Day" - April 20, 2023 - ***to be accepted by Tracy Saruwatari***
[4-20 Challenge the Norm-Influence of Marijuana on Youth Day-2023.pdf](#)

- 6.B "National Library Week," April 23 through April 29, 2023 - **to be accepted by Friends of the Library and Sarah Harper, Library Manager of Mayme Dear Library**
[Proclamation -National Library Week.pdf](#)
- 6.C "Cinco de Mayo Celebration Day" - May 5, 2023 - **to be accepted by Cinco De Mayo Committee**
[Proclamation - Cinco de Mayo -2023.pdf](#)
- 6.D "Older Americans Month" - May 2023 (**to be proclaimed only**)
[Proclaim Only-Older Americans Month- May 2023.pdf](#)
- 6.E "Municipal Clerk's Week" - April 30, 2023 - May 6 , 2023 – **to be accepted by City Clerk Mina Semenza**
[Proclamation - Municipal Clerks Week-2023.pdf](#)

7. **APPOINTMENTS**

- 7.A Planning and Environmental Quality Commission - Ronald Wright-Scherr
(Appointed by Council Member Love)

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.

PUBLIC COMMENT ON 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:
Amended Regular Meeting of the City Council, March 14, 2023
Regular Meeting of the City Council, March 28, 2023
CONTACT: CITY CLERK
[Amended 03142023 REGULAR Minutes Gardena CC Meeting - FINAL.pdf](#)
[03282023 REGULAR Minutes CC Meeting - FINAL.pdf](#)
- 8.C Receive and File of Minutes:
Planning & Environmental Quality Commission, March 21, 2023
CONTACT: COMMUNITY DEVELOPMENT
[23_03_21 PCMIN](#)
- 8.D Approval of Warrants/Payroll Register, April 11, 2023
CONTACT: CITY TREASURER
[Warrant-Payroll Register 04-11-23.pdf](#)

- 8.E Approval of Warrants/Payroll Register, April 25, 2023
CONTACT: CITY TREASURER
[Warrant-Payroll Register 04-25-23.pdf](#)
- 8.F Monthly Investment Report, March 2023
CONTACT: CITY TREASURER
[March 2023 Investment Report.pdf](#)
- 8.G Personnel Report P-2023-6 4-25-23
CONTACT: HUMAN RESOURCES
[PERS RPT P-2023-6 4-25-23.pdf](#)
[Classification and Compensation Schedule - Attachment 1.pdf](#)
[Code Enforcement Supervisor - Attachment 2.pdf](#)
- 8.H [RESOLUTION NO.6625](#), Authorizing Execution of Agreement Number 22-14841 with the California Department of Technology
CONTACT: ADMINISTRATIVE SERVICES
[Resolution 6625.pdf](#)
[Attachment A.pdf](#)
- 8.I Approve Amendment No. 4 to Funding Agreement between the Los Angeles County Metropolitan Transportation Authority and the City of Gardena for the On-Street Bus Signal Priority System Project
CONTACT: TRANSPORTATION
[F3306 - Amendment 4 Revised 3.10.23.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

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

10.A APRIL 4, 2023 MEETING - *Meeting Cancelled*
[2023_04_04 CANCELLATION](#)

10.B APRIL 18, 2023 MEETING

CONDITIONAL USE PERMIT #1-23

The Planning Commission reviewed the applicant's request to continue the project to Planning and Environmental Quality Commission meeting on May 16, 2023.

LOCATION: 1425 West Artesia Boulevard Unit #21-22

APPLICANT: Tim Mao

Commission Action: The Planning Commission opened the public hearing and continued the item to the May 16, 2023, meeting.

City Council Action: No City Council action is needed.

10.C APRIL 18, 2023 MEETING

CONDITIONAL USE PERMIT #2-23

The Planning Commission considered a request for a conditional use permit, per section 18.030.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the Commercial (C-2) zone and direct staff to file a Notice of Exemption as an existing facilities project.

LOCATION: 1420 West Redondo Beach Boulevard Suite A

APPLICANT: Stanley Szeto

Commission Action: The Planning Commission approved Resolution No. PC 7-23, approving Conditional Use Permit #2-23 and directed staff to file a Notice of Exemption, by a vote of 4-0-0.

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

10.D APRIL 18, 2023 MEETING

CONDITIONAL USE PERMIT #3-23

The Planning Commission considered a request for a conditional use permit, per section 18.32.03.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zones and direct staff to file a Notice of Exemption as an existing facilities project.

LOCATION: 15410 South Western Avenue #B

APPLICANT: Sean Kim (Kyodong Noodle)

Commission Action: The Planning Commission approved Resolution No. PC 8-23, approving Conditional Use Permit #3-23 and directed staff to file a Notice of Exemption, by a vote of 4-0-0.

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

To view the complete Planning Commission Packet [CLICK HERE](#).
[2023_04_18 PCAX.pdf](#)

11. **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.A **PUBLIC COMMENT**

[4-25-2023 Regular CC Meeting - Public Comment #1.pdf](#)

[4-25-2023 Regular CC Meeting - Public Comment #2.pdf](#)

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

- 13.A [New Entertainment Permit to Allow Karaoke for Sushibei #1 located at 2021 West Redondo Beach Boulevard Suites F and G](#)

Staff Recommendation: Approve a New Entertainment Permit for Sushibei #1 at 2021 West Redondo Beach Blvd, Suites F and G

[Application for Sushiebei #1.pdf](#)

[Planning Division Memo.pdf](#)

[Police Department Memo.pdf](#)

[Los Angeles County Fire Department Memo.pdf](#)

- 13.B [PUBLIC HEARING: Consideration of a Resolution to Approve a Mitigated Negative Declaration, Conditional Use Permit and Site Plan Review for a 190,860 Square Foot Warehouse Building in the Industrial Zone](#)
LOCATION: 1600 and 1606 W. 135th Street (APNs: 6102-013-026, 027)
APPLICANT: Gardena Owner LP

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, and Adopt Resolution No. 6626, Upholding the Decision of the Planning Commission.

[Planning Commission Staff Report and Resolution Dated March 21, 2023.pdf](#)

[Staff Presentation dated March 21, 2023.pdf](#)

[Applicant Presentation dated March 21, 2023.pdf](#)

[RESOLUTION_NO._6626.pdf](#)

[Exhibit A - Final IS_MND dated March 2023.pdf](#)

[Exhibit B - Response to Comments dated February 2023.pdf](#)

[Exhibit C - Mitigation Monitoring and Reporting Program.pdf](#)

[Exhibit D - Architectural Plans.pdf](#)

[Exhibit E - Conditions of Approval.pdf](#)

[Exhibit F - Technical Memo Dated March 16, 2023.pdf](#)

- 13.C [INTRODUCTION OF ORDINANCE 1851](#), an Ordinance of the City of Gardena, California, Adopting by Reference the 2022 Edition of the California Building Standards Code (California Code Of Regulations, Title 24), Except for the Fire Code, and Making Amendments thereto; Adoption of the 2021 International Property Maintenance Code; Repealing Chapter 15.08 of the Gardena Municipal Code; and Finding the Action Exempt from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061(B) (3)

Staff Recommendation: Introduce Ordinance No. 1851 and set a Public Hearing on the adoption for the meeting of May 23, 2023

[Staff Report - 2022 Building Coode Adoption.pdf](#)

[Ordinance No. 1851.pdf](#)

[Resolution No. 6624.pdf](#)

- 13.D [Report on Measures Taken to Alleviate New Significant Tobacco Retailers From Establishing in the City](#)

Staff Recommendation: Staff respectfully recommends that the Council approve and issue the attached report which describes the measures taken thus far to alleviate new significant tobacco retailers from establishing in the City.

[Staff Report - Tobacco Business Moratorium Report.pdf](#)

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

- 14.A [Approval of One-Year Agreement with Townsend Public Affairs, Inc. for Legislative Advocacy and Grant Funding Services in the amount of \\$84,000](#)

Staff Recommendation: Approve Agreement

[TPA- Contract Agreement.pdf](#)

[CGAR TPA City Council Presentation April 25 2023.pdf](#)

15. **DEPARTMENTAL ITEMS - POLICE**

- 15.A [PUBLIC HEARING: INTRODUCTION OF ORDINANCE NO. 1849: An Ordinance of the City Council of the City of Gardena, California, Adopting a Military Equipment Use Policy of the City of Gardena, California Governing the Use of Military Equipment Pursuant to Assembly Bill 481](#)

Staff Recommendation: Introduce Ordinance No. 1849 and Conduct a Public Hearing. Please allow three (3) minutes for each speaker.

[Attachment 1 - AB 481.pdf](#)

[Attachment 2 - Ordinance 1849_w Exhibit A.pdf](#)

[Attachment 3 - AB 481 Annual Report 2022.pdf](#)

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

- 16.A [Approve the Agreement for Streetlighting Maintenance between the City of Gardena and the City of Los Angeles related to the Traffic Signal Reconstruction Project on Vermont Avenue at Redondo Beach Boulevard and Rosecrans Avenue Project, JN 930.](#)

Staff Recommendation: Approve Agreement for Street Lighting Maintenance.

[Proposed Agreement for Streetlighting Maintenance between COG & COLA signed by CA.pdf](#)

[Existing Traffic Maintenance Agreement between COG & COLA.pdf](#)

[Vermont Traffic Signal Project Exhibit.pdf](#)

- 16.B [Award Construction Contract for the Vermont Avenue from Artesia Boulevard to Gardena Boulevard Street Improvements Project, JN 959, to Onyx Paving Company, Inc. in the amount of \\$791,000. Additionally, Award Construction Management and Inspection Services Contract to SA Associates, in the amount of \\$ 162,000, Approve the Project Plans & Specifications, Approve a 19% Construction Contingency, and Declare California Environmental Quality Act \(CEQA\) Exemption.](#)

Staff Recommendations:

- **Award Construction Contract**
- **Award Construction Management and Inspection Services**
- **Approve Project Plans and Specifications**
- **Approve Expenditures of Remaining Budget as Contingency.**
- **Declare CEQA Exemption**

[JN959 Specification Set.pdf](#)

[JN959 Bid Plan Set.pdf](#)

[Notice of Exemption JN959.docx.pdf](#)

[SA Associates CM & Inspection for Vermont Ave., JN959.pdf](#)

[JN 959 - Onyx Paving Company, Inc 04-18-2023.pdf](#)

[Project Location Map_JN 959.pdf](#)

- 16.C [Award contracts for the Traffic Signal Emergency and Maintenance On-Call Services with an initial term of two \(2\) year and optional three \(3\) year terms to YUNEX LLC, Bear Electric Solutions, Inc., and St. Francis Electric, LLC.](#)

Staff Recommendation:

- **Award Contracts for the Traffic Signal Emergency and Maintenance On-Call Services.**

[Statement of Qualification_BEAR.pdf](#)

[Statement of Qualification_St Francis Electric.pdf](#)

[Statement of Qualification_YUNEXT Traffic.pdf](#)

[Gardena PW Maintenance Traffic Emergency On-Call Services RFQ.pdf](#)

- 16.D [RESOLUTION NO. 6615, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2023-2024, declaring its intention to levy and collect assessments under the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2023-2024, and setting a time and place for hearing protests in relation thereto \(Public Hearing: May 23, 2023\)](#)

Staff Recommendation: Adopt Resolution No. 6615

[Gardena Landscape Engineer's Report 2023-24..pdf](#)

[Artesia Landscaping District Resolution No. 6615.pdf](#)

- 16.E [RESOLUTION NO. 6616, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for fiscal year 2023-2024, declaring its intention to levy and collect assessments under the Gardena Consolidated Street Lighting District for fiscal year 2023-2024, and setting a time and place for hearing protests in relation thereto \(Public Hearing: May 23, 2023\)](#)

Staff Recommendation: Adopt Resolution No. 6616

[Gardena SLD Engineer's Report 2023-24..pdf](#)

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

18. **DEPARTMENTAL ITEMS - TRANSPORTATION**

- 18.A Approve Contract with Pulsar Advertising, Inc. for Design and Branding of New On-Demand Transit Service in the Amount of \$85,138

Staff Recommendation: Approve Contract
Contract with Pulsar - MicroTransit Branding.pdf
Pulsar - Past Design Examples.pdf

- 18.B Approve Contract with Anser Advisory for Owners Representative Services in the Amount of \$289,960 and a project total of \$362,450

Staff Recommendation: Approve Contract
RFP 2022-03 Anser Advisory Proposal.pdf
RFP 2022-03 Contract Package with Anser Advisory.pdf

19. **COUNCIL ITEMS**

- 19.A INTRODUCTION OF ORDINANCE NO. 1852: Amending Section 2.48.020(B) of the Gardena Municipal Code Relating to Membership Eligibility of Youth Commission Members

Staff Recommendation: Introduce Ordinance No. 1852
ORDINANCE No. 1852.pdf

- 19.B Consideration of a Purchase and Sale Agreement for the Acquisition of Property Located at 1731 W. 162nd Street, Gardena, CA 90247 and Declare California Environmental Quality Act (CEQA) Exemption.

Staff Recommendation: Staff respectfully recommends that the Council approve the Purchase and Sale Agreement for the acquisition of 1731 W. 162nd Street, Gardena CA 90247, and direct staff to file the attached Notice of Exemption pursuant to Categorical Exemption Guidelines section 15061(b) (3)-commonsense exemption.

1731 W 162nd St Purchase and Sales Agreement.pdf
1731 W 162nd Street Aerial Map.pdf
Notice of Exemption - 1731 W 162nd St.pdf

20. **COUNCIL DIRECTIVES**

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

22. **COUNCIL REMARKS**

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

23. **ANNOUNCEMENT(S)**

24. **REMEMBRANCES**

Arguster Brisco Sr, 99 years of age, father in law of Council Member Henderson.

25. **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, May 9, 2023.

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 21st day of April 2023

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

Certificate of Commendation

presented to

Hugo Gualotuna

In official acknowledgment and with deep appreciation for an exemplary, outstanding 21 years of service to

the **City of Gardena** as a

Police Officer

with the

Police Department

We, the Mayor and Members of the City Council of the City of Gardena, California, are pleased to present this special recognition to you for your long-time City service, and express our sincere, best wishes for a healthy, enjoyable, and rewarding retirement, effective March 31, 2023.



Presented ♠ 25th day of April, 2023



Tasha Cerda
Mayor Tasha Cerda

Paul H. C. Francis
Councilmember Paulette C. Francis

Mark E. Henderson
Councilmember Mark E. Henderson

Rodney G. Tahaka
Councilmember Rodney G. Tahaka

Wanda Love
Councilmember Wanda Love

Certificate of Commendation

presented to

Martel London

in official acknowledgement of his

Bravery and Heroic Efforts



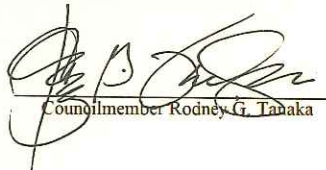
We, the Mayor and Members of the City Council of the City of Gardena, California, do hereby deem it a distinct honor and privilege to commend you for your exemplary heroic efforts and quick thinking during a moment of crisis where you helped save a life. Your dedication and enduring commitment are commendable.

- Presented this 25th day of April, 2023 -


Mayor Tasha Cerda


Councilmember Paulette C. Francis


Councilmember Mark E. Henderson


Councilmember Rodney G. Tabaka


Councilmember Wanda Love





PROCLAMATION

WHEREAS, the unfolding of historical events dating back to the 1970s has closely associated the day of April 20 or “4/20” with the culture of marijuana use, especially here in the United States; and

WHEREAS, the Compassionate Use Act of 1996 and Proposition 64 were initiative statutes that paved the way for legalizations of medical and recreational marijuana in the state of California; and

WHEREAS, legalization effectively would perpetuate the culture that promotes marijuana use, thereby resulting in increased social acceptance and accompanying decreased perception of harm; and

WHEREAS, a critical issue that lies at the core of this phenomenon is increased youth access to marijuana at alarming rates; further, most recent findings of community assessments conducted by the Substance Abuse Prevent and Control (SAPD) of the Los Angeles County Department of Public Health within its Service Planning Area (SPA) which includes the City of Gardena, show that 59% of those surveyed perceived it to be very easy/somewhat easy to get marijuana on the street and 23% perceived marijuana use in their neighborhood to be a major problem; and

WHEREAS, the same assessment study establishes the mean age of initiating marijuana use among users within SPA 8 to be 16.7 years, which is younger than the legal age of 21 years for possession and use.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **APRIL 20, 2023 (“4/20”)**, to be

CHALLENGE THE NORM AND INFLUENCE OF MARIJUANA USE ON YOUTH DAY

to call on a united Gardena to undertake concerted actions to inform and educate youth and adults about the harmful effects of marijuana use on individual and public health, especially on the development of the brain, as well as regarding social costs in terms of injuries, loss of lives, and destruction of public and private property that occur as a result of impaired driving.

Tasha Cerda

MAYOR

Dated: 25th day of April, 2023



PROCLAMATION

Whereas, 2023 marks the 65th Anniversary of National Library Week, first celebrated in April 1958. As promoted 65 years ago, our nation's libraries are not just about what they have for people, but what they do for people, as libraries are at the heart of cities, towns, schools, and campuses; and

Whereas, libraries have long served as trusted and treasured institutions where people of all backgrounds can be together and connect, regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status, by offering services and educational materials that transform lives and strengthen communities; and

Whereas, libraries and librarians build strong communities through transformative services, programs, and expertise as they promote civic engagement by keeping people informed and aware of community events and issues; and

Whereas, the officials and citizens of Gardena are justifiably proud of our impressive and thriving local library; and

Whereas, Gardena Mayme Dear Memorial Library enjoys a high total circulation of resources and materials; and

Whereas, these expressions of success should be accompanied with proper tribute to Interim Community Library Manager Sarah Mae Harper and her trained and dedicated staff; and

Whereas, for the past 58 years, the members of the Gardena Valley Friends of the Library have provided consistent and loyal support to help our library sustain its effectiveness through their valuable service to our community; and

Whereas, the week of April 23-29, 2023, has been set aside to recognize National Library Week, with the 2023 theme:

"THERE'S MORE TO THE STORY"

Now, Therefore, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, in happy concurrence with the foregoing, hereby proclaim **APRIL 23-29, 2023**, to be

NATIONAL LIBRARY WEEK

in our community and encourage citizens of all ages to visit the Gardena Mayme Dear Memorial Library during this week, and urge everyone to become a regular patron throughout the year to take advantage of the wonderful resources available, as well as to acknowledge and thank the librarians and their staff and the library's FRIENDS for making information accessible to all who walk through the library's doors.

Dated: **25th Day of April, 2023**

Tasha Cerda

MAYOR



PROCLAMATION

WHEREAS, from the time the New World was colonized, all the nations of Europe shipped enormous amount of gold and silver across the Atlantic from Mexico during the time the country was ruled by Spain; and

WHEREAS, when the people of Mexico rebelled against Spain and formed an independent government, all the European nations, anticipating that this independence would fall, facilitated huge financial loans to the Mexican government, hoping to collect much more in return; making Mexico become heavily indebted financially to Spain, Great Brittan, and France; and

WHEREAS, when both Spain and Great Brittan threatened to invade Mexico, the French took advantage of this opportunity to expand their empire under Napoleon III, and, in 1862, began advancing its armed forces from Veracruz into the State of Puebla with the intention of capturing its capitol, the City of Puebla; however, the people of Puebla, under the leadership of General Ignacio Zaragoza, were ready to fight, and as the French troops began their attack on the City of Puebla on May 5, the Mexican soldiers accomplished their first defeat of the French; and

WHEREAS, the eventual independence of the Mexican people really began with the Battle of Puebla; thus, CINCO DE MAYO remains a landmark date in the history of Mexico; and

WHEREAS, among the many ethnic groups within our City, those of Mexican descent have been most prominent and deeply rooted in the history of both the City of Gardena and the State of California;

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, hereby declare **Friday, May 5, 2023**, to be the

THIRTY -SIXTH ANNUAL

CINCO DE MAYO CELEBRATION DAY

in the City of Gardena; and further, urge the entire citizenry to be aware of this special celebration and to encourage participation in the community parade and festival activities planned to memorialize this most significant historical and cultural event.

Tasha Cerda

MAYOR

Dated: 25th day of April, 2023

“ OLDER AMERICANS MONTH ”

- MAY 2023 -

Every May, the nation celebrates Older Americans Month. Gardena is fortunate to have countless older Americans who enrich and strengthen our community; and the City of Gardena is committed to engaging and supporting older adults, their families, and caregivers.

We acknowledge that communities benefit when people of all ages, abilities, and backgrounds are welcomed, included, and supported.

The theme for 2023 is ***Aging Unbound***. Older adults continue to be a pillar of Gardena, which is why it is important that we explore the many ways that they can remain and be involved in our community. During this year's Older Americans Month, we will investigate how planning, participation, accessibility, and the power of connection all play a role in aging in place, while also understanding the individuality of each person's needs and preferences.

The City of Gardena can work to build an even better community for older residents by planning programs that encourage independence, ensuring activities are responsive to individual needs and preferences, and increasing access to services that support aging in place. By engaging and supporting all community members, we recognize that older adults play a key role in the vitality of our neighborhoods, networks, and lives. Connecting with others is one of the most important foundations of a community.

In support of this nationwide observance, I, Tasha Cerda, Mayor of the City of Gardena, California, am pleased to proclaim **May 2023**, to be

“ OLDER AMERICANS MONTH ”

in our City and encourage every resident to take time this month to recognize the contributions of older adults, help to build an inclusive society, and join efforts to support older Americans' choices about how they age in their communities.



AGING UNBOUND: MAY 2023



PROCLAMATION

WHEREAS, the Office of the Municipal Clerk is a time-honored and vital part of local governments throughout the world, and is the oldest among public servants; and

WHEREAS, the Office of Municipal Clerk provides the professional link between citizens, local governing bodies, and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Office of the Municipal Clerk serves as the information center on the functions of local government and the community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, province, county, and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of Municipal Clerk;

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, hereby declare **April 30 through May 6, 2023**, to be the

FIFTY-FOURTH ANNIVERSARY OF

MUNICIPAL CLERKS WEEK

in the City of Gardena; and further, extend appreciation to Gardena's Municipal Clerk MINA SEMENZA, and to all Municipal Clerks, for the vital services they, their Deputies, and staff members perform, and for their exemplary dedication to the communities they represent.

Tasha Cerda

MAYOR

Dated: 25th day of April, 2023

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, March 14, 2023

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:40 PM on Tuesday, March 14, 2023, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California; Mayor Tasha Cerda presiding.

1. ROLL CALL

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

2. CLOSED SESSION - None

PUBLIC COMMENT ON CLOSED SESSION - None

CITY ATTORNEY REPORT OUT OF CLOSED SESSION - None

3. PLEDGE OF ALLEGIANCE

Drew Jackson and Chioma Obinwa led the Pledge of Allegiance. Drew is a charismatic 4th grader, who excels at creative writing and is an avid reader and especially enjoys fantasy novels. Chioma is an exemplary 6th grader, as a co-founder of her school's Reading club and a dedicated big sister to her siblings. She is an example of excellent leadership at school, as well as at home.

4. INVOCATION

Presented by Pastor Dwight Dudley, Calvary Chapel South Bay, gave the Invocation.

5. PRESENTATIONS

5.A Gardena Events Video Presentation
- Video presentation was presented highlighting the Recreation and Human Services Department current and future events.

Mayor Cerda announced that Item 5.B is being added to the Agenda. City Attorney confirmed that the Item is not being added, the Item is just simply a presentation.

5.B Wayfinder Signs Presentation
- City Manager Osorio announced the quick preview of the proposed entrance Wayfinding signs. Director of Public Works, Allan Rigg and Principal Engineer, Kevin Kwak were present and unveiled the proposed signs to all Members of the Council and members of the public.

City Manager Osorio informed everyone at this time that we are not asking for comments, we are only viewing the signs.

Mayor Cerda explained that if anyone has questions or comments to please see the Director of Public Works and or City Manager after the meeting or at a later time to discuss it, until we can bring it back as an agendized item.

6. **PROCLAMATIONS** - None

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, February 28, 2023

CONTACT: CITY CLERK

8.C Receive and File of Minutes:
Planning & Environmental Quality Commission, February 21, 2023

CONTACT: COMMUNITY DEVELOPMENT

8.D Approval of Warrants/Payroll Register, March 14, 2023

CONTACT: CITY TREASURER

March 14, 2023: Wire Transfer: 12335-12346; Prepay: 170839-170844; Check Numbers: 170845-171012– for a total Warrants issued in the amount of \$8,047,992.37; Total Payroll Issued for March 10, 2023: \$1,681,941.68.

8.E Monthly Investment Report, January 2023

CONTACT: CITY TREASURER

8.F Personnel Report P-2023-4 3-14-23

CONTACT: HUMAN RESOURCES

8.G Acceptance and Notice of Completion for the Pedestrian Safety Improvements FY 2022-2023 - Sidewalk Trip Hazard Removal Phase, JN 513 (a.k.a. On-call services for Concrete Remediation)

CONTACT: PUBLIC WORKS

8.H Acceptance and Notice of Completion for the 170th St. Street Improvement Project from Normandie Avenue to Vermont Avenue, JN 944

CONTACT: PUBLIC WORKS

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Items 8.B, 8.E, 8.G and 8.H:

Ayes: Mayor Pro Tem Francis, Council Members Love, Henderson and Tanaka, and Mayor Cerda

Noes: None

Absent: None

9. EXCLUDED CONSENT CALENDAR

- 8.B CITY CLERK - Approve Minutes: Regular Meeting of the City Council, February 28, 2023 - *Item pulled by Mayor Pro Tem Francis*

Mayor Pro Tem Francis had concerns and asked for corrections to be made to certain sections of the minutes: under Departmental Items, her Council Directives and certain information under her Council Remarks.

It was moved by Mayor Pro Tem Francis, seconded by Mayor Cerda, and carried by the following roll call vote to Amend the Minutes with the corrections made as stated by Mayor Pro Tem Francis and bring the Amended Minutes back for Approval at the March 28, 2023 Council Meeting:

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

- 8.E CITY TREASURER - Monthly Investment Report, January 2023
- *Item pulled by Mayor Pro Tem Francis*

Mayor Pro Tem Francis asked why the monthly report is not done on a monthly basis? City Manager Osorio explained the process.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Approve Item 8.E:

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

- 8.G PUBLIC WORKS - Acceptance and Notice of Completion for the Pedestrian Safety Improvements FY 2022-2023 - Sidewalk Trip Hazard Removal Phase, JN 513 (a.k.a. On-call services for Concrete Remediation) - *Item pulled by Mayor Pro Tem Francis*

Mayor Pro Tem Francis asked was it 1,000 square feet of sidewalks that was repaired. If I notice a trip hazard on my street, how do I report it? Director Rigg came up and confirmed her first question; and then explained the use of Gardena Direct.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Item 8.G:

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

8.H PUBLIC WORKS - Acceptance and Notice of Completion for the 170th St. Street Improvement Project from Normandie Avenue to Vermont Avenue, JN 944 - ***Item pulled by Mayor Pro Tem Francis***

Mayor Pro Tem Francis stated that there were an amazing number of improvements and asked for confirmation. Director Rigg came up and explained the work that was performed.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Item 8.H:

Ayes: Mayor Pro Tem Francis, Council Members Henderson, Tanaka and Love, and Mayor Cerda

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A MARCH 7, 2023 MEETING

Conditional Use Permit #7-21, Site Plan Review #9-21, and Environmental Assessment #18-21

The Planning Commission reviewed the applicant's request to continue the project at the next Planning and Environmental Quality Commission meeting on March 21, 2023.

APPLICANT: Gardena Owner LP

LOCATION: 1600 West 135th Street

Commission Action: The Planning Commission motioned to continue the public hearing of Conditional Use Permit #7- 21, Site Plan Review #9-21, and Environmental Assessment #18 -21 to the next Planning and Environmental Quality Commission meeting on March 21, 2023, as requested by the applicant.

City Council Action: No City Council action is needed.

10.B MARCH 7, 2023 MEETING

Conditional Use Permit #3-22 and Site Plan Review #3-22

The Planning Commission reviewed a Resolution of Denial for the use of an indoor firearm shooting range located on a 0.46-acre site, for the following:

- Conditional Use Permit (CUP #3- 22), per section 18.46.030.C.9 of the Gardena Municipal Code (GMC), for the operation of an indoor firearm shooting range facility located at the Industrial (M-1) zone; and
- Site Plan Review (SPR #5-22) required for any development project for which a Conditional Use Permit is being sought; and
- Determination that the project is exempt from CEQA pursuant to the existing facility exemption, CEQA Section 15301.

APPLICANT: Edmund Tan

LOCATION: 1435 West 130th Street (APN:6102-003-020)

Commission Action: The Planning Commission approved Resolution No. PC 3-23, by a vote of 4-0-0, denying Conditional Use Permit #3-22.

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

This Item was Received and Filed.

Mayor Cerda made a motion to take Item 20. Council Directives and Item 21. City Manager Remarks Re: Directive/Council Items out of order.

20. COUNCIL DIRECTIVES

Council Member Henderson

- 1) Asked if we could have staff do some research on establishing a Gardena Historical Society – ***Mayor Pro Tem Francis seconded it.***

Mayor Pro Tem Francis

- 1) Asked if we could bring back a moratorium regarding significant tobacco retailers only to be discussed and/or agendized at our 3/28/2023 Council Meeting – ***Mayor Cerda seconded it.***

21. 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 Council Directive made at the February 28, 2023, meeting, regarding regulating or prohibiting businesses that primarily sale tobacco and related products.
- 2) Memo – response to Council Member Henderson’s directive made at the January 10, 2023, council meeting regarding innovative enforcement efforts to combat intersection takeovers.

Mayor Cerda resumed the meeting with Oral Communications.

11. ORAL COMMUNICATIONS

- 1) Melissa Loza – a community organizer for ADAAP, Gardena High School Drug and Alcohol Prevention Taskforce; and a resident – spoke in favor of a moratorium in strengthening to prohibit the sale of tobacco in our City.
- 2) Nital Patel, representative for Senator Steve Bradford – came out to announce an event Senator Bradford is hosting called “Tacos and Taxes” for all residents at the Nakaoka Community Center; taxes will be done for free if you make under \$66,000; she also mentioned that no appointment is required for the community resource fair.
- 3) Dr. Rachel Johnson, representative of Gardena Holly Park Homeowners Association; spoke in favor of a moratorium and asked if buffer zones and density caps could be explored on these types of new businesses.

- 4) Hayley Hutt representative of Assembly Member Tina McKinnor's office; she is a new field representative – came out to introduce herself and to let Council know that she is looking forward to working with you all.
- 5) Andrea Simental – Manager of Masao Library; came to announce library events for Masao W. Satow Library.
- 6) Traci Saruwatari - community organizer working for ADAAP, GDAAP, and the youth at Gardena High School; concerned about the number of smoke shops in the city and two doors down from ADAAP youth treatment center; asked Council to put a moratorium on the sale of tobacco products.
- 7) Princes Alexis Evangelista Griffen - Owner of Medusa Tears which is a tattoo studio as well as a creative center; trying to obtain a business license and is having difficulty obtaining one because of the planning parameters there are not enough parking spaces the building is at 2094 W. Rosecrans
- 8) Jessica Abaya, community organizer for ADAAP and longtime resident of Gardena; spoke in favor of a moratorium in strengthening to prohibit the sale of tobacco in our City; she read a former high school task member's (Valentina Garcia) public comment, who is also in favor of a moratorium.
- 9) Victor Ibarra, Public Affairs Manager of SoCal Gas – came out to give an update and send a message to our residents regarding the high prices of natural gas; he oversees 14 cities; he mentioned a \$50.77 credit that will be appearing on our customer's bills; and pointed out that we will not be disconnecting any services for non-payment until further notice. He spoke about the Bill Home and Assistance Program; he gave a whole explanation of their plan and how they will help our community. He then said to make sure everyone has the latest updates, they can go to www.socalgas.com/newsroom; he mentioned he can be reached at 310-971-1517 or at vibarra@socalgas.com.

Mayor Cerda asked him about an app to help you gage or project future bills; it turns out it is a website called socalgas.com/managehigherbills.com. He stated that they will try to be more proactive.

City Clerk Mina Semenza stated for the record we received 7 public comment email communications; Council has received these emails, and they have also been placed in the Public Review binder at the back of the room, and have been made part of the public record.

12. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES - No Items

13. DEPARTMENTAL ITEMS – COMMUNITY DEVELOPMENT - No Items

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

- 14.A Renewal of the General Services Agreement (GSA) with the County of Los Angeles for a Five-Year Period, July 1, 2023 through June 30, 2028

City Manager Osorio presented the Staff Report. There were no public comments.

Council Member Henderson asked what's the service level agreement once we make the call to the County and what's our expectations; he also asked about the pick up of dead animals and what the timeline was.

Mayor Pro Tem Francis asked if it was common practice to have a service level agreement; she then asked what happens when things go wrong; she indicated she just wants to make sure we get the best service.

City Manager Osorio and City Attorney Vasquez answered all questions.

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

Ayes: Council Members Love and Henderson, Mayor Pro Tem Francis, Council Member Tanaka, and Mayor Cerda

Noes: None

Absent: None

15. DEPARTMENTAL ITEMS - POLICE

- 15.A Authorization of Ammunition Purchases from Dooley Enterprises, Inc. Not to Exceed \$60,000 for Fiscal Year 2022-23

City Manager Osorio presented the Staff Report. There were no public comments.

Mayor Pro Tem Francis asked how often are we purchasing ammunition; how many bullets does \$60,000 buy; she then asked about the hollow point bullet and is it common among other agencies? She mentioned its known for doing a lot of damage; and then asked about the amount of bullets used in a year; she asked about hand guns and rifles; she then asked if we were buying ammunition for the academy, and if the \$60,000 will take care of all that?

Chief Saffell came up and answered all of her questions.

It was moved by Council Member Love, seconded by Council Member Tanaka, and carried by the following roll call vote to Authorize Ammunition Purchases:

Ayes: Council Members Love and Tanaka, Mayor Pro Tem Francis, Council Member Henderson, and Mayor Cerda

Noes: None

Absent: None

16. DEPARTMENTAL ITEMS - PUBLIC WORKS

- 16.A Authorize the Director of Public Works to Enter into Exchange Agreement and Assignment of Federal Surface Transportation Program-Local (STP-L) and Highway Infrastructure Program (HIP) Funds with Los Angeles County Metropolitan Transportation Authority (LACMETRO), in a form approved by the City Attorney

City Manager Osorio presented the Staff Report.

City Clerk Semenza stated there was a public comment email that was received; it has been distributed to Council; a copy has been placed in the Public Review binder and has been made part of the record.

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Francis, and carried by the following roll call vote to Authorize Funding Exchange:

Ayes: Council Member Henderson, Mayor Pro Tem Francis, Council Members Tanaka and Love, and Mayor Cerda

Noes: None

Absent: None

- 16.B Award Construction Contract for the Gardena Community Aquatic and Senior Center Project – Underground Utility Phase, JN 978, to Doty Bros. Equipment Company, in the amount of \$157,038, approve the Project Plans & Specifications and Budget Contingency.

City Manager Osorio presented the Staff Report. There were no public comments.

Council Member Tanaka recused himself due to his residence being within the proximity of the project.

Mayor Pro Tem Francis asked once the undergrounding of the utilities is completed, what's next? She mentioned it seems like it is taking a long time; our seniors are looking forward to it.

Public Works Director Rigg came up and gave an explanation and overview of what has taken place and what we can expect in the near future.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Award Construction Contract, Approve the Project Plans and Specifications and Approve Budget Contingency:

Ayes: Mayor Pro Tem Francis, Council Members Love and Henderson, and Mayor Cerda

Noes: None

Absent: None

Abstain: Council Member Tanaka

17. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

17.A Approval of the City of Gardena Homeless Strategic Plan from March 2023-December 31, 2025

City Manager Osorio presented the Staff Report. There were no public comments.

Council Member Tanaka made a comment, as a member of the COG, and all the things were doing with our homeless task force; everything staff did for this plan, I appreciate all the work and all the effort you put into this, thank you, it is a good plan.

Mayor Pro Tem Francis asked if the plan will grow as our resources grow. She continued to say that it is a good plan.

Recreation and Human Services Director Santin came up and answered Mayor Pro Tem Francis' question.

It was moved by Council Member Love, seconded by Council Member Tanaka, and carried by the following roll call vote to Approve the City of Gardena Homeless Strategic Plan:

Ayes: Council Members Love and Tanaka, Mayor Pro Tem Francis, Council Member Henderson, and Mayor Cerda

Noes: None

Absent: None

18. DEPARTMENTAL ITEMS – TRANSPORTATION - *No Items*

19. COUNCIL ITEMS

19.A 12-Month Pilot Commercial Façade Improvement Program

City Manager Osorio presented the Staff Report..

Jackie Choi, our Economic Development Manager made a PowerPoint presentation.

It was noted by City Clerk Semenza that a public comment email was received; it was distributed to Council, put in the Public Review binder and made part of the record.

Mayor Cerda spoke about the program and suggested she was hoping we could make the target area Rosecrans Avenue between Crenshaw and Van Ness or even to Western Avenue. She mentioned for the first year we should just focus on a particular area. Once businesses know that there is money out there, just with signage, landscaping, lighting, and window changes; she thinks the amount is good, normally I don't like the fact that we are using our general fund, but when we did pass Measure G, we said we would use it to improve the community; if the Council is open to focusing on Rosecrans and then year two we could look at CDBG. She mentioned one of the things that we have to take into consideration is Gardena is already a built-out city, we kind of have to piece it together.

Council Member Henderson commented about the consultancy fee if it was up to 20%; when the Consultant comes on board could they investigate including cameras on the exteriors. He then stated he wanted to remind everyone that we do have a process in dealing with abandoned commercial properties, so we may have to have a discussion about that.

Mayor Pro Tem Francis asked if we were going to do research or is it going to include development standards, like paint colors, or are we going to just do the work; if we go with the target area of Rosecrans, is it going to be for specific areas? How do you decipher if it's a strip mall and only one of the owners wants to make improvements, but the other one doesn't. Is there any plans of meeting with the business owners to inform them of this pilot program? What's the objective and goal of the program, and how do you know you've done a good job? She indicated she would like to get the project approved before we designate an area; and said it was important to improve our commercial corridor image. She continued to say let's see what our feasibility is; has a feasibility study been done.

Council Member Love commented and wanted to suggest other areas that we need to look at would be: Rosecrans and Normandie, at the Dollar Tree, all those buildings could use some revitalization, all up and down Crenshaw from El Segundo to Redondo Beach Boulevard, and at Rosecrans and Vermont as you come into the City. She then asked about the matching funds; will there be an agreement, and can we ask these businesses if they would stay in business once we invest in this program. She then asked if the agreement is with the property owner. She then asked if we could pull funding from another funding source and not the general funds. If the City decides to continue the program, can it be funded by other resources; did you do your research to see what other cities were doing; how would you determine which location we would choose.

Economic Development Manager Jackie Choi and Community Development Director Greg Tsujiuchi answered all of Council's questions.

Public Speaker: Princes Alexis Evangelista Griffen, came out to voice her opinion and gave her recommendations on the pilot program.

It was moved by Mayor Cerda, seconded by Mayor Pro Tem Francis, and carried by the following roll call vote to Approve Establishing a 12-month Pilot Commercial Façade Improvement Program with the Recommendations of doing Rosecrans from Vermont to Crenshaw – with no murals:

Ayes: Mayor Cerda, Mayor Pro Tem Francis, and Council Members Henderson, and Tanaka

Noes: Council Member Love

Absent: None

22. COUNCIL REMARKS

- (1) MAYOR PRO TEM FRANCIS- Attended the Serra High School event honoring women of Serra; it's a big deal and means so much that they are now a co-ed school; it was a very nice event and nice to see all the women from all professions; she also attended the Vector Control meeting; See's Candy grand opening, and MLK Commemorative Youth Program for the essay presentation; it was rescheduled from February 25th and gave a shout out to Director Stephany Santin and Ms. Amber, and all the staff that worked, and Senator Bradford who provided certificates. Mayor Pro Ms. Amber showcased a video montage of all the parades that have taken place in the past. Mayor Pro Tem Francis attended the Cinco de Mayo Spring dinner fundraiser and invited all to the Beautification Commission is hosting a Hands On Gardening Workshop at Rowley Park on Saturday, March 18, 2023. Mayor Pro Tem Francis thanked her colleagues for all the contributions of what we would like to do to improve the city. Lastly, Mayor Pro Tem Francis mentioned that it is Women's History Month and would like to thank all the women who make the City go, every department; Happy Women's History Day.
- (2) COUNCIL MEMBER TANAKA – hosted the South Bay COG's homeless task force meeting. Attended and donated blood at GPD blood drive. Attended the Serra High School tribute to women and stated, it was a really great event to celebrate the women who have gone through the trials and tribulations of an all boy school; active shooter presentation by Captain Osorio and stated, I believe our city staff are way more protected and prepared; Council Member Tanaka also attended Serra High School International Space Station presentation that was put on by 5 young men who belonged to the National Society of Black Engineers; Council Member Tanaka stated, these young men have been working on this experiment for months and are one of eight schools that were awarded this project; everything will be done remotely from here and looking forward to see what transpires out of this experiment; really proud that these young men took this on, I've asked the City Manager to invite them to our City Council meeting to recognize them with a certificate. Council Member Tanaka also attended the Nakaoka Youth Mixer that the staff put on and met some great students; Council Member Tanaka is waiting to see what students applied for the Youth Commission spots. He also attended the SBCOG legislative get together held at Cal State Dominguez Hills and this was the first in person meeting since COVID, in attendance was Senator Gibson, Senator Bradford, and Supervisor Hahn; the Gardena Police Department Hiring Information Event at Nakaoka put on by Officer Bazan and Officer Carter had 8 or 9 candidates show up; See's Candy grand opening and states, what a great thing, in attendance was their CEO, Congresswoman Maxine Waters, Senator Bradford; attended the COG's transportation and steering committee meeting. Lastly, congratulates all the woman for Women's History Month.
- (3) COUNCIL MEMBER LOVE –Opened with adding on to Senator Bradford's field deputies that the taxes would be done by professionals; she attended Serra High Schools tribute to women and stated, it was a pleasant surprise that some of the women that attended Serra shared their struggles that they went through and it kind of motivated me to do something and it was great to be a key note speaker; Council

Member Love attended Friends of the Library, St Patrick's Day meet and greet; Youth Mixer; was amazing to decorate cakes and work with the youth; See's Candy grand opening talked to Pat the CEO; Torrance store is worth \$5M and in 21 days the store in Gardena made \$80,000 and they were really excited that we got our Congresswoman and State Assembly and elected officials to be present; See's had a grand opening in Dana Point but said that Gardena was the best. Council Member Love thanked her colleagues who came out in the rain and attended the LA County women of the year with Holly Mitchell. Council Member Love stated, I had the privilege to sit with an 89 year old women engineer who designed Marina Del Rey harbor and said it was kind of like the Hidden Figures movie, to be recognized as a women of the year. Council Member Love attended the Speak Up event at Rowley Park. Council Member Love mentioned the death of her mother and thanks her colleagues, City Department heads, staff, community residents, and local businesses. Lastly, Council Member Love closes with, there was no way I could write something up about my mom to be placed on our agenda, I just wanted to take this time to thank you all from the bottom of my heart.

- (4) MAYOR CERDA offered condolences from the entire council to Council Member Love; Mayor Cerda attended KIPP generations school student council 4th and 5th graders had questions for her and was impressed by the questions that they asked, stated, really a lot of fun; Holly Park Homeowners Association meeting and able to get a lot of good information from ADAAP related to flavored tobacco shops and will be moving forward as it relates to the moratorium; the South Bay Association of Realtors had their elections, thanked Mina Semenza for the invitation that was a Woodstock theme, it was a great event; Mayor Cerda was invited to be a key note speaker at Serra High School but had to decline to attend a family member's funeral; Youth Mixer with the Youth Commission talked about the games and activities they did; grand opening of See's Candy and stated, for the residents that are watching thank you for coming out everyone was happy to be there; you heard all of the elected that were there such a happy occasion it was such a pleasure working with our city staff and thanked the Economic Development Manager and Community Development; Lastly, apologized for missing MLK Youth Essay event and thanked her colleagues and appreciates everything that they all attended.
- (5) COUNCIL MEMBER HENDERSON gave condolences to Council Member Love; thanked Chief Saffell for the report on the intersection takeovers and the safety; Council Member Henderson stated, we've done a lot since this city was incorporated in 1930; which was one of the drives for asking for the Gardena Historical Society, Gardena has a major impact in LA County and it's something we should all be proud of. Council Member Henderson attended the Youth Mixer and enjoyed the activities as well as the games, attended the Serra High School tribute to women for it to go co-ed and just hearing those stories it was a akin to the civil rights experience for some of the girls there; took that as a lesson making sure I have different lenses or be empathetic and encourages all to think about others as we go through life. Council Member Henderson attended the USC Sole Prize Executive Education Forum and stated, which he is a member of the Curriculum Development Board and it was a great two days of learning experience; the City Manager of Lakewood and City Manager of Rolling Hill Estates gave a lot of the new council folks some understanding on working with City Managers

and staff working collaboratively; Council Member Henderson attended SCAG Joint Policy meeting, did his committees presentation on racial equity in housing in the regions, included a bullet point on economics and everyone is inclusive; Council Member Henderson attended See's candy and stated it was awesome; thanked his colleagues to have the courage and strength for looking into the historical society; we've done a lot culturally and make sure we are recognized. Lastly, Council Member Henderson mentioned the newly elected are women which is great for Women's History Month.

23. ANNOUNCEMENT(S)

Mayor Cerda announced:

- 1) Hands On Gardening Workshop, Saturday, March 18, 2023 – from 9:30 a.m. – 11:00 a.m. Workshop will be held at Rowley Park.
- 2) 1st ZNA USA – Koi Show, March 18-19, 2023, at City Hall Complex: Saturday, 10:00 a.m. - 5:00 p.m. and Sunday, 10:00 a.m. – 3:00 p.m.
- 3) Painting Workshop for Seniors, Wednesday, March 22, 2023; 10:00 a.m. to 11:00 a.m. at the Nakaoka Community Center.
- 4) Girls Night, Friday, March 24, 2023, at the Nakaoka Community Center: Doors open at 6:00 p.m; Activities start at 6:30 p.m.
- 5) 2023 Mayor's State of the City, Thursday, March 30, 2023, at the Nakaoka Community Center: Meet, Greet & Eat 6:00 p.m. and Program 7:00 p.m.
- 6) Tacos & Taxes Community Resources Fair hosted by CA State Senator Steven Bradford, April 1, 2023, from 10:00 a.m. – 2:00 p.m. To make an appointment, call (626)545-9351.
- 7) Spring Carnival, April 7-9, 2023: Friday, 5:00 p.m. – 10:00 p.m; Saturday, 2:00 p.m. – 10:00 p.m; Sunday, 2:00 p.m. – 10:00 p.m., at Mas Fukai Park at 158th and Brighton Ave., in the City of Gardena.
- 8) Spring Youth Camp, April 3 – April 7, 2023; Ages 5 to 12 and camp locations are Freeman Park and Johnson Park.
- 9) Easter Eggstravaganza, Saturday, April 8, 2023, from 8:30 a.m. – 11:30 a.m., at the Nakaoka Community Center.
- 10) Free Shredding Event for Gardena Residents, Saturday, April 29, 2023; 8:00 a.m.-12:00 p.m. at City Hall Complex.

24. REMEMBRANCES

Officer Thomas Martinez, former retired Police Officer with the Gardena Police Department. John Jimenez, 91 years of age, life-long resident of Gardena; he is survived by his wife Florence, and children Connie, Irene, Robert and Susan, grandchildren, and great grandchildren; he will be dearly missed by his family.
In memory of Councilmember Love's mother.

25. ADJOURNMENT

At 10:41 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, March 28, 2023.

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 Meeting of the
Gardena City Council
Tuesday, March 28, 2023

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:05 PM on Tuesday, March 28, 2023, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California; Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Paulette C. Francis; Council Member Mark E. Henderson; and Council Member Wanda Love; Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero.

City Clerk Mina Semenza, noted for the record that Council Member Tanaka was not present during roll call.

PUBLIC COMMENT ON CLOSED SESSION - None

2. CLOSED SESSION

- 2.A CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION Gov. Code Section 54956.9(d)(1)
Clarence Cecil IV Davis v. City of Gardena, et al. L.A. Sup. Ct. Case No.: BC719909
- 2.B CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION Significant exposure to litigation, pursuant to Gov. Code Section 54956.9(d)(2) & (e)(3)

One Potential Case: Claim No. T11-2022, filed June 22, 2022, by George Van Heel (Copy of Claim available in City Clerk's office)

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:48 p.m., and the City Clerk noted the return of all Council Members, who were present at the meeting. City Attorney Vasquez noted for the record that Council Member Tanaka was present for Closed Session at 7:10 p.m. When City Attorney Vasquez was asked if there was any reportable action from Closed Session, she stated that with regard to Item 2.A – the item was being continued; and with regard to Item 2.B Council was provided with an update, discussion was had, but no reportable action was taken.

3. PLEDGE OF ALLEGIANCE

Aaron Gil and Tyler Chin led the Pledge of Allegiance. Both are in the 5th grade and attend Denker Elementary School. Tyler was recently the 3rd Place winner for the 2023 MLK essay contest and the topic was "Is the struggle to vote as real today as it was during the Civil Rights Movement." Aaron filled in for Desirae Jourdan, who was not present. Both children introduced their parents.

4. INVOCATION

Pastor Christopher Codrington, Gardena-Torrance Baptist Church, gave the Invocation.

5. PRESENTATIONS

- 5.A Certificate of Commendation in Special Recognition of Retirement and Long-Time Service to the City of Gardena: (a) David McMichael, Building Maintenance Lead - 39 years (Public Works Department)

Director of Public Works, Allan Rigg introduced David McMichael, Building Maintenance Lead and photos were taken. Mr. McMichael accepted his certificate and recognition. He spoke and thanked the Mayor, City Council, Director Rigg, his supervisors and fellow employees, and his family.

- 5.B Certificate of Recognition for Gerrie Noel in appreciation of her service to the community as a Tenant Representative Member of the Rent Mediation Board - ***was accepted by Ms. Gerrie Noel***

Mayor Cerda, who originally appointed Ms. Noel, commended her for all the years of outstanding service and dedication to the Rent Mediation Board as a Tenant Representative Chair.

- 5.C Certificate of Commendation to the students of Junipero Serra High School's National Society of Black Engineers for their accomplishments in the International Space Program.

Mayor Cerda asked Council Member Tanaka to speak and present the Certificate of Commendation to the Students of Junipero Serra High School's National Society of Black Engineers for their accomplishments in the International Space Program.

Mayor Cerda commended all the students and school personnel for their exemplary efforts.

Students: Travis Leonard, Anderson Pecot, Henry Toler, Isaiah Dunn, and Christopher Holbert; and Sarah, their photographer; and other staff: Mr. Joe Cormier; Mr. Ken Irvine, Mentor, and President Dr. John Moran spoke about their mission and expressed their appreciation and thanked all Members of the Council for the recognition.

- 5.D Gardena Events Video Presentation – ***The video presented highlighted the Recreation and Human Services Department past and future events.***

6. PROCLAMATIONS

- 6.A "Fair Housing Month," April 2023 - ***was accepted by Alicia Nguyen, Outreach Coordinator with the Fair Housing Foundation***

6.B "DMV / DONATE LIFE MONTH," April 2023 - *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:
Amended Regular Meeting of the City Council, February 28, 2023
Regular Meeting of the City Council, March 14, 2023
CONTACT: CITY CLERK

8.C Receive and File of Minutes:
Planning & Environmental Quality Commission, March 7, 2023
CONTACT: COMMUNITY DEVELOPMENT

8.D Approval of Warrants/Payroll Register, March 28, 2023
CONTACT: CITY TREASURER

March 28, 2023: Wire Transfer: 12347-12351; Prepay: 171013-171014; Check Numbers: 171015-171201 for a total Warrants issued in the amount of \$1,629,695.16; Total Payroll Issued for March 24, 2023: \$2,387,500.63.

8.E Monthly Investment Report, February 2023
CONTACT: CITY TREASURER

8.F Personnel Report P-2023-5 3-28-23
CONTACT: HUMAN RESOURCES

It was moved by Mayor Pro Tem Francis, seconded by Council Member Tanaka, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Items 8.B and 8.F:

Ayes: Mayor Pro Tem Francis, Council Members Tanaka, Henderson, and Love and Mayor Cerda

Noes: None

Absent: None

9. **EXCLUDED CONSENT CALENDAR**

City Attorney Vasquez recommended that the City Council vote separately and approve the Amended Minutes of February 28, 2023 first.

Mayor Cerda asked for a motion to approve the City Council Amended Minutes of February 28, 2023.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Approve the Amended Minutes for February 28, 2023:

Ayes: Mayor Pro Tem Francis, Council Members Love, Henderson and Tanaka, and Mayor Cerda

Noes: None

Absent: None

8.B CITY CLERK - Approve Minutes: Regular Meeting of the City Council, March 14, 2023 - *Item pulled by Council Member Love*

Council Member Love asked for corrections to be made to the roll call vote for Council Item 19.A 12-Month Pilot Commercial Facade Improvement Program, where she voted "No".

It was moved by Council Member Love, seconded by Mayor Pro Tem Francis, and carried by the following roll call vote to Amend the March 14, 2023 Minutes with the corrections made as stated by Council Member Love and bring the Amended Minutes back for Approval at the April 11, 2023, Council Meeting:

Ayes: Council Member Love, Mayor Pro Tem Francis, Council Members Henderson and Tanaka, and Mayor Cerda

Noes: None

Absent: None

8.F HUMAN RESOURCES - Personnel Report P-2023-5 3-28-23: Attachment 2 – Job Specification Payroll Specialist - *Item pulled by Council Member Love*

Council Member Love asked about the pay rate for the Payroll Tech Specialist position.

City Manager Osorio replied that it is Pay Schedule 52.

It was moved by Council Member Love, seconded by Mayor Pro Tem Francis, and carried by the following vote to Approve Item 8.F:

Ayes: Council Member Love, Mayor Pro Tem Francis; Council Members Henderson and Tanaka and Mayor Cerda

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A MARCH 21, 2023 MEETING

Conditional Use Permit #7-21, Site Plan Review #9-21, and Environmental Assessment #18-21

The applicant is requesting the following to construct a new 190,860 square foot industrial building on an 8.46 acre property:

1. Conditional Use Permit (CUP #7-21) - To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code; and
2. Site Plan Review (SPR #9-21) - Demolition of all existing on-site buildings to construct a new 190,860 square foot tilt-up industrial building, with 22 dock doors, a new parking area, lighting, and landscaping site improvements; and
3. Environmental Assessment (EA #18-21) - Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Project Location: 1600 W. 135th Street, Gardena
 Applicant: Gardena Owner LP

Commission Action: The Planning Commission approved Resolution No. PC 4-23, by a vote of 3-0-1.

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

This Item was Called for Review by Mayor Pro Tem Francis - Council Member Love seconded it. A Public Hearing was set for the April 25, 2023, Council Meeting.

10.B MARCH 21, 2023 MEETING

General Plan Consistency for the Acquisition of a 0.11 Acre Parcel Located at 1731 W. 162nd St.

Commission Action: The Planning Commission approved Resolution No. PC 5-23, by a vote of 3-0-0.

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

This Item was Received and Filed.

11. ORAL COMMUNICATIONS

1. Traci Saruwatari - community organizer for GDAAP, came out to announce ADAAP's partnership with the Gardena Police Department to raise awareness of Fentanyl at a Town Hall Meeting that is coming up next Thursday at the Nakaoka Community Center from 5:30 p.m. to 7:00 p.m.
2. Sarah Harper, from Mayme Dear Library; came to announce library upcoming events happening at the Mayme Dear and Satow Libraries.
3. Chris Bennett, Block Club Captain for the Casimir Gatekeepers Network, wanted the record to note his letter of accommodation for Alex Orozco to be placed in her personnel file for her gratitude and work ethic she has shown him because she is doing an excellent job relaying information that is very vital for him to function as a block club.

12. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

12.A PUBLIC HEARING: Proposed Substantial Amendment to the Fiscal Year 2021-2022 US Department of Housing and Urban Development (HUD) Annual Action Plan to Accept HOME - ARP Funding from the American Rescue Plan Act of 2021 in the amount of \$1,040,280.

- HOME-ARP Allocation Plan
- Substantial Amendment to FY 2021-2022 HUD Annual Allocation Plan - CDBG Program

City Manager Osorio presented the Staff Report.

Diana Espinoza, Homeless Coordinator for the City of Gardena, gave the PowerPoint Presentation.

Mayor Cerda opened the Public Hearing at 8:52pm. She asked if anyone had asked to speak on this item and if Council had any comments or questions.

There were no public speakers.

There was a discussion which included Mayor Pro Tem Francis, Mayor Cerda, Council Member Love and Recreation and Human Services Director Stephany Santin. Mayor Pro Tem Francis asked about the \$154,000 in administrative costs and why is it so much; she also stated that the Homeless Coordinator position is a much-needed position; Mayor Cerda asked if we get the money now, is it okay to set aside the funds for next year; and it was stated by Council Member Love that homelessness is not going to go away; she continued to say that it would only seem fit to fund the Homeless Coordinator position through the general fund so the grant money could go towards funding the homeless.

Recreation & Human Services Director, Stephany Santin was present and answered all questions.

Mayor Cerda closed the Public Hearing at 8:56 pm.

It was moved by Council Member Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Approve the Substantial Amendment to include the Home-ARP Allocation Plan; and Authorize City Manager, or his designee, to take all actions necessary or desirable to implement the HOME-ARP Program:

**Ayes: Council Members Tanaka and Henderson, Mayor Pro Tem Francis
Council Member Love and Mayor Cerda**

Noes: None

Absent:None

12.B Single Audit Report Required for Federally Funded Programs for Fiscal Year Ended June 30, 2022

City Manager Osorio presented the Staff Report and gave a PowerPoint presentation.

Mayor Cerda asked if anyone asked to speak on this item and if the Council had any comments or questions.

There was a discussion which included Mayor Pro Tem Francis, Council Member Henderson, Council Member Love, Council Member Tanaka, Mayor Cerda, City Manager Osorio, City Attorney Carmen Vasquez, and Director of Finance Ray Beeman; and Sophia Kuo, of the PUN Group.

Mayor Pro Tem Francis thanked the PUN Group for their audit. She then asked why it took an audit to find these and why did it happen; how is it going to impact the programs; what is this going to cost us; what corrective actions are we taking; and then asked about the Gardena Blvd Revitalization and would our reserve be affected by this; she commented on how this is all going to be fixed by July 1st. She asked about the corrective action staff team and then asked about all future budgeted items.

City Attorney Vasquez stated that there is an internal investigation that is being conducted by the City Attorney's office that is currently ongoing by an outside agency; once we have the answers as to your question of "why did this happen", we will bring back the results.

Council Member Henderson thanked staff for the report and stated that everyone is going to feel a little heat on this one; he spoke about how he knows how are general fund can absorb these costs, but because there was a failure in execution, the chain of command is going to have to feel some of that; he then asked City Manager Osorio what are we going to do to train our administrative leadership since critical deadlines are being missed; that's your first sign; he stated we need to take some corrective action, it could have a potential impact on our general fund; he then asked if our grant funders have weighed in on this situation because we have been getting stellar audits up until this point and is this investigation going to determine why those policies and procedures were not followed.

Council Member Love stated that she agrees with her colleagues, this could have a severe impact on us, its not a good look when we are doing the grants; she then asked Director Beeman how he came up with the dollar amounts for the future budgets, she asked about Payroll Expenditures Finding #1 which she found disturbing, and how your pulling out and redirecting to the general fund; if we are not losing any money; will it be paid back the general fund.

Council Member Tanaka asked what we are doing to make sure this doesn't happen again; as you do all those things, is it going to get resolved; how does this affect us, he thanked the PUN Group and asked for confirmation if our policies are up to date.

Mayor Cerda stated we had the policies in place, and they were not being followed; if we are not covering it in our general fund, we would be losing some employees right now as well as some of these programs, I feel we need to micromanage from now on.

Director Beeman answered and addressed all of Council's questions.

City Manager Osorio explained the process of working with CDBG funds, and how we will re-allocate those funds. He also stated that he re-assigned all grant duties to Director Beeman. He then gave some information regarding the dates of the policies and procedures. He then stated he wants to make sure that everyone is absolutely clear and understands where we are tonight.

Sophia Kuo spoke and gave her recommendations.

There were no public speakers.

This Item was Received and Filed.

13. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

- 13.A URGENCY ORDINANCE NO. 1850 – A Moratorium Prohibiting New Significant Tobacco Retailers from Establishing in the City

URGENCY ORDINANCE NO. 1850

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ESTABLISHING A TEMPORARY MORATORIUM ON SIGNIFICANT TOBACCO RETAILERS

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if there was anyone from the public wishing to speak on this item besides the four (4) speaker slips we received tonight. City Clerk Semenza added that we received two (2) additional emails that were given to all Council Members tonight and entered into the record.

Public Speakers: Melissa Loza, Tracy Saruwatari; Dr. Rachel Johnson and Emma Allos all spoke in support of the moratorium.

There was a discussion which included Mayor Pro Tem Francis, Mayor Cerda, and City Attorney Vasquez. Mayor Pro Tem Francis asked if this is approved tonight is 45 days enough time to implement regulations; Mayor Cerda asked if we end up getting buffer zones and density caps, and if it's too close to a treatment center, a school or a park would the business owner be put on notice or would the existing shops be grandfathered in.

City Attorney Vasquez answered all of Council's questions.

It was moved by Mayor Tem Francis, seconded by Council Member Tanaka, and carried by the following roll call vote to Adopt Urgency Ordinance No. 1850

Ayes: Mayor Pro Tem Francis, Council Members Tanaka, Henderson and Love and Mayor Cerda

Noes: None

Absent:None

- 13.B Annual Housing Element Progress Report 2022, of the 6th Cycle 2021-2029 Housing Element

City Manager Osorio presented the Staff Report.

This Item was Received and Filed.

14. DEPARTMENTAL ITEMS – ELECTED & CITY MANAGER’S OFFICE – None

15. DEPARTMENTAL ITEMS – POLICE – None

16. DEPARTMENTAL ITEMS – PUBLIC WORKS – None

17. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

- 17.A Award the Parks and Recreation Master Plan Contract to RJM Design Group, Inc. in the amount of \$273,970.

City Manager Osorio presented the Staff Report.

There was a discussion that included Council Members Henderson, Council Member Love, Mayor Pro Tem Francis, Mayor Cerda, Director of Recreation and Human Services Stephany Santin and Kristen, representative of the RJM Design Group.

Council Member Henderson asked about the evaluation committee how many and which positions were on this committee.

Council Member Love stated that she noticed that the City of Carson’s plan was \$53,000 less and asked is there a difference in what we are getting than Carson; she then asked about dog parks; when was the last time we did a master plan.

Mayor Pro Tem Francis asked about the master plan for Recreation Park; and commented there have been some improvements at Mas Fukai Park, how do they fit in the master plan; she then asked what do you mean when you said how children play now; is there a particular formula for the amount of park space; for example for every 1,000 residents does it say we need a park; wants to make sure we are adequately meeting the standards.

Mayor Cerda stated since the city has been incorporated, a Parks and Recreation Master Plan has never been done.

Director Santin answered and addressed Council's questions.

Kristen from RJM Design Group was present and answered all of Council's questions.

It was moved by Council Member Love, seconded by Council Member Henderson, and carried by the following roll call vote to Award Contract to RJM Design Group, Inc.:

Ayes: Council Members Love and Henderson, Mayor Pro Tem Francis, Council Member Tanaka and Mayor Cerda

Noes: None

Absent:None

18. DEPARTMENTAL ITEMS - TRANSPORTATION

18.A Approve Purchase and Installation of Upgraded Fuel Terminals and Software from E.J. Ward at a cost of \$138,320.16

City Manager Osorio presented the Staff Report.

There was a discussion which included Council Member Henderson, Mayor Pro Tem Francis, City Manager Osorio and Director of Transportation Ernie Crespo. Council Member Henderson asked if there is a camera system that watches over the dispense of gas; is there a report that is being looked at to determine when the variance is high. Mayor Pro Tem Francis asked if there was another item that was similar to one that was just approved at an earlier council meeting. She then asked if this was for the software and hardware of our fuel terminals.

City Manager Osorio and Director Crespo and answered and addressed all of Council's questions.

It was moved by Mayor Pro Tem Francis, seconded by Council Member Love, and carried by the following roll call vote to Approve Purchase:

Ayes: Mayor Pro Tem Francis, Council Members Love, Henderson and Tanaka and Mayor Cerda

Noes: None

Absent: None

19. COUNCIL ITEMS - None

20. COUNCIL DIRECTIVES

Council Member Love

- 1) Would like to see how many other businesses we might consider placing moratoriums on; can a data dump report be done to reflect those types of businesses? - **Mayor Pro Tem Francis seconded it.**

- 2) Would like staff to draft a Vendor Ordinance for Council to consider; there are too many fruit vendors popping up – **Mayor Pro Tem Francis seconded it.**
- 3) Would like to put this directive on the agenda for discussion; subject: to get an updated cost on the initial quote to upgrade the whole A/V system in the Council Chambers (adding hybrid); Council Member Henderson amended the directive to add “Can we get the camera that’s not working repaired first and then get the updated cost” – **Council Member Henderson seconded it.**

Council Member Henderson

- 1) Would like to amend our municipal code regarding the membership eligibility requirements of our Youth Commission; to have two requirements: 1) Age 14-18 years old; and 2) be a resident of Gardena – **Mayor Pro Tem Francis seconded it.**
- 2) Would like IT to do a study on how we can make our website ADA compliant – **Council Member Love seconded it.**

Mayor Pro Tem Francis

- 1) If we could have staff look into the number of businesses that are still operating outdoor dining – **Council Member Henderson seconded it.**

21. 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) A Memo in response to Council Member Henderson’s directive regarding establishing a historical society.

22. COUNCIL REMARKS

- 1) Council Member Henderson- Thanked staff for the information he received on establishing a historical society; Since the last meeting Council Member Henderson attended Los Angeles Business Federation Homeless Committee, was interviewed by Master students at Cal State Long Beach regarding the public policy about homelessness. Council Member Henderson stated, the students were excited to hear the City of Gardena has a homeless plan. Council Member Henderson participated as a judge for the Gardena Valley Lions Speaker’s Competition, the topic discussed was “Does Social Media Bring us Together or Pull us Apart.” Council Member Henderson had a meeting with ADAAP and a Los Angeles Business Federation Board of Directors meeting. He participated in the Environmental Justice Inter-Agency Summit with AQMD, LA Sanitation, EPA and a few other water agencies as well as community groups; discussed reducing the bureaucracy with all the different agencies. Council Member Henderson spoke about recognizing the students from Serra High School and the work the students accomplished; it was a great opportunity to witness their work; we should make sure we encourage our youth, this was a true testament to “You never know what you can do, until you try.” Council Member Henderson also attended the Housing Policy Symposium at Claremont McKenna and stated the current State

Legislators and past State Legislators, were in attendance. Council Member Henderson said the discussion at Housing Policy Symposium was “passionate.” Council Member Henderson attended Uncle cake shop ribbon cutting and met with Sci-Fi networks in regard to smart city initiatives. Council Member Henderson sworn in his older sister, Anna Tutt, as President for Consolidated Board of Realtists at their 74th anniversary. Lastly, Council Member Henderson thanked his colleagues and staff in petitioning to be an All America City; he mentioned the recognition of the City of Gardena and becoming a finalist. Council Member Henderson also met with a group of individuals regarding digital billboards.

- 2) Mayor Pro Tem Francis- Since the last meeting Mayor Pro Tem Francis attended a Beautification Commission meeting, Hands on Gardening Workshop presented by West Basin Municipal Water District and Beautification Commission talked about drought tolerant plants, the Uncle cake shop grand opening, the Koi Show and mentioned we have the largest Koi Show outside of Japan; she learned a lot; she also attended a virtual Townhall on Homelessness and the Housing Prices, Greater Los Angeles Vector Control District, and Girls Night. Mayor Pro Tem Francis stated that “I was really impressed with the girls there.” Lastly, Mayor Pro Tem Francis mentioned by the next meeting we would have celebrated a holiday whether its Ramadan, Passover or Easter; she wished everyone a very happy and safe holiday season. She then stated that “Better days are coming”.
- 3) Council Member Tanaka - Since the last meeting Council Member Tanaka attended South Bay Regional Communications Board meeting and stated, “the budget was improved,” South Bay COG’s 23rd General Assembly and stated, it was an all-day event; broke into panels that spoke about electric usage, climate changes, and drought. A panel of high school students were in attendance. Council Member Tanaka attended Uncle’s grand opening and stated, “it was great.” Lastly, Council Member Tanaka attended the Finance Committee meeting and the Kiwanis convention in Burbank.
- 4) Mayor Tasha Cerda- Since the last meeting Mayor Tasha Cerda briefly mentioned that she was one of the speakers at the Connect to Lead events which is a non-profit organization run by Jennifer Harris. Mayor Tasha Cerda stated she “gave tips and suggestions to those in attendance on being a better speaker.” Mayor Tasha Cerda also attended a CCGA meeting, Sanitation meeting, the Lions VFW Speaking Essay Contest and stated the speakers “were very well spoken.” Mayor Tasha Cerda attended the Koi Show, the Awards Banquet and presented the judges and organization with a certificate from the City of Gardena and stated, the organization said they appreciate how welcoming the city is and how great the staff is. Mayor Tasha Cerda attended the Youth Basketball Awards Presentation at the Nakaoka Community Center, the grand opening of Uncle cake shop and visited their two other businesses and she attended the Haas Neighborhood Watch meeting. Lastly, she attended the Finance Committee meeting.
- 5) Council Member Love- Since the last meeting Council Member Love attended West Basin Gardening Workshop which was sponsored by West Basin Water District and Gardena Beautification, the Koi Fish Competition and stated this is the longest running Koi Fish show in the United States; Council Member Love attended the grand opening of Uncle’s cake shop, Biz Fed Governing Committee meeting. Council Member Love gave a shout out to Director Riggs on the “Let’s Talk Trash” event with Waste Resources. Lastly Council Member Love wishes her youngest son a Happy Birthday.

23. ANNOUNCEMENT(S)

Mayor Cerda announced:

- 1) Book Party with Gardena Police Chief Mike Saffell happening Wednesday, March 29, 2023; 3:00pm at Mayme Dear Library.
- 2) Coffee with a Cop, Thursday, March 30, 2023, from 9:30am to 11:30am at Chick-fil-A on Redondo Beach Blvd and Crenshaw.
- 3) 2023 Mayor's State of the City, Thursday, March 30, 2023, at the Nakaoka Community Center: Meet, Greet & Eat 6:00 p.m. and Program 7:00 p.m.
- 4) Casino Night, Friday, March 31, 2023, from 5:30pm - 9:30pm at the Nakaoka Community Center.
- 5) Tacos & Taxes Community Resources Fair hosted by CA State Senator Steven Bradford, April 1, 2023, from 10:00 a.m. – 2:00 p.m., at the Nakaoka Community Center.
- 6) Introduction to Soccer for children TK thru K - Registration begin from March 6th until Sunday, April 2, 2023. They start meeting and playing on April 29 - June 10, 2023.
- 7) 2023 Youth Soccer & Futsal Registration Period Monday, March 13 - Monday, April 3, 2023. Leagues & Grades: Youth Soccer: 1st - 2nd Grade; Youth Futsal: 3rd - 4th Grade; Youth Futsal: 5th - 6th Grade. Games will be played on Saturdays beginning Saturday, April 19, 2023.
- 8) Spring Youth Camp, April 3 – April 7, 2023; Ages 5 to 12 and camp locations are Freeman Park and Johnson Park. For more information, please call City Hall or Parks and Recreation.
- 9) Teen Spring Camp - Registration begins Wednesday, March 1, 2023. Camp begins: Monday, April 3 - Friday, April 7, 2023, 9:00am - 5:00pm.
- 10) Gardena Town Hall Meeting on Fentanyl will be on Thursday, April 6, 2023, from 5:30pm - 7:30pm at the Nakaoka Community Center.
- 11) Spring Carnival, April 7-9, 2023: at Mas Fukai Park.
- 12) Easter Eggstravaganza, Saturday, April 8, 2023, from 8:30 a.m. – 11:30 a.m., at the Nakaoka Community Center.
- 13) Ministerial Meeting & Lunch, Thursday, July 13, 2023 from 11:00a.m. to 1:00p.m. at the Nakaoka Community Center.
- 14) Chess Tournament, Saturday, April 15, 2023 from 9:00a.m. to 3:00p.m. at the Nakaoka Community Center.
- 15) Corteo, Cirque du Soleil, Thursday, April 20, 2023 at Microsoft Theatre, to register call (310) 217-9552 or visit [City of Gardena.org/events](http://CityofGardena.org/events).
- 16) Free Shredding Event, Saturday, April 29, 2023 from 8:00a.m. to 12:00p.m. at City Hall Complex
- 17) Cinco De Mayo Parade & Festivities, Saturday April 29, 2023, starts at 10:00a.m. and will end at Mas Fukai Park.
- 18) Lions Club International Diabetes Screening, Saturday, May 13, 2023 from 9:00a.m. to 1:00p.m. at the VFW Post 3261 in Gardena.
- 19) Healthy Pet Clinic, Saturday May 27, 2023 from 9:00a.m to 1:00p.m. at the Nakaoka Community Center.

24. REMEMBRANCES

Mr. Wayne Spencer, Chairman of the South Bay Workforce Investment Board for over 20 years. He will be greatly missed.

25. ADJOURNMENT

At 11:03 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, April 11, 2023.

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

**Regular PEQC Meeting Notice and Agenda of the
Planning and Environmental Quality Commission
Tuesday, March 21, 2023**

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, March 21, 2023, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at planningcommissioner@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00PM

2. **ROLL CALL**

Present: Vice Chair Stephen P. Langley; Commissioner Steve Sherman; Commissioner Jules Kanhan

Absent: Chair Deryl Henderson

3. **PLEDGE OF ALLEGIANCE**

Commissioner Kanhan lead the pledge of allegiance.

4. **APPROVAL OF MINUTES**

4.A March 7, 2023 MEETING

A motion was made by Commissioner Kanhan and seconded by Commissioner Sherman to approve the minutes of the meeting on March 7, 2023.

The motion was passed by the following roll call vote:

Ayes: Kanhan, Sherman, Langley

Noes:

5. **ORAL COMMUNICATIONS**

No members of the public wished to speak to the Planning Commission under oral communications.

6. **PUBLIC HEARING ITEMS**

6.A **CONDITIONAL USE PERMIT #7-21 AND SITE PLAN REVIEW #9-21
ENVIRONMENTAL ASSESSMENT #18-21**

A request of the following to construct a new 190,860 square foot industrial building on an 8.46-acre property:

1. Conditional Use Permit (CUP #7-21) – To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code; and
2. Site Plan Review (SPR #9-21) – Demolition of all existing on-site buildings to construct a new 190,860 square foot tilt-up industrial building, with 22 dock doors, a new parking area, lighting, and landscaping site improvements; and

3. Environmental Assessment (EA #18-21 - Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).
Project Location: 1600 W. 135th Street, Gardena
Applicant: Gardena Owner LP
Staff Report.pdf
Resolution No PC 4-23.pdf
Exhibit A - Final IS_MND dated March 2023.pdf
Exhibit B - Response to Comments dated February 2023.pdf
Exhibit C - Mitigation Monitoring and Reporting Program.pdf
Exhibit D - Architectural Plans.pdf
Exhibit E - Conditions of Approval.pdf
Exhibit F - Technical Memo Dated March 16, 2023.pdf

Senior Planner, Amanda Acuna, presented the staff report to the Planning Commission.

Vice Chair Langley opened the public hearing.

The applicant elaborated on the project and let the Planning Commission know he was open to answering any questions they had.

Commissioner Sherman inquired about the ownership type of Gardena Owner LP.

The applicant stated Gardena Owner LP is a joint ownership entity, specifically created, to own and develop the property.

Commissioner Kanhan wanted to confirm if the current entrance to the property is located at West 135th Street and if the proposed project will maintain that entrance.

The applicant responded that the current entrance is located at both West 135th and 139th Street but explained that the project no longer has an entrance along West 139th Street.

Alex Zamora stated he was a member of the Laborers' International Union of North America (LIUNA) and spoke in support of the project and the applicant.

Al Sanchez also voiced his support for the project.

Vice Chair Langley asked if the concerns on the mitigation measures from the Regional Water Control Water District were resolved.

The City's consultant, William Halligan with Harris and Associates who drafted the Mitigated Negative Declaration (MND), stated that the applicant and the Regional Water Quality Control Board came to a satisfactory mitigation measure .

Vice Chair Langley closed the public hearing.

MOTION: It was moved by Commissioner Kanhan, and seconded by Vice Chair Langley, to approve Resolution No. PC 4-23, approving Conditional Use Permit #7-21, Site Plan Review #9-21, and adopting the Mitigated Negative Declaration and Mitigation Monitoring Program.

The motion passed by the following roll call vote:

Ayes: Kanhan, Langley, Sherman

Noes:

7. **OTHER BUSINESS**

7.A GENERAL PLAN CONSISTENCY FOR THE ACQUISITION OF A 0.11 ACRE PARCEL LOCATED AT 1731 W. 162ND STREET

Staff Report.pdf

Resolution No. PC 5-23.pdf

Economic Development Manager, Jackie Choi, presented to the Planning Commission about this item.

Vice Chair Langley inquired if the property was located between the Public Works building and the Elk's Lodge; whether the City would continue to utilize the building or demolish and build a new structure; and what the current use of the building was.

Ms. Choi confirmed that the building was located between the Public Works building and the Elk's Lodge.

Community Development Director, Greg Tsujiuchi stated there were no plans at this moment for construction and that the proposal was just to acquire the property. Mr. Tsujiuchi then stated that the building was currently being used as a dental office, but that the dentist, Dr. Uyeda, had recently retired.

MOTION: It was moved by Commissioner Sherman, and seconded by Commissioner Kanhan to approve Resolution No. PC 5-23, approving the General Plan consistency for the acquisition of a 0.11-acre parcel located at 1731 W. 162nd St.

The motion passed by the following roll call vote:

Ayes: Sherman, Kanhan, Langley

Noes:

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

Mr. Tsujiuchi informed the Planning Commission of the following announcements:

- The South Bay Cities Council of Governments general assembly was taking place in the City of Carson from 9:00 P.M. to 3:00 P.M. on Thursday, March 23rd.
- The State of the City on Thursday, March 30th at 6:00 P.M. to be held inside the Nakaoka Center.

- The City's Annual Casino Night on Friday, March 31st at 7:00 P.M and all proceeds would be donated towards the City's senior programs.
- Recreation and Human Services announcement that the Gardena was a finalist for the All-American City.

9. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

There were no reports made by any of the Planning Commissioners in attendance.

10. **ADJOURNMENT**

Vice-Chair Langley adjourned the meeting at 7:48 P.M.

Respectfully submitted,



GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

 FOR

DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: City Treasurer's Office
DATE: April 6, 2023
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

April 11, 2023 TOTAL WARRANTS ISSUED: \$3,852,182.43

Wire Transfer: 12352-12365
Prepay: 171202-171204
Check Numbers: 171205-171356
Checks Voided:

Total Pages of Register: 20

April 7, 2023 TOTAL PAYROLL ISSUED: \$1,819,949.60

for 

Guy Mato, City Treasurer

cc: City Clerk

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12352	3/16/2023	111374 LINCOLN NATIONAL LIFE, INSURANCE COMP/	4523419291		LIFE INSURANCE GRP PLANS	3,569.68
					Total :	3,569.68
12353	3/22/2023	112326 LWP CLAIMS SOLUTIONS INC.	032023		WORKERS' COMP CLAIMS	26,947.49
					Total :	26,947.49
12354	3/22/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365995713708		HEALTH INSURANCE CLAIMS	6,326.96
					Total :	6,326.96
12355	3/22/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365999457556		HEALTH INSURANCE CLAIMS	8,584.90
					Total :	8,584.90
12356	3/22/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365990050412		TPA TRANSFER FEE	5,000.00
					Total :	5,000.00
12357	3/22/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365999954151		HEALTH INSURANCE CLAIMS	254.15
					Total :	254.15
12358	3/22/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365998676910		HEALTH INSURANCE CLAIMS	3,882.77
					Total :	3,882.77
12359	3/22/2023	112326 LWP CLAIMS SOLUTIONS INC.	032223		WORKERS' COMP CLAIMS	2,026.15
					Total :	2,026.15
12360	3/23/2023	112326 LWP CLAIMS SOLUTIONS INC.	032323		WORKERS' COMP CLAIMS	9,697.77
					Total :	9,697.77
12361	3/28/2023	112326 LWP CLAIMS SOLUTIONS INC.	032823		WORKERS' COMP CLAIMS	20,561.98
					Total :	20,561.98
12362	3/30/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	032923		HEALTH INSURANCE CLAIMS	13,908.90
					Total :	13,908.90
12363	3/30/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365990819922		HEALTH INSURANCE CLAIMS	15,332.73
					Total :	15,332.73
12364	3/31/2023	112326 LWP CLAIMS SOLUTIONS INC.	033123		WORKERS' COMP CLAIMS	22,597.18

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12364	3/31/2023	112326 112326 LWP CLAIMS SOLUTIONS INC.	(Continued)			Total : 22,597.18
12365	4/3/2023	112326 LWP CLAIMS SOLUTIONS INC.	040323		WORKERS' COMP CLAIMS	8,134.27
						Total : 8,134.27
171202	3/30/2023	110385 KIMLEY-HORN AND ASSOCIATES, INC	24053121	032-00102	DEVELOPMENT SERVICES - NORMANCI	14,433.16
						Total : 14,433.16
171203	3/30/2023	112468 CASTANEDA, MANUEL	3042002JM		FINAL SETTLEMENT	2,046.54
						Total : 2,046.54
171204	4/3/2023	103312 SOUTH COAST AIR QUALITY, MGMT DISTRICT 2023			RULE 2202 - AIR QUALITY INVESTMEN	44,284.98
						Total : 44,284.98
171205	4/11/2023	112477 ABELLERA, ADRIAN JOHN	02/27-03/06		TRAINING - REGIONAL CRIMINAL JUST	100.87
						Total : 100.87
171206	4/11/2023	101748 AFTERMARKET PARTS COMPANY LLC, THE	82961140	037-10167	GTRANS AUTO PARTS	3,081.37
			82966519	037-10167	GTRANS AUTO PARTS	215.39
			82967721	037-10167	GTRANS AUTO PARTS	1,328.63
			82968094	037-10167	GTRANS AUTO PARTS	1,723.01
			82970636	037-10167	GTRANS AUTO PARTS	2,314.25
			82970637	037-10167	GTRANS AUTO PARTS	12.36
			82972498	037-10167	GTRANS AUTO PARTS	131.20
			82972532	037-10167	GTRANS AUTO PARTS	322.28
						Total : 9,128.49
171207	4/11/2023	100925 AMERICAN MOVING PARTS	01A141348		GTRANS AUTO PARTS	1,572.14
			01A141350		GTRANS AUTO PARTS	1,572.14
			01A141360		GTRANS AUTO PARTS	1,370.46
			01A141925		GTRANS AUTO PARTS	1,114.99
			01A141927		GTRANS AUTO PARTS	1,798.16
						Total : 7,427.89
171208	4/11/2023	101628 AQUA-FLO SUPPLY	SI2073925		PARK MAINT SUPPLIES	16.96
						Total : 16.96
171209	4/11/2023	105293 ARC DOCUMENT SOLUTIONS, LLC	11397525		REPROGRAPHIC SERVICES - ARTESIA	57.33

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171209	4/11/2023	105293 ARC DOCUMENT SOLUTIONS, LLC	(Continued)			
			11400562		REPROGRAPHIC SERVICES - ARTESIA	307.43
			11405819		REPROGRAPHIC SERVICES - ARTESIA	16.16
			11421729		REPROGRAPHIC SERVICES - GARDEN	73.49
			12042511		REPROGRAPHIC SERVICES - VERMON	57.33
			12046187		REPROGRAPHIC SERVICES - HALLDAL	256.01
					Total :	767.75
171210	4/11/2023	101459 ASBURY ENVIRONMENTAL SERVICES	I500-00911691		HAZARDOUS WASTE DISPOSAL SERVI	95.00
					Total :	95.00
171211	4/11/2023	104687 AT&T	19683097		TELEPHONE	34.04
			19683098		TELEPHONE	87.07
			19683112		TELEPHONE	34.04
			19683120		TELEPHONE	34.04
			19683121		TELEPHONE	89.34
					Total :	278.53
171212	4/11/2023	111170 AT&T FIRSTNET	287293416290X031023		PD CELL PHONE ACCT #287293416290	1,848.86
					Total :	1,848.86
171213	4/11/2023	110686 AZTECH ELEVATOR COMPANY	AZ17655	037-10136	ELEVATOR MAINTENANCE - GTRANS A	285.00
			AZ17656	037-10136	ELEVATOR MAINTENANCE - GTRANS M	83.33
					Total :	368.33
171214	4/11/2023	102035 BD WHITE TOP SOIL CO., INC.	88424		PARK MAINT SUPPLIES	30.59
					Total :	30.59
171215	4/11/2023	103641 BECNEL UNIFORMS	55599		BUS UNIFORM SUPPLIES	32.85
			55736		BUS UNIFORM SUPPLIES	43.80
					Total :	76.65
171216	4/11/2023	109037 BEEMAN, RAYMOND	03/15-03/17		EMPLOYMENT LAW CONFERENCE	827.02
					Total :	827.02
171217	4/11/2023	104669 BEERLING, NICK	OCT-DEC 22, FEB 23		EDUCATIONAL REIMBURSEMENT	1,323.00
					Total :	1,323.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171218	4/11/2023	110921 BELL, RODERICK	AUG-DEC 2022		EDUCATIONAL REIMBURSEMENT	2,500.00
Total :						2,500.00
171219	4/11/2023	107747 BENGAR PRODUCTIONS	6846		EMBROIDERY - REC STAFF SHIRTS	396.00
			6942		EMBROIDERY - REC POLO SHIRTS	300.00
			7052		PRINTING - CITY LOGO ON SHIRTS	355.00
			7090		EMBROIDERY - CITY SEAL ON SHIRTS	575.00
Total :						1,626.00
171220	4/11/2023	111902 BPR CONSULTING GROUP LLC	573	032-00114	CONSULTING SERVICES - FEBRUARY :	92,705.54
Total :						92,705.54
171221	4/11/2023	110538 CANNON COMPANY	83745	024-00788	STORM DRAIN CATCH BASIN SCREEN	404.00
			83908	024-00927	ARTESIA BLVD. STREET IMPROVEMEN	102.50
			83946	024-00807	VERMONT AVE IMPROVEMENTS, JN 95	5,628.15
Total :						6,134.65
171222	4/11/2023	823003 CARL WARREN & COMPANY	FEBRUARY 2023		CLAIMS MANAGEMENT	1,706.10
Total :						1,706.10
171223	4/11/2023	112073 CAROLLO ENGINEERS, INC	FB34295	024-00828	SEWER MASTER PLAN PROJECT	70,356.00
Total :						70,356.00
171224	4/11/2023	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	42951		LEGAL SERVICES	362.04
			42952		LEGAL SERVICES	1,691.32
			42953		LEGAL SERVICES	7,287.76
			42956		LEGAL SERVICES	2,668.21
			42957		LEGAL SERVICES	476.20
			42958		LEGAL SERVICES	87.18
			42960		LEGAL SERVICES	470.55
			42962		LEGAL SERVICES	147.91
Total :						13,191.17
171225	4/11/2023	303331 CDTFA	DECEMBER 2022		UNDERGROUND STORAGE TANK MAIN	65.68
			FEBRUARY 2023		UNDERGROUND STORAGE TANK MAIN	98.00
Total :						163.68
171226	4/11/2023	112462 CHAO, LOUISE T.	DECEMBER 2022		VOLUNTEER DRIVER	42.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171226	4/11/2023	112462 CHAO, LOUISE T.	(Continued) FEBRAURY 2023		VOLUNTEER DRIVER	35.00
					Total :	77.00
171227	4/11/2023	111612 CHARTER COMMUNICATIONS	PERMIT #16606 PERMIT #16669		PERMIT DEPOSIT REFUND - 14009 HAL PERMIT DEPOSIT REFUND - 1741 W	1,000.00 1,000.00
					Total :	2,000.00
171228	4/11/2023	111534 CLEAN ENERGY	PJI00025361	037-10062	GTRANS FACILITY MODIFICATIONS	399,903.35
					Total :	399,903.35
171229	4/11/2023	102388 COPYLAND, INC.	81977	037-10175	GTRANS - 36X24" COLOR POSTER	102.58
					Total :	102.58
171230	4/11/2023	112471 CORTE, ANAHI	GEPCO 2023		GEPCO LOAN	2,000.00
					Total :	2,000.00
171231	4/11/2023	112467 CORTES, TANIA S BERNAL	CIT #399126806		REFUND - INTERCEPTED WRONG TAX	195.00
					Total :	195.00
171232	4/11/2023	112406 CORWIN, KATELYN	03/13-03/16.		FTA DRUG & ALCOHOL PROGRAM COM	8.83
					Total :	8.83
171233	4/11/2023	102791 CPAC, INC.	1296682		ADOBE PRO LICENSES	360.00
					Total :	360.00
171234	4/11/2023	105935 CRAFTCO, INC.	9402890732		STREET MAINT SUPPLIES	145.47
					Total :	145.47
171235	4/11/2023	103353 CRM COMPANY, LLC.	LA22147		SCRAP TIRE DISPOSAL FEE	69.50
					Total :	69.50
171236	4/11/2023	106193 CUMMINS SALES AND SERVICE	X4-35903		GTRANS AUTO PARTS	2,106.34
					Total :	2,106.34
171237	4/11/2023	104736 D&R OFFICE WORKS, INC.	0126548 0126718	035-01203 035-01202	PD OFFICE FURNITURE PD OFFICE FURNITURE	8,246.70 5,730.09

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171237	4/11/2023	104736 104736 D&R OFFICE WORKS, INC.	(Continued)			Total : 13,976.79
171238	4/11/2023	112457 DAVIS, SCOTT	PERMIT #50022-0394		PERMIT DEPOSIT REFUND - 15306 CH/	5,000.00
						Total : 5,000.00
171239	4/11/2023	312117 DEPARTMENT OF WATER & POWER	032723		LIGHT & POWER	95.74
						Total : 95.74
171240	4/11/2023	312187 DEPARTMENT OF WATER & POWER	GA203391		CABLE & POLE ATTACHMENT FEE - JAI	478.66
						Total : 478.66
171241	4/11/2023	106163 DOMINGUEZ, KEVIN	GEPCO 2023		GEPCO LOAN	2,000.00
						Total : 2,000.00
171242	4/11/2023	112475 DOZIER, LARRY	032923		REFUND - EVENT CANCELLED	448.00
						Total : 448.00
171243	4/11/2023	112475 DOZIER, LARRY	DECEMBER 2022 FEBRUARY 2023		VOLUNTEER DRIVER VOLUNTEER DRIVER	28.00 28.00
						Total : 56.00
171244	4/11/2023	112354 ECONOMIC & PLANNING SYSTEM, INC.	224038-4	032-00121	PROFESSIONAL SERVICES - HOUSING	6,990.00
						Total : 6,990.00
171245	4/11/2023	105418 EMPIRE CLEANING SUPPLY	S5596004 S5624368 S5624368.002 S5725801	034-00551 034-00551 034-00551 034-00551	CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES	4,928.19 2,140.60 523.57 490.32
						Total : 8,082.68
171246	4/11/2023	112473 ENJOY KIMONO INC.	64249260794		REFUND - CREDIT CARD FEE	12.58
						Total : 12.58
171247	4/11/2023	105650 EWING IRRIGATION PRODUCTS	18925417 18931082 18982566		PARK MAINT SUPPLIES TREE PROGRAM SUPPLIES PARK MAINT SUPPLIES	31.60 373.46 268.46
						Total : 673.52

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171248	4/11/2023	110320 EYEDEAL INTERIORS INC	CG300192		NCC LOBBY FLOOR REPLACEMENT	1,660.00
Total :						1,660.00
171249	4/11/2023	106129 FEDEX	3-5129-4493		SHIPPING SERVICES	48.96
			3561601794		SHIPPING SERVICES	114.34
			3561628000		SHIPPING SERVICES	114.34
			4219918566		SHIPPING SERVICES	712.67
			4533106550		SHIPPING SERVICES	118.04
			4668279350		SHIPPING SERVICES	144.67
Total :						1,253.02
171250	4/11/2023	106330 FIDELITY NATIONAL TITLE, INSURANCE COMI	00053833		AQUATIC CENTER PROJECT - PROPEF	1,000.00
			00053834		AQUATIC CENTER PROJECT - PROPEF	1,000.00
Total :						2,000.00
171251	4/11/2023	109315 FLEETCREW, INC.	8945		UNIT #64 DURATHON SERVICE	866.40
Total :						866.40
171252	4/11/2023	106465 FOX FIRST AID & SAFETY INC	69758		STREET MAINT SUPPLIES	41.90
			69841		STREET MAINT SUPPLIES	27.56
			69845		STREET MAINT SUPPLIES	22.05
Total :						91.51
171253	4/11/2023	108183 GARDENA ACE HARDWARE	89677		HOME IMPROVEMENT PROGRAM	31.40
Total :						31.40
171254	4/11/2023	107030 GARDENA AUTO PARTS	166131		PD AUTO PARTS	87.15
Total :						87.15
171255	4/11/2023	107011 GARDENA VALLEY NEWS, INC.	00128807		NOTICE OF PUBLIC HEARING - JN 978-	182.00
Total :						182.00
171256	4/11/2023	619005 GAS COMPANY, THE	040323		GAS	9,600.59
Total :						9,600.59
171257	4/11/2023	106470 GILLIG LLC	40988187		GTRANS AUTO PARTS	314.88
			41017151	037-10174	GTRANS AUTO PARTS	46.18
			41019852	037-10174	GTRANS AUTO PARTS	17.54

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171257	4/11/2023	106470 106470 GILLIG LLC	(Continued)			Total : 378.60
171258	4/11/2023	110257 GLEOW LLC	404	037-10132	EXECUTIVE COACHING - GTRANS	1,050.00
					Total :	1,050.00
171259	4/11/2023	619004 GOLDEN STATE WATER CO.	032323		WATER	8,743.75
					Total :	8,743.75
171260	4/11/2023	112380 GOLDFARB & LIPMAN LLP	462492	032-00128	AFFORDABLE HOUSING SERVICES	511.00
					Total :	511.00
171261	4/11/2023	110395 GOLDMAN, RODERICK	03/06-03/07		PRE-PRODUCTION BUS MEETING - ME	268.18
					Total :	268.18
171262	4/11/2023	107850 GOVERNMENT FINANCE OFFICERS, ASSOCI/	2352003 2023		MEMBERSHIP DUES - CITY OF GARDEI	595.00
					Total :	595.00
171263	4/11/2023	107513 GRAINGER	9650911812		BUS FACILITY SUPPLIES	24.00
			9653328584		BUS FACILITY SUPPLIES	14.66
			9653328592		BUS FACILITY SUPPLIES	59.67
			9653328600		BUS FACILITY SUPPLIES	36.92
			9653328618		BUS FACILITY SUPPLIES	89.36
			9653328626		BUS FACILITY SUPPLIES	36.70
					Total :	261.31
171264	4/11/2023	108765 HENDERSON, MARK E.	03/10-03/11		EXED FORUM LOCAL LEADERS	40.00
					Total :	40.00
171265	4/11/2023	112076 HERNANDEZ, ROSA	007		INTERN SERVICES - 03/20-03/29/23	1,291.50
					Total :	1,291.50
171266	4/11/2023	110371 HINDERLITER DE LLAMAS, & ASSOCIATES	SIN026592	023-01410	CONTRACT SERVICES - TRANSACTION	2,238.56
					Total :	2,238.56
171267	4/11/2023	108434 HOME DEPOT CREDIT SERVICES	0310196		HOME IMPROVEMENT PROGRAM	56.59
			0321258		HOME IMPROVEMENT PROGRAM	107.66
			0531151		BLDG MAINT SUPPLIES	48.82
			0702320		HOME IMPROVEMENT PROGRAM	120.17

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171267	4/11/2023	108434 HOME DEPOT CREDIT SERVICES	(Continued)			
			1902799		CUSTODIAL SUPPLIES	7.67
			3530939		BLDG MAINT SUPPLIES	353.65
			4251478		BLDG MAINT SUPPLIES	189.49
			4315001		HOME IMPROVEMENT PROGRAM	57.57
			6050555		GTRANS MAINT SUPPLIES	100.65
			6331428		HOME IMPROVEMENT PROGRAM	39.84
			7051055		GTRANS MAINT SUPPLIES	96.27
			7353655		HOME IMPROVEMENT PROGRAM	29.24
			9361276		HOME IMPROVEMENT PROGRAM	94.42
			9462031		CUSTODIAL SUPPLIES	10.34
					Total :	1,312.38
171268	4/11/2023	108430 HOME PIPE & SUPPLY	F43000		BLDG MAINT SUPPLIES	12.52
			F43005		BLDG MAINT SUPPLIES	39.42
			F43021		BLDG MAINT SUPPLIES	76.07
					Total :	128.01
171269	4/11/2023	110866 JA SALAZAR CONSTRUCTION	PERMIT #17650		PERMIT DEPOSIT REFUND - 14220 S W	3,000.00
					Total :	3,000.00
171270	4/11/2023	108555 JALISCO TIRE & AUTO REPAIR	031123		(3) TIRES MOUNT & BALANCE	60.00
			032023		(4) TIRES MOUNT & BALANCE	80.00
			03232023		FLAT REPAIR	15.00
			032323		FLAT REPAIR	15.00
			032423		FLAT REPAIR	15.00
			03282023		(4) TIRES MOUNT & BALANCE	80.00
			032823		(4) TIRES MOUNT & BALANCE	80.00
			32323		(7) TIRES MOUNT & BALANCE, (2) FLAT	170.00
					Total :	515.00
171271	4/11/2023	109861 JONES, UNEICE	GEPCO 2023		GEPCO LOAN	2,000.00
					Total :	2,000.00
171272	4/11/2023	211429 KEMP, TAMARA	FEB-MAR 2023		DANCE INSTRUCTOR	2,115.00
					Total :	2,115.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171273	4/11/2023	110385 KIMLEY-HORN AND ASSOCIATES, INC	24255434	032-00102	DEVELOPMENT SERVICES - NORMAN	14,434.80
					Total :	14,434.80
171274	4/11/2023	111260 KJOS, BARBARA JEAN	MARCH 2023		GARDENA FAMILY CHILD CARE PROGF	1,240.00
					Total :	1,240.00
171275	4/11/2023	110848 KREUZER CONSULTING GROUP	23-023	024-00826	CONSULTING SERVICES - BUDLONG &	1,652.50
					Total :	1,652.50
171276	4/11/2023	312039 L.A. COUNTY FIRE DEPARTMENT	C0011109	023-01387	FIRE PROTECTION SERVICES - MAY 20	835,589.51
					Total :	835,589.51
171277	4/11/2023	112014 LAKESHORE LEARNING MATERIALS	553283032723	331-00064	FCC PROGRAM SUPPLIES	16.53
					Total :	16.53
171278	4/11/2023	112615 LU'S LIGHTHOUSE, INC.	01238684	037-10148	GTRANS SHOP SUPPLIES	73.97
					Total :	73.97
171279	4/11/2023	112326 LWP CLAIMS SOLUTIONS INC.	21390	023-01421	WORKERS' COMP CLAIMS ADMINISTR/	20,666.00
					Total :	20,666.00
171280	4/11/2023	105082 MAJESTIC LIGHTING, INC.	ML85063 ML85121 ML85146		BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	354.01 171.77 87.98
					Total :	613.76
171281	4/11/2023	113036 MANERI SIGN CO., INC.	40013512 40013513 40013723		SIGN - 42"X9" "BUDLONG AV 12900" SIGN - 18"X24" "MON AND THURS 6AM STREET SIGNS	209.48 1,641.84 285.24
					Total :	2,136.56
171282	4/11/2023	813030 MANNING & KASS	765047 767555		LEGAL SERVICES LEGAL SERVICES	980.00 1,496.00
					Total :	2,476.00
171283	4/11/2023	113064 MCMASTER-CARR SUPPLY COMPANY	94280625		BLDG MAINT SUPPLIES	445.91
					Total :	445.91

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171284	4/11/2023	112466 MEZA, JOSE	CIT #244124588/690		REFUND - INTERCEPTED WRONG TAX	381.36
					Total :	381.36
171285	4/11/2023	110206 MICHELIN NORTH AMERICA, INC.	DA0054039454	037-10172	GTRANS' BUS TIRE LEASE SERVICES -	6,181.58
			DA0054231269	037-10172	GTRANS' BUS TIRE LEASE SERVICES -	8,415.96
					Total :	14,597.54
171286	4/11/2023	103093 MOBILE RELAY ASSOCIATES, INC.	80020089	037-10179	GTRANS BUS RADIO SYSTEM RENTAL	12,154.53
			80020090	037-10179	GTRANS BUS RADIO SYSTEM RENTAL	298.68
					Total :	12,453.21
171287	4/11/2023	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	656797		PROPANE GAS	1,134.75
					Total :	1,134.75
171288	4/11/2023	112474 NGUYEN, LINH	BL #40057		REFUND - BUSINESS CLOSED	150.00
					Total :	150.00
171289	4/11/2023	111370 NV5 INC.	320456	024-00911	CONSULTING SERVICES - ARTESIA LAI	250.00
					Total :	250.00
171290	4/11/2023	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	78136909		PHYSICAL RECERTIFICATION	205.00
			78495750		PHYSICAL RECERTIFICATION	111.00
			78569991		VARIOUS TESTS	1,114.50
					Total :	1,430.50
171291	4/11/2023	115168 OFFICE DEPOT	282880049		HR OFFICE SUPPLIES	55.33
			300604259		BUS OFFICE SUPPLIES	42.10
			300799392		CM OFFICE SUPPLIES	24.78
			300946405		PD OFFICE SUPPLIES	22.04
			300946409		PD OFFICE SUPPLIES	24.77
			301561642		BUS OFFICE SUPPLIES	57.36
					Total :	226.38
171292	4/11/2023	111358 O'REILLY AUTO PARTS	306453		PW AUTO PARTS	20.98
			309592		PW AUTO PARTS	265.13
			310189		SEWER PROGRAM SUPPLIES	148.48
			310218		PW AUTO PARTS	16.84
			311737		SEWER PROGRAM SUPPLIES	65.91

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171292	4/11/2023	111358 O'REILLY AUTO PARTS	(Continued)			
			311937		PW AUTO PARTS	164.46
			312189		PW AUTO PARTS	148.87
			312333		PW AUTO PARTS	29.16
			313331		PW AUTO PARTS	165.36
			313333		PW AUTO PARTS	-80.61
				G		
				G		
			313393		PW AUTO PARTS	158.46
			313614		GTRANS AUTO PARTS	272.86
			313933		PW AUTO PARTS	15.31
			AUG,OCT,DEC22/JAN-FE		EB CREDITS	-56.49
					Total :	1,334.72
171293	4/11/2023	115810 ORKIN PEST CONTROL	239759186		PEST CONTROL - ACCT #27336703	261.00
			241270311		PEST CONTROL - ACCT #27336703	283.99
			241270312		PEST CONTROL - ACCT #27336703	283.99
					Total :	828.98
171294	4/11/2023	108977 PAPE MATERIAL HANDLING, INC	8928291		PW AUTO PARTS	69.80
			8928297		PW AUTO PARTS	109.09
					Total :	178.89
171295	4/11/2023	110403 PENN RECORDS MANAGEMENT	0135220		OFF-SITE STORAGE SERVICES - MARC	58.00
					Total :	58.00
171296	4/11/2023	112189 PERFECT SCORE ATHLETIC, TRAINING CENT	03/16-03/27/23		GYMNASTICS INSTRUCTOR SERVICES	7,272.00
					Total :	7,272.00
171297	4/11/2023	116140 PETE'S ROAD SERVICE, INC.	0657437		SERVICE CALL - PW YARD	1,241.76
					Total :	1,241.76
171298	4/11/2023	112470 PHILLIPS, BARBARA	50712976		REFUND - CASINO NIGHT TICKETS	50.00
					Total :	50.00
171299	4/11/2023	108600 PHOENIX GROUP INFORMATION, SYSTEMS	012023211	035-01175	PARKING CONTRACT SERVICES - JANI	13,332.88
					Total :	13,332.88

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171300	4/11/2023	105574 PINNACLE PETROLEUM, INC.	0304161	037-10173	87 OCTANE REGULAR UNLEADED CAR	35,094.16
			0304162	037-10173	87 OCTANE REGULAR UNLEADED CAR	35,038.85
					Total :	70,133.01
171301	4/11/2023	112476 PODS ENTERPRISES, LLC	004415302		CDD REMODEL PROJECT	299.97
					Total :	299.97
171302	4/11/2023	102677 PROVIDENCE HEALTH & SERVICES	600000283 03/05/23		PRE-EMPLOYMENT PHYSICAL EXAM, V	451.00
					Total :	451.00
171303	4/11/2023	106092 PRUDENTIAL OVERALL SUPPLY	42816606		UNIFORM & SUPPLY RENTAL	346.11
			42816873		CUSTODIAL SUPPLIES	1,485.03
			42816874		UNIFORM & SUPPLY RENTAL	139.33
			42816875		UNIFORM & SUPPLY RENTAL	41.30
			42816876		SUPPLY RENTAL - MATS - GTRANS	50.10
			42816877		SUPPLY RENTAL - MATS - NCC	13.65
			42816878		SUPPLY RENTAL - MATS - CH	19.00
			42816879		SUPPLY RENTAL - MATS - PD	91.60
			42816880		SUPPLY RENTAL - MATS - HS	11.60
			42818591		UNIFORM & SUPPLY RENTAL	349.51
			42818984		UNIFORM & SUPPLY RENTAL	140.41
			42818985		UNIFORM & SUPPLY RENTAL	41.46
			42818986		SUPPLY RENTAL - MATS - GTRANS	50.10
			42820562		UNIFORM & SUPPLY RENTAL	349.51
					Total :	3,128.71
171304	4/11/2023	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	526194		CID DEBRIEFING - PD	385.00
					Total :	385.00
171305	4/11/2023	104868 PYRO-COMM SYSTEMS, INC.	192903-1	037-10210	FIRE ALARM MONITORING - BLDG A	225.00
			192904-1	037-10210	FIRE ALARM MONITORING - BLDG B	225.00
			192905-1	037-10210	FIRE ALARM MONITORING - BLDG C	225.00
			193238	037-10210	SECURITY ALARM MONITORING - BLDG	195.00
			196352-1	037-10210	ANNUAL FIRE ALARM TESTING - BLDG	1,085.00
			196353-1	037-10210	ANNUAL FIRE ALARM TESTING - BLDG	600.00
			196354-1	037-10210	ANNUAL FIRE ALARM TESTING - BLDG	600.00
					Total :	3,155.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171306	4/11/2023	102283 QUICK COLOR PRINTING	15953 15969		YOUTH SPORTS SIGNS PRINITNG - CITY LOGO	551.25 468.56 Total : 1,019.81
171307	4/11/2023	103907 QUINN COMPANY	WO810247809		PW AUTO PARTS	799.24 Total : 799.24
171308	4/11/2023	111574 RACE COMMUNICATIONS	RC870252	023-01405	FIBER INTERNET SERVICES - APRIL 20	5,653.89 Total : 5,653.89
171309	4/11/2023	100147 RCI IMAGE SYSTEMS	77230 77231 77233 77234 77237 77238		PREP & SCANNING - BUILDING PLANS PREP & SCANNING - BUILDING PLANS PREP & SCANNING - BUILDING PLANS PREP & SCANNING - BUILDING PLANS PREP & SCANNING - BUILDING PLANS PREP & SCANNING - BUILDING PLANS	953.21 993.93 970.89 1,010.06 825.87 814.32 Total : 5,568.28
171310	4/11/2023	100836 RESOURCE BUILDING MATERIALS	3550804 3551724 383133		STREET MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	117.75 263.94 -263.94 Total : 117.75
171311	4/11/2023	108739 REVENUE & COST SPECIALISTS, LLC	9111	023-01431	USER FEE STUDY & CAP	7,437.50 Total : 7,437.50
171312	4/11/2023	118476 RICOH USA, INC.	300878951 5067003144 9031663013 9031663018 9031663019 9031663021 9031663022 9031674507 9031674510 9031674565 9031674675		PD OFFICE SUPPLIES RICOH SP8200DN COPIER USAGE CHA RICOH PRO8100SE COPIER LEASE - PI RICOH MPC3503 COPIER LEASE - CM RICOH MPC3503 COPIER LEASE - CLEI RICOH MPC6502SP COPIER LEASE - PI RICOH MPC3503 COPIER LEASE - CD~ RICOH MPC3503 COPIER LEASE - PW~ RICOH MPC3503 COPIER LEASE & US/ RICOH MPC3503 COPIER LEASE - REC RICOH MPC3503 COPIER LEASE - ADM	468.17 2,049.15 459.79 246.46 175.70 812.95 236.10 165.00 699.42 187.53 640.69

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171312	4/11/2023	118476 RICOH USA, INC.	(Continued) 9031674808 9031674822 9031674841		RICOH MPC3503 COPIER LEASE - SR. I RICOH MPC6003 COPIER LEASE & US/ RICOH MPC3503 COPIER LEASE - HS~	871.78 2,122.00 1,413.68 Total : 10,548.42
171313	4/11/2023	111867 RJM DESIGN GROUP	35574	024-00795	DESIGN & ENGINEERING - AQUATIC &	1,712.70 Total : 1,712.70
171314	4/11/2023	100585 RKA CONSULTING GROUP	33307 33308		ENGINEERING & SURVEYING SERVICE ENGINEERING & SURVEYING SERVICE	70.00 140.00 Total : 210.00
171315	4/11/2023	112463 ROMERO, MATTHEW J.	FEBRUARY 2023		VOLUNTEER DRIVER	14.00 Total : 14.00
171316	4/11/2023	110205 ROSS & BARUZZINI, INC.	54201 54202 54777 54779	037-09885 037-09901 037-09885 037-09901	CONSULTING SERVICES FOR SCHEDU CONSULTING SERVICES FOR MACRO CONSULTING SERVICES FOR SCHEDU CONSULTING SERVICES FOR MACRO	887.35 5,483.89 1,774.70 2,537.82 Total : 10,683.76
171317	4/11/2023	105685 SCHNUR, DIANA	03/14-03/17		EMPLOYMENT LAW CONFERENCE	1,163.94 Total : 1,163.94
171318	4/11/2023	108654 SECTRAN SECURITY INC.	23022303		ARMORED TRANSPORTATION SERVICE	1,740.31 Total : 1,740.31
171319	4/11/2023	107736 SEQUEL CONTRACTORS, INC.	944 #2 985 #1	024-00912 024-00924	170TH ST ST IMPROVEMENT, JN944 BUDLONG AVE/HALLDALE AVE ST IMPF	452,936.35 222,642.00 Total : 675,578.35
171320	4/11/2023	107006 SHAMROCK COMPANIES	2669494		STREET MAINT SUPPLIES	400.53 Total : 400.53
171321	4/11/2023	110731 SHAW HR CONSULTING, INC	007007 007300 007302		PROFESSIONAL SERVICES PROFESSIONAL SERVICES PROFESSIONAL SERVICES	150.00 1,242.50 1,960.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171321	4/11/2023	110731 110731 SHAW HR CONSULTING, INC	(Continued)			Total : 3,352.50
171322	4/11/2023	119233 SHERWIN-WILLIAMS CO.	0467-3		STREET MAINT SUPPLIES	70.22
					Total :	70.22
171323	4/11/2023	109918 SHIGE'S FOREIGN CAR SERVICE, INC.	8093088	035-01176	2016 FORD INTRCPTR #1488054 SERVI	2,834.46
			8093589	035-01176	2017 FORD INTRCPTR #1368929 SERVI	506.08
			8093623	035-01176	2018 FORD INTRCPTR #1554895 SERVI	684.48
			8093683	035-01176	2018 FORD INTRCPTR #1554880 DIAGN	74.39
			8093699	035-01176	2016 FORD FUSION #1500850 OIL & FIL	55.58
			8093716	035-01176	2017 FORD INTRCPTR #1488142 SERVI	373.99
			8093757	035-01176	2018 FORD INTRCPTR #1554676 SERVI	677.75
			8093901	035-01176	2002 FORD E-350 #1147695 SERVICE &	597.20
			8094014	035-01176	2011 FORD CROWN VICTORIA #137657	777.99
			8094110	035-01176	2017 FORD INTRCPTR #1368929 SERVI	694.23
			8094137	035-01176	2018 FORD INTRCPTR #1554678 SERVI	654.19
			8094197	035-01176	2019 FORD INTRCPTR #1576878 SERVI	575.65
			8094208	035-01176	2022 FORD INTRCPTR SERVICE & REP	289.30
					Total :	8,795.29
171324	4/11/2023	119378 SMARDAN SUPPLY CO.	S3937211		BLDG MAINT SUPPLIES	294.09
			S3937240		BLDG MAINT SUPPLIES	67.38
			S3937257		BLDG MAINT SUPPLIES	491.84
					Total :	853.31
171325	4/11/2023	110343 SMARTCOVER SYSTEMS	24915		STREET MAINT SUPPLIES	296.57
					Total :	296.57
171326	4/11/2023	119129 SNAP-ON INDUSTRIAL	ARV/56174957		BUS MAINT SUPPLIES	814.88
			ARV/56190277		BUS MAINT SUPPLIES	157.81
			ARV/56194893		BUS MAINT SUPPLIES	830.31
			ARV/56201712		BUS MAINT SUPPLIES	19.91
			ARV/56231440		BUS MAINT SUPPLIES	27.12
					Total :	1,850.03
171327	4/11/2023	112458 SO CAL BUILDERS & DESIGN INC.	PERMIT #50022-0057		PERMIT DEPOSIT REFUND - 15620 GR/	5,000.00
					Total :	5,000.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171328	4/11/2023	619003 SOUTHERN CALIFORNIA EDISON	033023		LIGHT & POWER	18,192.53
Total :						18,192.53
171329	4/11/2023	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	180544 180613		BUS AUTOMOTIVE FLUIDS BUS AUTOMOTIVE FLUIDS	1,437.61 2,132.35
Total :						3,569.96
171330	4/11/2023	108238 SPARKLETTS	15638236 032423		DRINKING WATER FILTRATION SYSTEM	43.00
Total :						43.00
171331	4/11/2023	119548 ST. JOHN LUTHERAN CHURCH	APRIL 2023		SENIOR CITIZENS DAY CARE	750.00
Total :						750.00
171332	4/11/2023	119594 STANLEY PEST CONTROL	COG 0323 COG 0323-1		PEST CONTROL SERVICE - 1670 W 162 PEST CONTROL SERVICE -2320 W 149	654.00 117.00
Total :						771.00
171333	4/11/2023	303323 STATE CONTROLLER'S OFFICE	FAUD-00003631	023-01389	ANNUAL STREET REPORT FY 21/22	4,000.00
Total :						4,000.00
171334	4/11/2023	109877 STATEWIDE TRAFFIC SAFETY, AND SIGNS INC	02031471		SIGNS/SIGNALS SUPPLIES	1,927.87
Total :						1,927.87
171335	4/11/2023	100609 TANK SPECIALISTS OF CALIFORNIA	32483 32535		CERTIFIED DESIGNATED OPERATOR S CERTIFIED DESIGNATED OPERATOR S	198.00 198.00
Total :						396.00
171336	4/11/2023	107928 TELECOM LAW FIRM, P.C.	14638	032-00131	PROFESSIONAL SERVICES - EFR #3-20	2,598.00
Total :						2,598.00
171337	4/11/2023	110238 TIREHUB, LLC	33530120 33530181		TIRES - GY EAGLE ENFORCER BW 108 TIRES - GY EAGLE RS 103V	139.05 1,353.19
Total :						1,492.24
171338	4/11/2023	109775 TOMS TRUCK CENTER NORTH COUNTY	1297817	037-10177	GTRANS AUTO PARTS	1,600.90
Total :						1,600.90
171339	4/11/2023	106018 TRANE U.S. INC.	14105756		BUS FACILITY MAINT SUPPLIES	1,497.06

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171339	4/11/2023	106018	106018 TRANE U.S. INC.		(Continued)	Total : 1,497.06
171340	4/11/2023	110851	TRAPEZE SOFTWARE GROUP, INC.	T SMAU220795	037-10223	GTRANS SCHEDULING & OPERATIONS 4,177.00
				T SMAU220852	037-09887	GTRANS SCHEDULING & OPERATIONS 17,128.00
				T SMAU220853	037-09887	GTRANS SCHEDULING & OPERATIONS 3,364.00
				T SMAU220854	037-09887	GTRANS SCHEDULING & OPERATIONS 2,001.00
				T SMAU220855	037-09887	GTRANS SCHEDULING & OPERATIONS 1,050.00
				T SMAU220896	037-09887	GTRANS SCHEDULING & OPERATIONS 1,677.00
						Total : 29,397.00
171341	4/11/2023	111481	TRIO COMMUNITY MEALS, LLC	INV2230025999	034-00544	SENIOR FEEDING PROGRAM 5,661.48
				INV2230026240	034-00544	SENIOR FEEDING PROGRAM 5,420.41
						Total : 11,081.89
171342	4/11/2023	120730	TYMCO, INC.	272312	024-00880	2023 TYMCO 600 SWEEPER 443,177.44
						Total : 443,177.44
171343	4/11/2023	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 16.79
				CRESPO 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 3,546.50
				FCC 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 2,285.10
				KWAK 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 56.10
				OROZCO 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 1,879.23
				RECREATION 02/22/23		CAL CARD STATEMENT 01/24-02/22/23 6,746.38
				RIGG 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 477.29
				SWEENEY 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 340.00
				TSUJIUCHI 03/22/23		CAL CARD STATEMENT 02/23-03/22/23 580.06
						Total : 15,927.45
171344	4/11/2023	109220	U.S. BANK EQUIPMENT FINANCE	497846188		RICOH MPC4503 COPIER LEASE -CD 151.70
						Total : 151.70
171345	4/11/2023	110586	VARGAS, FLAVIO	03/06-03/07		PRE-PRODUCTION BUS MEETING - PE 50.00
						Total : 50.00
171346	4/11/2023	105316	VECTOR RESOURCES, INC.	95684	023-01441	NCC AUDIO SYSTEM REPAIR 2,000.00
						Total : 2,000.00
171347	4/11/2023	119001	VENCO WESTERN, INC	32063	024-00904	DROUGHT TOLERANT LANDSCAPE PR 46,279.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171347	4/11/2023	119001 119001 VENCO WESTERN, INC	(Continued)			Total : 46,279.00
171348	4/11/2023	122050 VERIZON WIRELESS	9929790235		PW CELL PHONE SERVICE	956.04
						Total : 956.04
171349	4/11/2023	111719 WALLACE & ASSOCIATES, CONSULTING, INC	W801061	037-10212	DISPATCH REMODELING PROJECT, JN	2,757.00
						Total : 2,757.00
171350	4/11/2023	108353 WALTERS WHOLESALE ELECTRIC CO	S122504230.002 S122641047 S122657653.002 S122663939		SIGNS/SIGNALS SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	156.84 185.89 874.97 42.93
						Total : 1,260.63
171351	4/11/2023	101195 WASTE RESOURCES GARDENA	032123		RETURN OF PERFORMANCE DEPOSIT	600,000.00
						Total : 600,000.00
171352	4/11/2023	101903 WATER TECHNIQUES	1989 2794 3178		DRINKING WATER SYSTEM RENTAL DRINKING WATER SYSTEM RENTAL DRINKING WATER SYSTEM RENTAL	45.00 45.00 45.00
						Total : 135.00
171353	4/11/2023	100107 WAYNE ELECTRIC CO.	209081 209104		GTRANS AUTO PARTS GTRANS AUTO PARTS	296.90 722.62
						Total : 1,019.52
171354	4/11/2023	125001 YAMADA COMPANY, INC.	82863 82864 82879		TREE MAINT SUPPLIES TREE MAINT SUPPLIES TREE PROGRAM SUPPLIES	140.63 30.55 332.47
						Total : 503.65
171355	4/11/2023	126122 ZEP SALES & SERVICE	9008324821		BUS SHOP SUPPLIES	905.09
						Total : 905.09
171356	4/11/2023	104934 ZUMAR INDUSTRIES, INC.	99072 99116		GTRANS BUS SIGNAGE SIGNS/SIGNALS SUPPLIES	276.74 1,515.03
						Total : 1,791.77

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
169		Vouchers for bank code : usb				Bank total : 3,852,182.43
169		Vouchers in this report				Total vouchers : 3,852,182.43

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 20 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 20 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:

_____	<u>04/11/2023</u>
Mayor	Date

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

Acknowledged:

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

MEMORANDUM

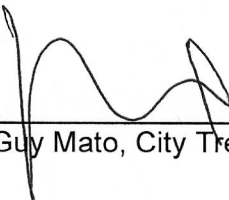
TO: Honorable Mayor and City Council
FROM: City Treasurer's Office
DATE: April 20, 2023
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

April 25, 2023 TOTAL WARRANTS ISSUED: \$3,656,653.51

Wire Transfer: 12366-12380
Prepay:
Check Numbers: 171357-171563
Checks Voided:

Total Pages of Register: 25

April 21, 2023 TOTAL PAYROLL ISSUED: \$2,176,341.35


for Guy Mato, City Treasurer

cc: City Clerk

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12366	4/5/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	FEBRUARY 2023		HEALTH & LIFE INSURANCE, SERVICE	116,278.57
					Total :	116,278.57
12367	4/5/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	MARCH 2023		HEALTH & LIFE INSURANCE, SERVICE	116,278.57
					Total :	116,278.57
12368	4/6/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365994839727		HEALTH INSURANCE CLAIMS	14,048.63
					Total :	14,048.63
12369	4/6/2023	112326 LWP CLAIMS SOLUTIONS INC.	040623		WORKERS' COMP CLAIMS	21,412.48
					Total :	21,412.48
12370	4/6/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	040623		HEALTH INSURANCE CLAIMS	1,004.60
					Total :	1,004.60
12371	4/6/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	APRIL 2023		HEALTH & LIFE INSURANCE, SERVICE	115,902.86
					Total :	115,902.86
12372	4/7/2023	111016 KAISER FOUNDATION HEALTH PLAN	APRIL 2023		HEALTH INSURANCE	387,717.48
					Total :	387,717.48
12373	4/7/2023	419630 U.S. BANK	2253104		LEASE REVENUE BONDS, SERIES 202	689,000.00
					Total :	689,000.00
12374	4/7/2023	419630 U.S. BANK	2255173		TAXABLE LEASE REVENUE REFUNDIN	284,183.08
					Total :	284,183.08
12375	4/18/2023	111374 LINCOLN NATIONAL LIFE, INSURANCE COMP/	4535480879		LIFE INSURANCE GRP PLANS	3,375.82
					Total :	3,375.82
12376	4/12/2023	112401 PINNACLE CLAIMS MANAGEMENT INC	041223		HEALTH INSURANCE CLAIMS	2,987.93
					Total :	2,987.93
12377	4/12/2023	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365997156752		HEALTH INSURANCE CLAIMS	6,351.57
					Total :	6,351.57
12378	4/14/2023	111894 HEALTHNOW ADMINISTRATIVE, SERVICES	U4774		HEALTH INSURANCE CLAIMS~	284.46

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12378	4/14/2023	111894	111894 HEALTHNOW ADMINISTRATIVE, SERVICE (Continued)			Total : 284.46
12379	4/12/2023	111894	HEALTHNOW ADMINISTRATIVE, SERVICES U4773		HEALTH INSURANCE CLAIMS	1,554.41
						Total : 1,554.41
12380	4/18/2023	112401	PINNACLE CLAIMS MANAGEMENT INC 041323		HEALTH INSURANCE CLAIMS	92,295.94
						Total : 92,295.94
171357	4/25/2023	105149	ADAMSON POLICE PRODUCTS INV392857		PD TACTICAL EQUIPMENT & SUPPLIES	1,960.06
						Total : 1,960.06
171358	4/25/2023	100748	ADR SERVICES, INC. 23-1961-SJD-04		MEDIATION SERVICES	2,475.00
						Total : 2,475.00
171359	4/25/2023	101748	AFTERMARKET PARTS COMPANY LLC, THE			
			82972375	037-10167	GTRANS AUTO PARTS	45.33
			82977787	037-10167	GTRANS AUTO PARTS	467.97
			82977918	037-10167	GTRANS AUTO PARTS	243.78
			82980659	037-10167	GTRANS AUTO PARTS	317.52
			82980660	037-10167	GTRANS AUTO PARTS	38.26
			82981803	037-10167	GTRANS AUTO PARTS	157.77
			82983136	037-10167	GTRANS AUTO PARTS	229.97
			82985840	037-10167	GTRANS AUTO PARTS	1,670.04
						Total : 3,170.64
171360	4/25/2023	112482	AL EMARA, THOLFAQAR PERMIT #50022-1346		PERMIT DEPOSIT REFUND - 2307 W 12	5,000.00
						Total : 5,000.00
171361	4/25/2023	112469	ALLAN HANCOCK COLLEGE			
			DIAZ		EVOC TRAINING REGISTRATION	1,350.00
			FERNANDEZ		EVOC TRAINING REGISTRATION	1,350.00
			PENA		EVOC TRAINING REGISTRATION	1,350.00
			PENNELLA		EVOC TRAINING REGISTRATION	1,350.00
			VON ROISCHMANDT		EVOC TRAINING REGISTRATION	1,350.00
						Total : 6,750.00
171362	4/25/2023	100925	AMERICAN MOVING PARTS 01A142108		GTRANS AUTO PARTS	1,243.61
						Total : 1,243.61
171363	4/25/2023	112487	AMSTAR EXPRESS, INC. 50846		REFUND-SUBPOENA FOR RECORDS F	35.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171363	4/25/2023	112487 112487 AMSTAR EXPRESS, INC.	(Continued)			Total : 35.00
171364	4/25/2023	108625 ARAD OIL INC.	MARCH 2023		CAR WASH	96.00
						Total : 96.00
171365	4/25/2023	101459 ASBURY ENVIRONMENTAL SERVICES	I500-00915845 I500-00915970 I500-00915971 I500-009159869		HAZARDOUS WASTE DISPOSAL SERVI HAZARDOUS WASTE DISPOSAL SERVI HAZARDOUS WASTE DISPOSAL SERVI HAZARDOUS WASTE DISPOSAL SERVI	243.05 55.00 405.05 335.05
						Total : 1,038.15
171366	4/25/2023	106965 ASSAABLOY ENTRANCE, SYSTEMS US INC.	SEI/1609227 SEI/1609228 SEI/1609229 SEI/1609230 SEI/1609231 SEI/1609232 SEI/1609233 SEI/1609256 SEI/1609257 SEI/1610223 SEI/1611405		SERVICE REPAIR - ROWLEY PARK INTI SERVICE REPAIR - ROWLEY PARK GYM SERVICE REPAIR - ROWLEY PARK GYM SERVICE REPAIR - ROWLEY PARK GYM SERVICE REPAIR - ROWLEY PARK AUC SERVICE REPAIR - ROWLEY PARK AUC SERVICE REPAIR - ROWLEY PARK GYM ROWLEY PARK RESTROOM DOOR REF ROWLEY PARK RESTROOM DOOR REF SERVICE REPAIR - ROWLEY PARK GYM SERVICE REPAIR - ROWLEY PARK AUC	199.00 149.25 149.25 149.25 149.25 149.25 298.50 199.00 547.25 302.77 601.27
						Total : 2,894.04
171367	4/25/2023	104687 AT&T	19731951		TELEPHONE	1,105.07
						Total : 1,105.07
171368	4/25/2023	616090 AT&T	3103232408 04/01/23		TELEPHONE	3,723.87
						Total : 3,723.87
171369	4/25/2023	111170 AT&T FIRSTNET	287290885074X4102023 287293420631X3102023 287298156560X4102023 287303490376X4102023 287324972943X4102023		CITYWIDE CELL PHONE ACCT #287290 PD CELL PHONE ACCT #287293420631 COVID-19 FIRSTNET COMMUNICATION BUS CELL PHONE ACCT #28730349037 GTRANS CELL PHONE ACCT #2873249	2,714.52 145.88 1,873.05 1,711.82 949.67
						Total : 7,394.94
171370	4/25/2023	102880 AUTOPLEX, INC.	14863		2019 FORD F-250 XL #KEG55298 BRAKI	362.38

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171370	4/25/2023	102880 102880 AUTOPLEX, INC.	(Continued)			Total : 362.38
171371	4/25/2023	110686 AZTECH ELEVATOR COMPANY	AZ17698	024-00844	ELEVATOR MAINTENANCE - NCC	285.00
			AZ17699	024-00844	ELEVATOR MAINTENANCE - PW	285.00
			AZ17700	024-00844	ELEVATOR MAINTENANCE - CH	100.00
			AZ17701	024-00844	ELEVATOR MAINTENANCE - NCC	100.00
			AZ17702	037-10136	ELEVATOR MAINTENANCE - GTRANS A	285.00
			AZ17703	037-10136	ELEVATOR MAINTENANCE - GTRANS M	83.33
					Total :	1,138.33
171372	4/25/2023	110190 BASNET FAMILY CHILD CARE	MARCH 2023		CHILD CARE PROVIDER	12,990.00
					Total :	12,990.00
171373	4/25/2023	103641 BECNEL UNIFORMS	55625		BUS UNIFORM SUPPLIES	156.04
			55626		BUS UNIFORM SUPPLIES	505.79
			55733		BUS UNIFORM SUPPLIES	517.90
			55735		BUS UNIFORM SUPPLIES	545.22
			55737		BUS UNIFORM SUPPLIES	589.02
			56101		BUS UNIFORM SUPPLIES	27.32
			56102		BUS UNIFORM SUPPLIES	582.23
					Total :	2,923.52
171374	4/25/2023	102135 BEHREND'S, KENT	177		IT NETWORK SUPPORT	1,968.75
					Total :	1,968.75
171375	4/25/2023	112485 BERNAL, MARIA R.	CIT #355128254		REFUND - INTERCEPTED WRONG TAX	445.00
					Total :	445.00
171376	4/25/2023	102331 BLUE DIAMOND MATERIALS	3097431		STREET MAINT SUPPLIES	122.77
					Total :	122.77
171377	4/25/2023	108715 BOBBS FAMILY CHILDCARE	MARCH 2023		CHILD CARE PROVIDER	5,244.00
					Total :	5,244.00
171378	4/25/2023	105008 CALIFORNIA BUILDING STANDARDS, COMMIE JAN-MAR 2023			BUILDING STANDARDS ADMIN SPECIA	499.50
					Total :	499.50
171379	4/25/2023	112415 CALIFORNIA DEPARTMENT OF, HUMAN RESO APRIL 2023			CCPU DUES - APRIL 2023	295.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
171379	4/25/2023	112415	112415 CALIFORNIA DEPARTMENT OF, HUMAN F (Continued)			Total : 295.00	
171380	4/25/2023	110313	CALTIP	94-2023-MAR	037-10137	INSURANCE CLAIMS DEDUCTIBLE - M/	2,578.88
						Total : 2,578.88	
171381	4/25/2023	110538	CANNON COMPANY	84021	024-00807	VERMONT AVE IMPROVEMENTS, JN 95	1,640.00
				84086	024-00909	BUDLONG/HALLDALE STREET IMPROV	36,080.75
						Total : 37,720.75	
171382	4/25/2023	823003	CARL WARREN & COMPANY	MARCH 2023		CLAIMS MANAGEMENT	4,904.10
						Total : 4,904.10	
171383	4/25/2023	803420	CARPENTER, ROTHANS & DUMONT, LAW OFF	43388		LEGAL SERVICES	20.04
				43389		LEGAL SERVICES	6,675.33
				43390		LEGAL SERVICES	1,044.16
				43391		LEGAL SERVICES	4,562.30
				43394		LEGAL SERVICES	5,315.30
				43395		LEGAL SERVICES	1,755.10
				43396		LEGAL SERVICES	397.57
				43399		LEGAL SERVICES	304.97
				43400		LEGAL SERVICES	468.00
						Total : 20,542.77	
171384	4/25/2023	303331	CDTFA	MARCH 2023		UNDERGROUND STORAGE TANK MAIN	48.00
						Total : 48.00	
171385	4/25/2023	111966	CELEDON'S EXERCISE EQUIPMENT, SERVICE	3037		GTRANS FITNESS EQUIPMENT MAINT	350.00
						Total : 350.00	
171386	4/25/2023	110605	CHANDLER ASSET MANAGEMENT	2303GARDENA	013-00030	INVESTMENT MGMT SERVICES - MARC	2,467.94
						Total : 2,467.94	
171387	4/25/2023	103127	CHILD 2 CHILD CONNECTION, FAMILY DAY C/	MARCH 2023		CHILD CARE PROVIDER	4,003.00
						Total : 4,003.00	
171388	4/25/2023	112297	CHOI, JACKIE	040323		MGMT ANNUAL HEALTH BENEFIT	354.50
						Total : 354.50	

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171389	4/25/2023	308112 CITY OF HAWTHORNE	2022	035-01169	ANNUAL MAINTENANCE FOR TIBURON	81,872.01
					Total :	81,872.01
171390	4/25/2023	111534 CLEAN ENERGY	CE12575748	037-10217	GTRANS OFFSITE CNG FUELING SERV	20,343.13
					Total :	20,343.13
171391	4/25/2023	111416 COLANTUONO, HIGHSMITH &, WHATLEY, PC	55677		LEGAL SERVICES	688.20
					Total :	688.20
171392	4/25/2023	110122 COMMANDSTAT ANALYTICS, INC	219	035-01204	DATABASE MGMT & REPORTING PREP	2,076.00
					Total :	2,076.00
171393	4/25/2023	103125 COMPLETE COACH WORKS	91037	037-10221	BUS #775 SERVICE CALL - DIAGNOSE	2,748.81
					Total :	2,748.81
171394	4/25/2023	109913 COSTAR REALTY INFORMATION INC.	120310206 120319235	s	COSTAR SUITE - 03/21-04/30/23 COSTAR SUITE	1,165.16 -500.00
					Total :	665.16
171395	4/25/2023	102791 CPAC, INC.	1296610	023-01440	VEEAM AVAILABILITY SUITE BACKUP S	4,095.00
					Total :	4,095.00
171396	4/25/2023	105935 CRAFTCO, INC.	9402890061		STREET MAINT SUPPLIES	1,055.95
					Total :	1,055.95
171397	4/25/2023	109005 CRESPO, ERNIE	03/16-03/17		LCW ANNUAL EMPLOYMENT LAW CON	236.13
					Total :	236.13
171398	4/25/2023	103353 CRM COMPANY, LLC.	LA22239		SCRAP TIRE DISPOSAL FEE	69.50
					Total :	69.50
171399	4/25/2023	106193 CUMMINS SALES AND SERVICE	X5-43856		GTRANS AUTO PARTS	1,357.23
					Total :	1,357.23
171400	4/25/2023	110319 CWE DIRECTOR	23136	024-00766	MS4 & NPDES - MONITORING & COMPI	14,012.50
					Total :	14,012.50
171401	4/25/2023	104736 D&R OFFICE WORKS, INC.	0127221	034-00577	NCC CLASSROOM FURNITURE	2,921.63

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171401	4/25/2023	104736 D&R OFFICE WORKS, INC.	(Continued) 0127373 0127435 0127436	034-00576 032-00133 023-01443	NCC CLASSROOM FURNITURE CD OFFICE FURNITURE HR OFFICE FURNITURE	2,623.95 3,483.28 4,486.36 Total : 13,515.22
171402	4/25/2023	102228 DAILY BREEZE	0011589722		REQUEST FOR PROPOSALS 2022-04	279.82 Total : 279.82
171403	4/25/2023	102228 DAILY BREEZE	0011546637 0011546641		NOTICE INVITING PROPOSALS - FOR NOTICE INVITING BIDS - FOR UO TO 15	193.77 244.22 Total : 437.99
171404	4/25/2023	112481 DANG, VU	PERMIT #50021-0133		PERMIT DEPOSIT REFUND - 1534 W 15	5,000.00 Total : 5,000.00
171405	4/25/2023	111874 DAVID VOLZ DESIGN LANDSCAPE, ARCHITEC	422460	024-00901	MAS FUKAI PARK IMPROVEMENTS, JN	43,938.00 Total : 43,938.00
171406	4/25/2023	112490 DAVID, ANTONIE	041223		REFUND - PASSPORT PHOTO DID NOT	10.00 Total : 10.00
171407	4/25/2023	105951 DECALS BY DESIGN, INC.	17150		GTRANS BUS DECALS	106.06 Total : 106.06
171408	4/25/2023	106540 DELTA MOTOR COMPANY INC.	23893 23981 23984	037-10181 037-10181 037-10181	REBUILD DRIVE MOTOR REBUILD DRIVE MOTOR REBUILD DRIVE MOTOR	3,332.63 3,332.63 3,332.63 Total : 9,997.89
171409	4/25/2023	104310 DEPARTMENT OF CONSERVATION	JAN-MAR 2023		STRONG MOTION INSTRUMENTATION	1,860.70 Total : 1,860.70
171410	4/25/2023	303459 DEPARTMENT OF JUSTICE	639293	035-01205	FINGERPRINT APPS - FEBRUARY 2023	2,800.00 Total : 2,800.00
171411	4/25/2023	312117 DEPARTMENT OF WATER & POWER	033123		LIGHT & POWER	65.51

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171411	4/25/2023	312117 312117 DEPARTMENT OF WATER & POWER	(Continued)			Total : 65.51
171412	4/25/2023	111982 DOCUSIGN, INC.	111100111575	011-00035	E-SIGNATURE BUSINESS PRO SOFTW,	2,467.90
						Total : 2,467.90
171413	4/25/2023	104500 DOOLEY ENTERPRISES, INC	64772	035-01207	PD AMMUNITION SUPPLIES	14,390.01
						Total : 14,390.01
171414	4/25/2023	107690 ENLIGHTENMENT CHILD, DEVELOPMENT CEI MARCH 2023			CHILD CARE PROVIDER	11,413.00
						Total : 11,413.00
171415	4/25/2023	107510 ESCALANTE, WENDY E.	MARCH 2023		CHILD CARE PROVIDER	12,127.00
						Total : 12,127.00
171416	4/25/2023	105650 EWING IRRIGATION PRODUCTS	19059010		PARK MAINT SUPPLIES	142.48
						Total : 142.48
171417	4/25/2023	100055 FAIR HOUSING FOUNDATION	MARCH 2023		CDBG CONSULTANT	1,677.04
						Total : 1,677.04
171418	4/25/2023	106129 FEDEX	8-092-84848 8-092-92079		SHIPPING SERVICES SHIPPING SERVICES	93.92 59.82
						Total : 153.74
171419	4/25/2023	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT	2504132303		DRUG TEST/ADMIN FEE	532.22
						Total : 532.22
171420	4/25/2023	106545 FLEETPRIDE, INC	106583037 106658883 106670011		SEWER PROGRAM SUPPLIES SEWER PROGRAM SUPPLIES SEWER PROGRAM SUPPLIES	97.55 408.95 392.45
						Total : 898.95
171421	4/25/2023	112329 FM THOMAS AIR CONDITIONING INC	45030	024-00893	HVAC REPAIRS FOR CITY HALL	4,262.79
						Total : 4,262.79
171422	4/25/2023	106465 FOX FIRST AID & SAFETY INC	69999		STREET MAINT SUPPLIES	31.97
						Total : 31.97

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171423	4/25/2023	107724 GARCIA, CLAUDIA CRISTINA	MARCH 2023		CHILD CARE PROVIDER	12,863.00
Total :						12,863.00
171424	4/25/2023	207133 GARCIA, NANCY C.	MARCH 2023		CHILD CARE PROVIDER	12,670.00
Total :						12,670.00
171425	4/25/2023	107008 GARDENA A/C & RADIATOR	52234		2013 FORD F350 #1388367 - A/C EVACL	1,344.80
Total :						1,344.80
171426	4/25/2023	107030 GARDENA AUTO PARTS	165737 166389 166445 166625 166628 166630 166749 166809 167017		PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PD AUTO PARTS PD AUTO PARTS PW AUTO PARTS	174.17 -1.64 56.22 54.35 92.00 160.42 23.69 354.84 185.09
Total :						1,099.14
171427	4/25/2023	107080 GARDENA BEAR WHEEL	57618		2009 CHEVY 3500 #1327668-UNIT 57, FI	160.00
Total :						160.00
171428	4/25/2023	107034 GARDENA WELDING SUPPLY CO INC.	95 125247		BLDG MAINT SUPPLIES	71.14
Total :						71.14
171429	4/25/2023	619005 GAS COMPANY, THE	040723 40323		CNG FUEL GAS	1,086.65 1,572.63
Total :						2,659.28
171430	4/25/2023	106470 GILLIG LLC	41020847 41027369	037-10174 037-10174	GTRANS AUTO PARTS GTRANS AUTO PARTS	180.85 105.41
Total :						286.26
171431	4/25/2023	111798 GOBBLE, SCOTT	041223	024-00875	COMMUNITY AQUATIC CENTER PROJE	1,575.00
Total :						1,575.00
171432	4/25/2023	619004 GOLDEN STATE WATER CO.	040723		WATER	5,221.50

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171432	4/25/2023	619004 619004 GOLDEN STATE WATER CO.	(Continued)			Total : 5,221.50
171433	4/25/2023	102480 GOVERNMENTJOBS.COM, INC.	INV32639 INV32849	023-01444 023-01444	GOVERNMENTJOBS SUBSCRIPTION R INSIGHT SUBSCRIPTION RENEWAL	1,950.75 13,184.39 Total : 15,135.14
171434	4/25/2023	109055 GRAFFITI SHIELD, INC.	21461 21525		BUS GRAFFITI SHIELD BUS GRAFFITI SHIELD	985.50 197.10 Total : 1,182.60
171435	4/25/2023	107513 GRAINGER	9653265745 9660161655 9661676578 9663183425 9666786232 9666786240 9668650667 9669035793	037-10222	PW MAINT SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES	13.77 9.60 80.85 3,964.31 296.10 9.60 -3,991.46 22.13 Total : 404.90
171436	4/25/2023	112374 GRIFFIN STRUCTURES, INC.	GSI-GCASC-03	024-00910	AQUATIC & SENIOR CENTER JN978	7,171.00 Total : 7,171.00
171437	4/25/2023	106701 HARTZOG & CRABILL, INC.	23-0277	024-00915	CONSULTANT SERVICES, ROADWAY E'	6,420.00 Total : 6,420.00
171438	4/25/2023	108607 HENDERSON-BATISTE, TANEKA	MARCH 2023		CHILD CARE PROVIDER	7,600.00 Total : 7,600.00
171439	4/25/2023	108434 HOME DEPOT CREDIT SERVICES	0545442 1513177 1523246 2033015 3513816 5310996 5902691 7902498 9523511		REC PROGRAM SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES GTRANS MAINT SUPPLIES BLDG MAINT SUPPLIES TREE TRIMMING PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES	43.78 116.02 136.84 253.36 241.37 40.76 61.50 31.92 103.92

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171439	4/25/2023	108434	108434 HOME DEPOT CREDIT SERVICES		(Continued)	Total : 1,029.47
171440	4/25/2023	111593	INTER-CON SECURITY SYSTEMS INC	BD0124234	037-10211	GTRANS SECURITY SERVICES - MARC Total : 7,145.78 7,145.78
171441	4/25/2023	106714	INTERSTATE BATTERIES OF, CALIFORNIA CO.	140073740 140073867. 140074783 140074784 140074991 140075089		GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS Total : 1,132.75 778.00 -1,994.37 1,528.20 1,005.55 1,508.33 3,958.46
171442	4/25/2023	103064	ITERIS, INC.	155931	037-09892	DESIGN SERVICES & SUPPORT FOR TI Total : 312,654.95 312,654.95
171443	4/25/2023	110733	J & S PROPERTY MANAGEMENT AND, MAINTI	7290	037-10138	LANDSCAPE MAINTENANCE SERVICE Total : 2,112.66 2,112.66
171444	4/25/2023	108579	J.D. FIELDS LUMBER COMPANY	7178		STREET MAINT SUPPLIES Total : 53.40 53.40
171445	4/25/2023	100436	J.J. KELLER & ASSOCIATES, INC	9107607660	037-10124	FLEET MANAGEMENT AND COMPLIANC Total : 487.90 487.90
171446	4/25/2023	108555	JALISCO TIRE & AUTO REPAIR	032923 32923		(2) TIRES MOUNT & BALANCE (4) TIRES MOUNT & BALANCE Total : 40.00 80.00 120.00
171447	4/25/2023	110010	JANEK CORPORATION, THE	113312		GTRANS SHOP SUPPLIES Total : 1,378.13 1,378.13
171448	4/25/2023	105226	JEKAL FAMILY CHILD CARE	MARCH 2023		CHILD CARE PROVIDER Total : 11,671.00 11,671.00
171449	4/25/2023	110853	JONES & MAYER	115359 115360 115361		ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES 798.54 553.50 216.12

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171449	4/25/2023	110853 JONES & MAYER	(Continued)			
			115362		ATTORNEY SERVICES	155.06
			115363		ATTORNEY SERVICES	81.04
			115365		ATTORNEY SERVICES	1,863.03
			115366		ATTORNEY SERVICES	3,484.81
			115369		ATTORNEY SERVICES	110.76
			115370		ATTORNEY SERVICES	7,066.51
			115371		ATTORNEY SERVICES	265.82
			115372		ATTORNEY SERVICES	9,265.81
			115373		ATTORNEY SERVICES	1,539.80
			115551	020-00042	ATTORNEY SERVICES	10,589.49
Total :						35,990.29
171450	4/25/2023	110456 KHAIRZADA FAMILY CHILD CARE	MARCH 2023		CHILD CARE PROVIDER	5,957.00
Total :						5,957.00
171451	4/25/2023	111045 KJ SERVICES	2651		BOTTLE & CAN RECYCLING PROGRAM	340.00
Total :						340.00
171452	4/25/2023	112357 KLASSIC ENGINEERING &, CONSTRUCTION II	033123	024-00902	FIRE STATION #158 ROOF REPLACEME	112,234.90
Total :						112,234.90
171453	4/25/2023	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	SA230000304	024-00930	CATCH BASIN CLEANOUT - WESTERN	8,653.50
Total :						8,653.50
171454	4/25/2023	109939 LA UNIFORMS & TAILORING	15902		PD UNIFORM SUPPLIES	162.01
Total :						162.01
171455	4/25/2023	112015 LACERDA, DALVANICE	MARCH 2023		CHILD CARE PROVIDER	12,374.00
Total :						12,374.00
171456	4/25/2023	112014 LAKESHORE LEARNING MATERIALS	553255032923	331-00064	FCC PROGRAM SUPPLIES	70.54
			560445033023	331-00064	FCC PROGRAM SUPPLIES	66.14
			576346040523	331-00064	FCC PROGRAM SUPPLIES	713.23
Total :						849.91
171457	4/25/2023	105874 LAWSON PRODUCTS, INC.	9310444455		BUS SHOP SUPPLIES	589.35
			9310487053		BUS SHOP SUPPLIES	9.02

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171457	4/25/2023	105874 LAWSON PRODUCTS, INC.	(Continued) 9310502869		BUS SHOP SUPPLIES	9.02
					Total :	607.39
171458	4/25/2023	112805 LEAGUE OF CALIFORNIA CITIES	106367 106368		2023 PLANNING COMMISSIONERS ACA 2023 PLANNING COMMISSIONERS ACA	675.00 675.00
					Total :	1,350.00
171459	4/25/2023	110777 LEARN N PLAY FAMILY DAYCARE	MARCH 2023		CHILD CARE PROVIDER	1,415.00
					Total :	1,415.00
171460	4/25/2023	102376 LEXISNEXIS RISK SOLUTIONS	1328345-20230331		MONTHLY SUBSCRIPTION FEE	1,881.46
					Total :	1,881.46
171461	4/25/2023	112260 LIEBERT CASSIDY WHITMORE	236431		LEGAL SERVICES	24,307.00
					Total :	24,307.00
171462	4/25/2023	112260 LIEBERT CASSIDY WHITMORE	236426 236427 236428 236429 236430 236432 236433 236434 236435 236436		LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES	9,541.30 167.50 85.00 1,914.18 9,081.00 42.50 1,567.00 4,619.50 2,014.50 3,477.00
					Total :	32,509.48
171463	4/25/2023	102233 LITTLE PEOPLE DAY CARE	MARCH 2023		CHILD CARE PROVIDER	8,288.00
					Total :	8,288.00
171464	4/25/2023	109517 LOAD N' GO BUILDING MATERIALS	22300 23094		STREET MAINT SUPPLIES STREET MAINT SUPPLIES	106.48 12.84
					Total :	119.32
171465	4/25/2023	112308 LOS ANGELES HOMPA HONGWANJI, BUDDHI	042723		ENTERTAINMENT SERVICES - CANDLE	300.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
171465	4/25/2023	112308	112308 LOS ANGELES HOMPA HONGWANJI, BUI (Continued)			Total : 300.00	
171466	4/25/2023	109563	LUCKY LADY CASINO		0850000196	ECONOMIC ASSISTANCE - MARCH 202	27,369.09
						Total : 27,369.09	
171467	4/25/2023	112615	LU'S LIGHTHOUSE, INC.		01237418	GTRANS SHOP SUPPLIES	257.81
					01238503	PW AUTO PARTS	229.27
					01238511	PW AUTO PARTS	228.76
					01239254	GTRANS SHOP SUPPLIES	117.57
				037-10148		Total : 833.41	
171468	4/25/2023	113301	M & K METAL CO.		329483	STREET MAINT SUPPLIES	189.34
						Total : 189.34	
171469	4/25/2023	105082	MAJESTIC LIGHTING, INC.		ML85063	BLDG MAINT SUPPLIES	354.01
					ML85111	BLDG MAINT SUPPLIES	4.96
					ML85121	BLDG MAINT SUPPLIES	171.77
					ML85146	BLDG MAINT SUPPLIES	87.98
					ML85197	BLDG MAINT SUPPLIES	73.32
						Total : 692.04	
171470	4/25/2023	109203	MAKAI SOLUTIONS		SD1081	FACILITIES & EQUIPMENT MAINTENAN	1,601.00
						Total : 1,601.00	
171471	4/25/2023	113036	MANERI SIGN CO., INC.		40013874	DECALS - "GARDENA" 4" LETTERS, "PL	64.62
					40013923	SIGN - 42"X9" "HALLDAVE AV 14200"	209.48
					40013924	SIGN - 42"X9" "HALLDALE AV 14300"	209.48
						Total : 483.58	
171472	4/25/2023	110306	MARIPOSA LANDSCAPES, INC		101632	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
					102009	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
					2837	TREE TRIMMING MAINTENANCE SERV	8,306.00
				024-00872		Total : 26,034.00	
171473	4/25/2023	107644	MARTINEZ, CHERYL NAOMI		MARCH 2023	CHILD CARE PROVIDER	11,176.00
						Total : 11,176.00	
171474	4/25/2023	104773	MARTINEZ, KAMBY		MARCH 2023	CHILD CARE PROVIDER	11,394.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171474	4/25/2023	104773 104773 MARTINEZ, KAMBY	(Continued)			Total : 11,394.00
171475	4/25/2023	102942 MAUREEN KANE & ASSOCIATES, INC	1140		REGISTRATION - TECHNICAL TRAINING	1,500.00
						Total : 1,500.00
171476	4/25/2023	113064 MCMaster-CARR SUPPLY COMPANY	94454441 94848733 95796540		GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES	170.24 450.34 475.50
						Total : 1,096.08
171477	4/25/2023	112486 MENA, MAIRA	CIT #322126817		REFUND - INTERCEPTED WRONG TAX	190.00
						Total : 190.00
171478	4/25/2023	108699 MEZIERE ENTERPRISES INC.	93688 94222		ELECTRIC WATER PUMP ELECTRIC WATER PUMP	646.50 646.50
						Total : 1,293.00
171479	4/25/2023	109625 MK BUILDERS & SERVICES, INC.	121022	024-00888	HR OFFICE NEW DOOR INSTALL	4,450.00
						Total : 4,450.00
171480	4/25/2023	112058 MOBILE CAR & TRUCK WASH JBT	2161	037-10184	40' BUS INTERIOR DETAILING	3,252.38
						Total : 3,252.38
171481	4/25/2023	112479 MOODY, TOBIAS L	001		ENTERTAINMENT SERVICES - STATE C	250.00
						Total : 250.00
171482	4/25/2023	113462 MOTION INDUSTRIES, INC.	CA20-00749514		PW AUTO PARTS	331.52
						Total : 331.52
171483	4/25/2023	109056 MULTICARD	45604		PD PROGRAM SUPPLIES	645.53
						Total : 645.53
171484	4/25/2023	112480 MURAKOSHI, TOMMY	PERMIT #50020-0981		PERMIT DEPOSIT REFUND - 15919 S D.	5,000.00
						Total : 5,000.00
171485	4/25/2023	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	659424		PROPANE GAS	541.88
						Total : 541.88

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171486	4/25/2023	109290 MZ AUTO GLASS	90232		WINDOW INSTALL FOR BUS #2018	300.00
Total :						300.00
171487	4/25/2023	112494 NEXTREQUEST, LLC	27529		FOIA WORKFLOW PLATFORM SUBSCR	899.00
Total :						899.00
171488	4/25/2023	112483 NGO, STEVEN	PERMIT #50021-0842		PERMIT DEPOSIT REFUND - 13808 S	5,000.00
Total :						5,000.00
171489	4/25/2023	112489 NIAGARA CONSTRUCTION	PERMIT #50021-1321		PERMIT DEPOSIT REFUND - 1600 W 16	7,500.00
Total :						7,500.00
171490	4/25/2023	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	78644066 78745802 78821566		RANDOM TEST & PHYSICALS RANDOM TEST & PHYSICALS RANDOM TESTS	732.00 1,321.00 239.00
Total :						2,292.00
171491	4/25/2023	115168 OFFICE DEPOT	300138151 300633548 300727543 300878951 302155407 302168759 302201914 303259832 303334495 303335450 303335452 303433352 303433957 303433960 303433965 303983372 304261932 304432386 304673481 304947520		PD OFFICE SUPPLIES PD OFFICE SUPPLIES REC OFFICE SUPPLIES PD OFFICE SUPPLIES CD OFFICE SUPPLIES BUS OFFICE SUPPLIES PD OFFICE SUPPLIES BUS OFFICE SUPPLIES PD OFFICE SUPPLIES PD OFFICE SUPPLIES PD OFFICE SUPPLIES CD OFFICE SUPPLIES CD OFFICE SUPPLIES CD OFFICE SUPPLIES CD OFFICE SUPPLIES CD OFFICE SUPPLIES CM OFFICE SUPPLIES REC OFFICE SUPPLIES HR OFFICE SUPPLIES PD OFFICE SUPPLIES CD OFFICE SUPPLIES	118.75 98.85 502.33 468.17 -55.39 60.46 134.48 76.86 283.99 33.28 24.15 160.24 39.68 55.39 18.73 102.41 68.33 39.83 186.55 790.49

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171491	4/25/2023	115168 OFFICE DEPOT	(Continued)			
			304949310		PD OFFICE SUPPLIES	335.90
			304953004		HR OFFICE SUPPLIES	-27.44
			305108531		HR OFFICE SUPPLIES	81.30
			305537026		HR OFFICE SUPPLIES	88.32
			305538013		HR OFFICE SUPPLIES	24.46
			305605548		CM OFFICE SUPPLIES	110.80
			306015342		BUS OFFICE SUPPLIES	126.23
			306421120		HR OFFICE SUPPLIES	79.45
					Total :	4,026.60
171492	4/25/2023	112484 OKUDO, EMMANUEL	BL #40918		REFUND - NO LONGER DOING BUSINE	86.00
			BL #40919		REFUND - NO LONGER DOING BUSINE	298.00
					Total :	384.00
171493	4/25/2023	109782 OMNITEK ENGINEERING CORP.	0012099		GTRANS AUTO PARTS	1,952.45
					Total :	1,952.45
171494	4/25/2023	111358 O'REILLY AUTO PARTS	312598		PW AUTO PARTS	57.36
			314144		GTRANS AUTO PARTS	35.97
			314145		GTRANS AUTO PARTS	530.40
			315493		SEWER PROGRAM SUPPLIES	48.85
			317912		PW AUTO PARTS	937.11
			318370		GTRANS AUTO PARTS	52.48
			319651		GTRANS AUTO PARTS	1,020.13
			319653		GTRANS AUTO PARTS	47.39
			320629		PW AUTO PARTS	72.70
					Total :	2,802.39
171495	4/25/2023	115810 ORKIN PEST CONTROL	241270310		PEST CONTROL - ACCT #27336703	283.99
					Total :	283.99
171496	4/25/2023	215540 OSORIO, VICENTE	040323		MGMT ANNUAL HEALTH BENEFIT	874.91
					Total :	874.91
171497	4/25/2023	103673 PACIFIC PRODUCTS & SERVICE, LLC	31714		SIGNS/SIGNALS SUPPLIES	1,193.46
					Total :	1,193.46

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171498	4/25/2023	112173 PEREZ, NATHALIE	04/13-04/16		16TH ANNUAL FTA DRUG & ALCOHOL F	150.00
					Total :	150.00
171499	4/25/2023	307101 PETTY CASH FUND	02/16-04/05/23		REPLENISH PETTY CASH	576.19
					Total :	576.19
171500	4/25/2023	307103 PETTY CASH FUND	08/19-11/22		REPLENISH UUT PETTY CASH	100.71
					Total :	100.71
171501	4/25/2023	307108 PETTY CASH FUND	11/10/22-03/30/23		REPLENISH PETTY CASH	357.03
					Total :	357.03
171502	4/25/2023	105574 PINNACLE PETROLEUM, INC.	0302649	024-00853	87 OCTANE REGULAR UNLEADED CAR	23,430.51
					Total :	23,430.51
171503	4/25/2023	112452 POLCO	17057	034-00575	PERFORMANCE PLAN 2022	17,000.00
					Total :	17,000.00
171504	4/25/2023	101958 PROFORCE LAW ENFORCEMENT	511336		PD TACTICAL EQUIPMENT	1,661.01
					Total :	1,661.01
171505	4/25/2023	111883 PROJECT PARTNERS, INC.	11105	024-00890	PROJECT MANAGEMENT SERVICES	11,440.00
					Total :	11,440.00
171506	4/25/2023	106092 PRUDENTIAL OVERALL SUPPLY	42814502		UNIFORM & SUPPLY RENTAL	632.17
			42820959		UNIFORM & SUPPLY RENTAL	141.59
			42820960		UNIFORM & SUPPLY RENTAL	41.46
			42820961		SUPPLY RENTAL - MATS - GTRANS	50.10
			42820962		SUPPLY RENTAL - MATS - NCC	13.65
			42820963		SUPPLY RENTAL - MATS - CH	19.00
			42820964		SUPPLY RENTAL - MATS - PD	91.60
			42820965		SUPPLY RENTAL - MATS - HS	11.60
			42822563		UNIFORM & SUPPLY RENTAL	349.51
			42822950		UNIFORM & SUPPLY RENTAL	144.31
			42822951		UNIFORM & SUPPLY RENTAL	41.46
			42822952		SUPPLY RENTAL - MATS - GTRANS	50.10
					Total :	1,586.55

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171507	4/25/2023	116820 PSOMAS	194242	037-09987	GTRANS DESIGN BUILD CONSTRUCTIO	1,174.25
					Total :	1,174.25
171508	4/25/2023	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	526174		INDIVIDUAL PSYCHOTHERAPY	412.50
					Total :	412.50
171509	4/25/2023	104868 PYRO-COMM SYSTEMS, INC.	33153	037-10204	CELLULAR COMMUNICATOR, FIRE & AI	2,037.40
					Total :	2,037.40
171510	4/25/2023	100147 RCI IMAGE SYSTEMS	77254		PREP & SCANNING - BUILDING PLANS	1,383.86
					Total :	1,383.86
171511	4/25/2023	103072 REACH	0423004 1022997		EAP SERVICES/REACHLINE NEWSLET	902.00
					EAP SERVICES/REACHLINE NEWSLET	902.00
					Total :	1,804.00
171512	4/25/2023	100836 RESOURCE BUILDING MATERIALS	3551715		PARK MAINT SUPPLIES	263.94
					Total :	263.94
171513	4/25/2023	118476 RICOH USA, INC.	300878951 5067120100 5067120117 9031674597 9031674598 9031674745 9031674904 9031675031		PD OFFICE SUPPLIES RICOH MPC3300SPF COPIER USAGE C RICOH MPC3300SPF COPIER BASE LE. RICOH MPC3503 COPIER LEASE - GTR RICOH MPC3503 COPIER LEASE - FCC RICOH MPC6502SP COPIER LEASE - PI RICOH COPIER LEASE & USAGE CHAR RICOH DD6650P COPIER LEASE - PRIN	-468.17 1,126.81 1,129.28 1,206.60 209.22 306.35 2,928.16 695.30
					Total :	7,133.55
171514	4/25/2023	112433 RIGHTWAY HEALTHCARE, INC	INV12760 INV12981	023-01442 023-01442	CARE NAVIGATION COORDINATOR - FE CARE NAVIGATION COORDINATOR - M	1,800.50 1,794.00
					Total :	3,594.50
171515	4/25/2023	100387 RIVERA, ALEXANDER J.	040323		MGMT ANNUAL HEALTH BENEFIT	874.91
					Total :	874.91
171516	4/25/2023	111867 RJM DESIGN GROUP	35631 35632	024-00795 024-00795	DESIGN & ENGINEERING - AQUATIC & DESIGN & ENGINEERING - AQUATIC &	14,142.15 7,087.50

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171516	4/25/2023	111867 111867 RJM DESIGN GROUP	(Continued)			Total : 21,229.65
171517	4/25/2023	112493 RODRIGUEZ, DANIEL	CIT #31137076		REFUND - CITATION DISMISSED	51.95
						Total : 51.95
171518	4/25/2023	112327 SAMI'S REFEREES LLC	03/16-03/31/23 04/01-04/15/23		REFEREE SERVICES REFEREE SERVICES	1,100.00 300.00
						Total : 1,400.00
171519	4/25/2023	108654 SECTRAN SECURITY INC.	23040805 23040806		ARMORED TRANSPORTATION SERVICE ARMORED TRANSPORTATION SERVICE	815.43 243.52
						Total : 1,058.95
171520	4/25/2023	107006 SHAMROCK COMPANIES	2672794		SIGNS/SIGNALS SUPPLIES	152.94
						Total : 152.94
171521	4/25/2023	106050 SHEHATA, AMY	MARCH 2023		CHILD CARE PROVIDER	7,713.00
						Total : 7,713.00
171522	4/25/2023	119233 SHERWIN-WILLIAMS CO.	0553-0 2784-6		STREET MAINT SUPPLIES STREET MAINT SUPPLIES	672.88 375.20
						Total : 1,048.08
171523	4/25/2023	109918 SHIGE'S FOREIGN CAR SERVICE, INC.	8094167		2022 FORD INTRCPTR #1591741 INSPE	508.46
						Total : 508.46
171524	4/25/2023	101649 SILVIA ESPINOZA FAMILY CHILD, CARE	MARCH 2023		CHILD CARE PROVIDER	11,366.00
						Total : 11,366.00
171525	4/25/2023	112400 SITEONE LANDSCAPE SUPPLY, LLC	127631412-001 127631412-002 127631412-003		PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	1,023.11 284.03 144.16
						Total : 1,451.30
171526	4/25/2023	119378 SMARDAN SUPPLY CO.	S3938333 S3938436 S3938542 S3939306		BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES PARK MAINT SUPPLIES BLDG MAINT SUPPLIES	128.64 56.97 71.92 10.37

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171526	4/25/2023	119378 119378 SMARDAN SUPPLY CO.	(Continued)			Total : 267.90
171527	4/25/2023	109531 SMILLIN, MAGE	MARCH 2023		CHILD CARE PROVIDER	9,289.00
						Total : 9,289.00
171528	4/25/2023	102027 SOUTH BAY ELECTRIC MOTORS, INC	28249		BUS AUTO PARTS	1,887.17
						Total : 1,887.17
171529	4/25/2023	619003 SOUTHERN CALIFORNIA EDISON	041323		LIGHT & POWER	84,761.65
						Total : 84,761.65
171530	4/25/2023	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	180621 180847		BUS AUTOMOTIVE FLUIDS BUS AUTOMOTIVE FLUIDS	2,182.74 1,973.36
						Total : 4,156.10
171531	4/25/2023	108238 SPARKLETTS	14211220 032223		DRINKING WATER FILTRATION SYSTEM	42.99
						Total : 42.99
171532	4/25/2023	111778 SPCALA	2023-03	032-00109	ANIMAL SHELTER SERVICES	9,143.75
						Total : 9,143.75
171533	4/25/2023	104453 SPICERS PAPER, INC.	3068338	035-01206	PD OFFICE SUPPLIES	2,643.80
						Total : 2,643.80
171534	4/25/2023	109892 STANTEC CONSULTING SERVICES	1988838	037-09851	DESIGN CONSULTING SERVICES - CNC	1,015.56
						Total : 1,015.56
171535	4/25/2023	119010 STAPLES ADVANTAGE	3533406677 3533575066		PW OFFICE SUPPLIES PW OFFICE SUPPLIES	203.40 245.65
						Total : 449.05
171536	4/25/2023	112492 STRICKLAND, JACQUELINE	CIT #144134838/		REFUND - INTERCEPTED WRONG TAX	538.00
						Total : 538.00
171537	4/25/2023	119550 SWRCB	SW-0262271		ANNUAL PERMIT FEE	1,738.00
						Total : 1,738.00
171538	4/25/2023	110877 TAYLORING MINDS FAMILY CHILD, CARE	MARCH 2023		CHILD CARE PROVIDER	3,036.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171538	4/25/2023	110877	110877 TAYLORING MINDS FAMILY CHILD, CARE (Continued)			Total : 3,036.00
171539	4/25/2023	107928	TELECOM LAW FIRM, P.C.	14591	032-00130 PROFESSIONAL SERVICES - EFR #2-23	2,598.00
						Total : 2,598.00
171540	4/25/2023	220479	THOMPSON, MARK	040323	MGMT ANNUAL HEALTH BENEFIT	378.39
						Total : 378.39
171541	4/25/2023	110238	TIREHUB, LLC	33211644	TIRES - GY ASSU ALL SEASON 205 55/1	303.63
				33542102	TIRES - GY EAGLE ENFORCER 255 60/	417.16
				33558696	TIRES - GY EAGLE RS A POLICE 245 55	1,335.69
				33562360	TIRES - GY EAGLE ENFORCER 255 60/	834.25
						Total : 2,890.73
171542	4/25/2023	220230	TORNERO, OSWALDO	GEPCO 2023	GEPCO LOAN	2,000.00
						Total : 2,000.00
171543	4/25/2023	106018	TRANE U.S. INC.	14039958	BUS FACILITY MAINT SUPPLIES	535.50
				14070776	BUS FACILITY MAINT SUPPLIES	100.93
				313069179	BUS FACILITY MAINT SUPPLIES	903.27
						Total : 1,539.70
171544	4/25/2023	105959	TRANSITALENT.COM, LLC	1752301	RECRUITMENT AD - TRANSIT PLANNIN	135.00
						Total : 135.00
171545	4/25/2023	105556	TRIANGLE SPORTS, INC.	41638	REC SPORTS SUPPLIES	725.99
						Total : 725.99
171546	4/25/2023	111481	TRIO COMMUNITY MEALS, LLC	INV2230026619	034-00544 SENIOR FEEDING PROGRAM	5,279.97
				INV2230027041	034-00544 SENIOR FEEDING PROGRAM	5,929.70
						Total : 11,209.67
171547	4/25/2023	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS RECREATION 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	6,830.93
			SANTIN 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	16,452.59
						Total : 23,283.52
171548	4/25/2023	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS FINANCE 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	12,966.90
			GOLDMAN 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	84.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171548	4/25/2023	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	(Continued)			
			HR 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	948.20
			LEWIS 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	876.08
			PD TRAINING 01/23/23		CAL CARD STATEMENT 12/23-01/23/23	1,010.69
			PD TRAINING 02/22/23		CAL CARD STATEMENT 01/24-02/22/23	1,816.86
			PD TRAINING2 1/23/23		CAL CARD STATEMENT 12/23-01/23/23	4,860.99
			PD TRAINING3 1/23/23		CAL CARD STATEMENT 12/23-01/23/23	1,057.16
			PD TRAINING4 1/23/23		CAL CARD STATEMENT 12/23-01/23/23	1,163.38
			PD TRAINING4 2/22/23		CAL CARD STATEMENT 01/24-02/22/23	1,929.84
			PYNN 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	1,334.75
			ROMERO 03/22/23		CAL CARD STATEMENT 02/23-03/22/23	870.56
			SANTOS 02/22/23		CAL CARD STATEMENT 01/24-02/22/23	2,678.09
					Total :	31,597.50
171549	4/25/2023	107274 U.S. TOW, INC.	01521	037-10046	TOWING SERVICES FOR BUS #R1	66.00
			02485	037-10146	TOWING SERVICES FOR BUS #734	115.00
			04370	037-10046	TOWING SERVICES FOR BUS #768	166.00
			04375	037-10046	TOWING SERVICES FOR BUS #761	115.00
			04376	037-10146	TOWING SERVICES FOR BUS #735	60.00
			04381	037-10146	TOWING SERVICES FOR BUS #2003	60.00
			04394	037-10046	TOWING SERVICES FOR BUS #724	60.00
			04396	037-10046	TOWING SERVICES FOR BUS #761	230.00
			04438	037-10146	TOWING SERVICES FOR BUS #2004	60.00
			04465	037-10146	TOWING SERVICES FOR BUS #733	115.00
			04466	037-10146	TOWING SERVICES FOR BUS #734	115.00
			04481	037-10146	TOWING SERVICES FOR BUS #2917	60.00
			04485	037-10146	TOWING SERVICES FOR BUS #775	113.00
			04680	037-10046	TOWING SERVICES FOR BUS #764	276.00
			04723	037-10046	TOWING SERVICES FOR BUS #739	60.00
			04733	037-10046	TOWING SERVICES FOR BUS #728	60.00
			04737	037-10046	TOWING SERVICES FOR BUS #632	72.00
			04747	037-10046	TOWING SERVICES FOR BUS #726	60.00
			04749	037-10046	TOWING SERVICES FOR BUS #739	60.00
			04756	037-10146	TOWING SERVICES FOR BUS #R1	48.00
			04760	037-10146	TOWING SERVICES FOR BUS #1602	115.00
			04769	037-10146	TOWING SERVICES FOR BUS #764	60.00
			04788	037-10146	TOWING SERVICES FOR BUS #2018	146.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171549	4/25/2023	107274 U.S. TOW, INC.	(Continued)			
			04793	037-10146	TOWING SERVICES FOR BUS #632	74.00
			04795	037-10146	TOWING SERVICES FOR BUS #720	60.00
			04796	037-10146	TOWING SERVICES FOR BUS #723	66.00
			04797	037-10146	TOWING SERVICES FOR BUS #2010	60.00
			04822	037-10146	TOWING SERVICES FOR BUS #2001	119.00
			04954	037-10146	TOWING SERVICES FOR BUS #723	60.00
			04955	037-10146	TOWING SERVICES FOR BUS #720	60.00
			04956	037-10146	TOWING SERVICES FOR BUS #762	60.00
			04973	037-10146	TOWING SERVICES FOR BUS #733	60.00
					Total :	2,911.00
171550	4/25/2023	105549 VALDEZ, MATILDE	MARCH 2023		CHILD CARE PROVIDER	12,795.00
					Total :	12,795.00
171551	4/25/2023	122050 VERIZON WIRELESS	9930558929		REC CELL PHONE SERVICE~	1,143.23
					Total :	1,143.23
171552	4/25/2023	122435 VISTA PAINT CORPORATION	2023-937418-00		STREET MAINT SUPPLIES	813.13
					Total :	813.13
171553	4/25/2023	108353 WALTERS WHOLESALE ELECTRIC CO	S122698717		BLDG MAINT SUPPLIES	1,661.57
			S122707278		BLDG MAINT SUPPLIES	128.73
			S122821404		GTRANS MAINT SUPPLIES	144.27
			S122855047		BLDG MAINT SUPPLIES	418.54
					Total :	2,353.11
171554	4/25/2023	101195 WASTE RESOURCES GARDENA	041823		WASTE COLLECTION	264,679.96
					Total :	264,679.96
171555	4/25/2023	104107 WAXIE SANITARY SUPPLY	81599007		BUS WASH SUPPLIES	504.64
					Total :	504.64
171556	4/25/2023	100107 WAYNE ELECTRIC CO.	209213		GTRANS AUTO PARTS	148.45
					Total :	148.45
171557	4/25/2023	112488 WESTLAKE INVESTIGATION AGENCY, INC.	50822		REFUND-CIVIL SUBPOENA FEE	275.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
171557	4/25/2023	112488	112488 WESTLAKE INVESTIGATION AGENCY, INC (Continued)			Total : 275.00
171558	4/25/2023	109342	WHITMAN ELECTRIC	032023	024-00932 EMERGENCY TRAFFIC SIGNAL REPAIR	5,107.40
						Total : 5,107.40
171559	4/25/2023	123050	WILLIAMS SCOTSMAN, INC.	9017220847	035-01178 MODULAR BUILDING RENTAL CPX-804	2,766.10
						Total : 2,766.10
171560	4/25/2023	125001	YAMADA COMPANY, INC.	82868	BLDG MAINT SUPPLIES	271.47
				82877	PW MAINT SUPPLIES	92.94
				82918	BLDG MAINT SUPPLIES	32.84
				82940	STREET MAINT SUPPLIES	280.31
						Total : 677.56
171561	4/25/2023	112411	YESSMAN, DAN	PERMIT #50021-0854	PERMIT DEPOSIT REFUND - 1934 W 15	5,000.00
						Total : 5,000.00
171562	4/25/2023	107051	ZAVALETA, MARITZA	MARCH 2023	CHILD CARE PROVIDER	7,359.00
						Total : 7,359.00
171563	4/25/2023	126122	ZEP SALES & SERVICE	9008427394	BUS SHOP SUPPLIES	334.92
						Total : 334.92
222 Vouchers for bank code : usb						Bank total : 3,656,653.51
222 Vouchers in this report						Total vouchers : 3,656,653.51

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 25 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 25 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:

_____	<u>04/25/2023</u>
Mayor	Date

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

Acknowledged:

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

CITY OF GARDENA



INVESTMENT REPORT

March 2023

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



City of Gardena Consolidated - Account #10647

MONTHLY ACCOUNT STATEMENT

MARCH 1, 2023 THROUGH MARCH 31, 2023

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.



PORTFOLIO CHARACTERISTICS

Average Modified Duration	0.62
Average Coupon	3.19%
Average Purchase YTM	3.21%
Average Market YTM	4.20%
Average S&P/Moody Rating	AA+/Aa1
Average Final Maturity	0.72 yrs
Average Life	0.66 yrs

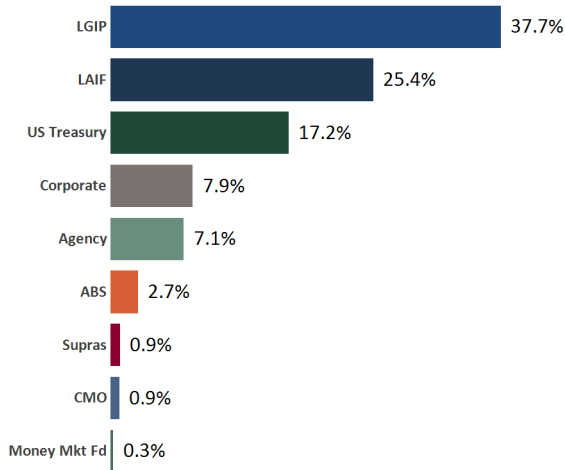
ACCOUNT SUMMARY

	Beg. Values as of 2/28/23	End Values as of 3/31/23
Market Value	74,922,377	83,530,403
Accrued Interest	307,596	315,303
Total Market Value	75,229,973	83,845,705
Income Earned	131,976	129,358
Cont/WD		
Par	70,463,590	78,630,554
Book Value	76,463,907	84,658,228
Cost Value	76,635,385	84,828,516

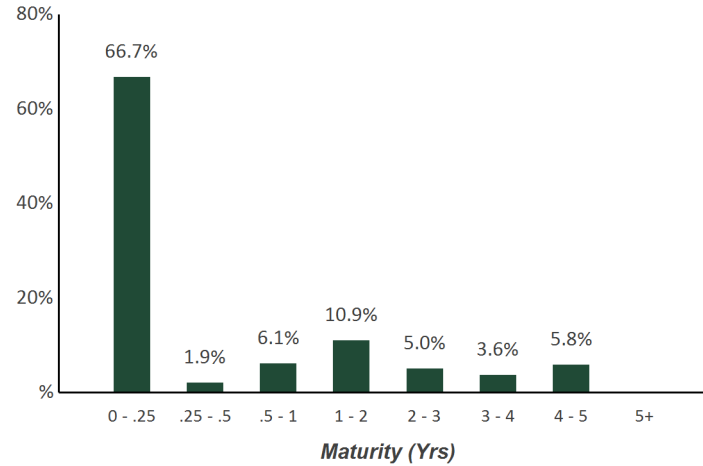
TOP ISSUERS

CAMP	29.9%
Local Agency Investment Fund	25.4%
Government of United States	17.2%
CalTrust	7.8%
Federal Home Loan Mortgage Corp	2.9%
Federal Home Loan Bank	2.3%
Federal National Mortgage Assoc	1.4%
Federal Farm Credit Bank	1.3%
Total	88.2%

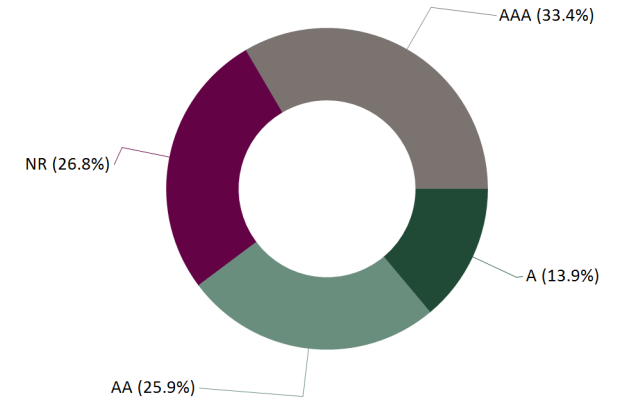
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY (S&P)



Holdings Report

As of March 31, 2023



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									
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	16,643.15	07/06/2020 0.70%	17,009.82 16,750.00	99.72 5.58%	16,596.90 12.28	0.02% (153.10)	Aaa / AAA NR	1.13 0.07
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	2,945.76	10/16/2019 1.94%	2,945.60 2,945.72	99.86 6.61%	2,941.64 2.53	0.00% (4.08)	Aaa / AAA NR	1.29 0.03
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	30,470.02	09/22/2020 0.38%	30,465.54 30,469.12	98.22 5.37%	29,927.53 4.07	0.04% (541.59)	NR / AAA AAA	1.55 0.35
58769KAD6	Mercedes-Benz Auto Lease Trust 2021- B A3 0.4% Due 11/15/2024	73,008.32	06/22/2021 0.40%	73,002.81 73,006.61	97.75 5.76%	71,365.19 12.98	0.09% (1,641.42)	NR / AAA AAA	1.63 0.42
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	35,739.72	09/08/2021 0.34%	35,736.03 35,738.53	98.01 5.83%	35,027.61 1.97	0.04% (710.92)	Aaa / NR AAA	1.74 0.36
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	23,366.74	10/06/2020 0.36%	23,362.39 23,364.91	98.39 5.80%	22,991.42 3.63	0.03% (373.49)	NR / AAA AAA	1.80 0.29
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	39,471.51	08/04/2020 0.48%	39,463.22 39,468.04	98.86 5.33%	39,021.06 5.67	0.05% (446.98)	Aaa / NR AAA	1.90 0.23
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 84,994.27	97.50 5.66%	82,877.81 15.58	0.10% (2,116.46)	NR / AAA AAA	1.99 0.55
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	43,943.56	02/17/2021 0.27%	43,942.76 43,943.31	97.27 5.87%	42,744.43 3.30	0.05% (1,198.88)	Aaa / NR AAA	2.06 0.48
47788UAC6	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	42,415.91	03/02/2021 0.37%	42,407.77 42,412.42	96.78 5.63%	41,050.03 6.79	0.05% (1,362.39)	Aaa / NR AAA	2.46 0.61
05593AAC3	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	40,000.00	02/07/2023 5.22%	39,999.05 39,999.11	100.29 5.02%	40,116.60 34.40	0.05% 117.49	Aaa / AAA NR	2.66 1.51
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 84,989.54	95.51 5.26%	81,183.33 20.78	0.10% (3,806.21)	Aaa / NR AAA	2.81 1.03
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 69,996.66	95.67 5.59%	66,966.55 16.18	0.08% (3,030.11)	Aaa / NR AAA	2.96 0.86
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 64,999.20	95.33 5.42%	61,964.57 20.51	0.07% (3,034.63)	NR / AAA AAA	3.04 1.00

Holdings Report

As of March 31, 2023



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									
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	165,000.00	02/15/2022 1.89%	164,975.18 164,983.66	95.88 4.95%	158,195.73 137.87	0.19% (6,787.93)	Aaa / AAA NR	3.13 1.36
43815PAC3	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	105,000.00	08/15/2022 3.76%	104,993.74 104,994.97	98.17 4.83%	103,076.09 141.43	0.12% (1,918.88)	NR / AAA AAA	3.31 1.72
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	300,000.00	01/05/2023 5.44%	292,136.72 292,854.75	97.71 4.90%	293,142.90 160.50	0.35% 288.15	Aaa / AAA NR	3.41 1.38
89238FAD5	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	115,000.00	04/07/2022 2.95%	114,997.31 114,998.11	97.02 4.97%	111,573.58 149.76	0.13% (3,424.53)	Aaa / AAA NR	3.46 1.48
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	130,000.00	03/10/2022 2.34%	129,971.24 129,979.81	96.65 5.05%	125,649.03 134.04	0.15% (4,330.78)	Aaa / NR AAA	3.47 1.24
47800AAC4	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	135,000.00	07/12/2022 3.77%	134,987.11 134,989.63	98.07 4.89%	132,398.28 224.40	0.16% (2,591.35)	Aaa / NR AAA	3.88 1.72
36265WAD5	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	90,000.00	07/06/2022 3.67%	89,999.38 89,999.52	98.00 4.83%	88,199.38 136.50	0.11% (1,800.14)	Aaa / NR AAA	4.05 1.73
43815JAC7	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	70,000.00	02/16/2023 5.10%	69,986.99 69,987.40	100.69 4.78%	70,480.06 98.00	0.08% 492.66	Aaa / NR AAA	4.06 2.19
02582JIT8	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	185,000.00	05/17/2022 3.42%	184,959.08 184,970.83	97.66 4.60%	180,665.45 278.73	0.22% (4,305.38)	NR / AAA AAA	4.13 1.99
47800BAC2	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	220,000.00	10/12/2022 5.15%	219,982.93 219,985.03	100.81 4.74%	221,785.74 497.69	0.27% 1,800.71	Aaa / NR AAA	4.21 1.98
58770AAC7	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	105,000.00	01/18/2023 4.56%	104,987.40 104,988.06	99.86 4.62%	104,858.15 210.47	0.13% (129.91)	NR / AAA AAA	4.63 2.08
Total ABS		2,273,004.69	3.08%	2,265,273.82 2,265,809.21	5.03%	2,224,799.06 2,330.06	2.66% (41,010.15)	Aaa / AAA AAA	3.33 1.39
AGENCY									
3137EAER6	FHLMC Note 0.375% Due 5/5/2023	305,000.00	05/05/2020 0.39%	304,871.90 304,996.02	99.64 4.23%	303,892.55 463.85	0.36% (1,103.47)	Aaa / AA+ AAA	0.10 0.09
3135G04Q3	FNMA Note 0.25% Due 5/22/2023	245,000.00	05/20/2020 0.35%	244,262.55 244,965.65	99.40 4.48%	243,541.27 219.48	0.29% (1,424.38)	Aaa / AA+ AAA	0.14 0.14

Holdings Report

As of March 31, 2023



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									
3137EAES4	FHLMC Note 0.25% Due 6/26/2023	300,000.00	06/24/2020 0.35%	299,124.00 299,931.20	99.00 4.55%	296,985.90 197.92	0.35% (2,945.30)	NR / AA+ AAA	0.24 0.23
3135G05G4	FNMA Note 0.25% Due 7/10/2023	250,000.00	07/08/2020 0.32%	249,462.50 249,950.91	98.85 4.49%	247,115.75 140.63	0.29% (2,835.16)	Aaa / AA+ AAA	0.28 0.27
3137EAEV7	FHLMC Note 0.25% Due 8/24/2023	300,000.00	08/19/2020 0.28%	299,694.00 299,959.59	98.22 4.81%	294,670.20 77.08	0.35% (5,289.39)	Aaa / AA+ AAA	0.40 0.39
3137EAEW5	FHLMC Note 0.25% Due 9/8/2023	300,000.00	09/11/2020 0.24%	300,093.00 300,013.66	98.02 4.89%	294,054.90 47.92	0.35% (5,958.76)	Aaa / AA+ AAA	0.44 0.43
3135G0U43	FNMA Note 2.875% Due 9/12/2023	350,000.00	09/25/2019 1.63%	366,702.00 351,892.97	99.10 4.93%	346,839.15 531.08	0.41% (5,053.82)	Aaa / AA+ AAA	0.45 0.44
3137EAey1	FHLMC Note 0.125% Due 10/16/2023	225,000.00	10/14/2020 0.25%	224,160.75 224,848.25	97.54 4.78%	219,467.25 128.91	0.26% (5,381.00)	Aaa / AA+ AAA	0.55 0.53
3137EAEZ8	FHLMC Note 0.25% Due 11/6/2023	335,000.00	11/03/2020 0.28%	334,698.50 334,939.76	97.29 4.91%	325,922.51 337.33	0.39% (9,017.25)	Aaa / AA+ AAA	0.60 0.58
3130A0F70	FHLB Note 3.375% Due 12/8/2023	350,000.00	10/30/2019 1.72%	372,781.50 353,814.65	99.01 4.85%	346,538.15 3,707.81	0.42% (7,276.50)	Aaa / AA+ AAA	0.69 0.66
3130AT3H8	FHLB Note 3.375% Due 3/8/2024	700,000.00	08/25/2022 3.46%	699,160.00 699,487.00	98.75 4.75%	691,275.20 1,509.38	0.83% (8,211.80)	Aaa / AA+ NR	0.94 0.91
3130A1XJ2	FHLB Note 2.875% Due 6/14/2024	155,000.00	03/24/2020 0.99%	167,010.95 158,427.25	98.11 4.50%	152,071.59 1,324.50	0.18% (6,355.66)	Aaa / AA+ NR	1.21 1.16
3133ENKS8	FFCB Note 1.125% Due 1/6/2025	750,000.00	Various 1.60%	740,054.10 743,907.71	94.37 4.48%	707,777.26 1,992.19	0.85% (36,130.45)	Aaa / AA+ AAA	1.77 1.71
3133ENPG9	FFCB Note 1.75% Due 2/14/2025	415,000.00	02/10/2022 1.84%	413,891.95 414,306.84	95.71 4.16%	397,187.37 948.16	0.47% (17,119.47)	Aaa / AA+ AAA	1.88 1.81
3135G06G3	FNMA Note 0.5% Due 11/7/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,811.01	91.49 3.98%	320,218.15 700.00	0.38% (29,592.86)	Aaa / AA+ AAA	2.61 2.53
3130ATS57	FHLB Note 4.5% Due 3/10/2028	700,000.00	03/21/2023 3.99%	715,799.00 715,711.95	103.16 3.79%	722,148.70 1,837.50	0.86% 6,436.75	Aaa / AA+ AAA	4.95 4.40
Total Agency		6,030,000.00	1.56%	6,081,406.20 6,046,964.42	4.49%	5,909,705.90 14,163.74	7.07% (137,258.52)	Aaa / AA+ AAA	1.42 1.33



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
CMO									
3137B4GY6	FHLMC K032 A2 3.31% Due 5/25/2023	241,213.78	07/23/2019 2.21%	250,758.68 241,582.20	99.56 5.01%	240,143.51 133.07	0.29% (1,438.69)	NR / NR AAA	0.15 0.13
3137BNGT5	FHLMC K054 A2 2.745% Due 1/25/2026	500,000.00	02/15/2023 4.92%	474,785.16 475,726.19	95.73 4.41%	478,669.50 1,143.75	0.57% 2,943.31	NR / AAA NR	2.82 2.53
Total CMO		741,213.78	4.01%	725,543.84 717,308.39	4.61%	718,813.01 1,276.82	0.86% 1,504.62	NR / AAA AAA	1.93 1.73
CORPORATE									
037833AK6	Apple Inc Note 2.4% Due 5/3/2023	200,000.00	03/11/2019 2.79%	196,968.00 199,935.83	99.82 4.44%	199,631.80 1,973.33	0.24% (304.03)	Aaa / AA+ NR	0.09 0.09
90331HNV1	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	250,000.00	05/17/2019 2.70%	256,695.00 250,371.94	99.36 5.45%	248,394.00 1,581.94	0.30% (1,977.94)	A1 / AA- AA-	0.32 0.31
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%	194,298.00 199,506.83	98.85 5.31%	197,700.00 550.00	0.24% (1,806.83)	A1 / A AA-	0.38 0.37
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	200,000.00	03/05/2020 1.06%	213,320.00 202,426.25	98.51 4.67%	197,020.80 878.47	0.24% (5,405.45)	Aaa / AAA NR	0.85 0.82
89114QCB2	Toronto Dominion Bank Note 3.25% Due 3/11/2024	500,000.00	Various 1.53%	523,124.00 507,931.49	97.92 5.54%	489,610.50 902.78	0.59% (18,320.99)	A1 / A AA-	0.95 0.91
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	245,000.00	Various 0.58%	246,097.00 245,355.53	95.19 5.96%	233,213.54 66.36	0.28% (12,141.99)	A2 / A A	0.97 0.93
023135BW5	Amazon.com Inc Note 0.45% Due 5/12/2024	130,000.00	05/10/2021 0.50%	129,810.20 129,929.52	95.84 4.31%	124,594.34 225.88	0.15% (5,335.18)	A1 / AA AA-	1.12 1.09
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%	493,760.00 497,151.00	95.38 4.83%	476,884.00 1,038.89	0.57% (20,267.00)	A3 / A+ A	1.13 1.09
14913R2L0	Caterpillar Financial Service Note 0.45% Due 5/17/2024	500,000.00	Various 0.66%	497,344.65 498,844.35	95.45 4.64%	477,242.00 837.51	0.57% (21,602.35)	A2 / A A	1.13 1.10
89236TJH9	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	300,000.00	12/06/2021 1.07%	295,710.00 297,936.34	95.16 4.64%	285,492.00 429.17	0.34% (12,444.34)	A1 / A+ A+	1.22 1.18

Holdings Report

As of March 31, 2023



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 34,992.35	94.98 4.68%	33,242.58 46.18	0.04% (1,749.77)	A2 / A+ NR	1.29 1.25
69371RR40	Paccar Financial Corp Note 0.5% Due 8/9/2024	80,000.00	08/03/2021 0.52%	79,956.80 79,980.45	94.35 4.85%	75,483.04 57.78	0.09% (4,497.41)	A1 / A+ NR	1.36 1.32
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/1/2024	500,000.00	Various 0.88%	524,067.75 510,704.94	95.64 5.15%	478,199.50 4,687.51	0.58% (32,505.44)	A1 / A AA-	1.59 1.51
69371RR57	Paccar Financial Corp Note 0.9% Due 11/8/2024	175,000.00	11/02/2021 0.90%	174,989.50 174,994.38	94.36 4.59%	165,128.43 625.63	0.20% (9,865.95)	A1 / A+ NR	1.61 1.55
46647PAH9	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	500,000.00	Various 1.01%	531,052.10 509,951.23	97.86 5.63%	489,291.50 1,341.67	0.59% (20,659.73)	A1 / A- AA-	1.92 0.89
24422EWB1	John Deere Capital Corp Note 2.125% Due 3/7/2025	130,000.00	03/02/2022 2.14%	129,944.10 129,963.99	95.46 4.61%	124,099.17 184.17	0.15% (5,864.82)	A2 / A A+	1.94 1.86
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%	279,960.80 279,972.97	96.30 5.26%	269,647.56 4,064.67	0.33% (10,325.41)	A1 / A AA-	2.07 1.93
63743HFE7	National Rural Utilities Note 3.45% Due 6/15/2025	95,000.00	04/27/2022 3.46%	94,974.35 94,981.83	97.36 4.72%	92,495.42 965.04	0.11% (2,486.41)	A2 / A- A	2.21 2.07
931142EW9	Wal-Mart Stores Note 3.9% Due 9/9/2025	80,000.00	09/06/2022 3.92%	79,944.00 79,954.42	99.70 4.03%	79,757.52 190.67	0.10% (196.90)	Aa2 / AA AA	2.45 2.30
437076CR1	Home Depot Callable Note Cont 8/15/2025 4% Due 9/15/2025	110,000.00	09/12/2022 4.01%	109,960.40 109,967.44	99.27 4.32%	109,195.02 195.56	0.13% (772.42)	A2 / A A	2.46 2.31
023135CN4	Amazon.com Inc Note 4.6% Due 12/1/2025	395,000.00	11/29/2022 4.60%	394,976.30 394,978.92	100.82 4.27%	398,222.41 6,056.67	0.48% 3,243.49	A1 / AA AA-	2.67 2.45
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	93.89 5.25%	84,497.04 240.08	0.10% (5,502.96)	A1 / A AA-	2.86 1.78
61747YET8	Morgan Stanley Callable Note Cont 7/17/2025 4.679% Due 7/17/2026	175,000.00	07/18/2022 4.68%	175,000.00 175,000.00	98.68 5.29%	172,693.85 1,683.14	0.21% (2,306.15)	A1 / A- A+	3.30 2.13
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 39,947.63	90.15 4.13%	36,058.56 16.33	0.04% (3,889.07)	Aa2 / AA AA	3.47 3.33



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									
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	450,000.00	10/05/2022 4.71%	436,909.50 438,284.16	97.97 4.55%	440,844.30 7,050.00	0.53% 2,560.14	A2 / A+ A+	4.11 3.68
931142EX7	Wal-Mart Stores Callable Note Cont 09/09/2027 3.95% Due 9/9/2027	225,000.00	09/27/2022 4.70%	217,588.50 218,343.60	99.88 3.98%	224,724.60 543.13	0.27% 6,381.00	Aa2 / AA AA	4.45 3.96
438516CJ3	Honeywell Intl Callable Note Cont 01/15/2028 4.95% Due 2/15/2028	400,000.00	02/13/2023 4.44%	408,972.00 408,747.08	103.29 4.18%	413,159.60 2,530.00	0.50% 4,412.52	A2 / A A	4.88 4.22
Total Corporate		6,785,000.00	2.27%	6,850,329.50 6,800,154.47	4.87%	6,616,523.08 38,962.56	7.94% (183,631.39)	A1 / A+ A+	1.97 1.71
LAIF									
90LAIF\$00	Local Agency Investment Fund State Pool	21,069,322.79	Various 2.88%	21,069,322.79 21,069,322.79	1.00 2.88%	21,069,322.79 213,650.42	25.38% 0.00	NR / NR NR	0.00 0.00
Total LAIF		21,069,322.79	2.88%	21,069,322.79 21,069,322.79	2.88%	21,069,322.79 213,650.42	25.38% 0.00	NR / NR NR	0.00 0.00
LOCAL GOV INVESTMENT POOL									
09CATR\$05	CalTrust Medium Term Fund	666,985.88	Various 4.39%	6,705,758.26 6,705,758.26	9.78 4.39%	6,523,121.88 0.00	7.78% (182,636.38)	NR / A+ NR	0.00 0.00
90CAMP\$00	California Asset Mgmt Program CAMP	25,072,669.77	03/31/2023 4.92%	25,072,669.77 25,072,669.77	1.00 4.92%	25,072,669.77 0.00	29.90% 0.00	NR / AAA NR	0.00 0.00
Total Local Gov Investment Pool		25,739,655.65	4.81%	31,778,428.03 31,778,428.03	4.81%	31,595,791.65 0.00	37.68% (182,636.38)	NR / AAA NR	0.00 0.00
MONEY MARKET FUND									
31846V203	First American Govt Obligation Fund Class Y	222,356.70	Various 4.32%	222,356.70 222,356.70	1.00 4.32%	222,356.70 0.00	0.27% 0.00	Aaa / AAA AAA	0.00 0.00
Total Money Market Fund		222,356.70	4.32%	222,356.70 222,356.70	4.32%	222,356.70 0.00	0.27% 0.00	Aaa / AAA AAA	0.00 0.00



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									
459058JM6	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	165,000.00	11/17/2020 0.32%	164,645.25 164,923.22	97.16 4.75%	160,320.60 145.52	0.19% (4,602.62)	Aaa / AAA AAA	0.65 0.63
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	225,000.00	01/26/2021 0.26%	240,736.50 229,847.28	98.01 4.63%	220,525.20 187.50	0.26% (9,322.08)	Aaa / AAA AAA	0.97 0.94
4581X0DZ8	Inter-American Dev Bank Note 0.5% Due 9/23/2024	260,000.00	09/15/2021 0.52%	259,807.60 259,905.03	94.54 4.36%	245,800.10 28.89	0.29% (14,104.93)	Aaa / AAA NR	1.48 1.44
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	160,000.00	07/12/2021 0.54%	164,304.00 162,039.88	95.56 4.38%	152,894.88 1,008.33	0.18% (9,145.00)	Aaa / AAA NR	1.55 1.49
Total Supranational		810,000.00	0.41%	829,493.35 816,715.41	4.52%	779,540.78 1,370.24	0.93% (37,174.63)	Aaa / AAA AAA	1.18 1.14

US TREASURY									
912828VB3	US Treasury Note 1.75% Due 5/15/2023	750,000.00	Various 0.80%	761,337.89 750,860.93	99.65 4.54%	747,389.25 4,967.19	0.90% (3,471.68)	Aaa / AA+ AAA	0.12 0.12
912828ZU7	US Treasury Note 0.25% Due 6/15/2023	750,000.00	02/15/2022 1.36%	739,130.86 748,315.73	99.12 4.51%	743,385.75 551.17	0.89% (4,929.98)	Aaa / AA+ AAA	0.21 0.21
912828T26	US Treasury Note 1.375% Due 9/30/2023	750,000.00	Various 1.05%	750,579.29 751,231.85	98.38 4.69%	737,871.00 28.18	0.88% (13,360.85)	Aaa / AA+ AAA	0.50 0.49
912828V80	US Treasury Note 2.25% Due 1/31/2024	750,000.00	Various 0.83%	776,144.53 758,755.34	97.96 4.77%	734,677.50 2,796.96	0.88% (24,077.84)	Aaa / AA+ AAA	0.84 0.81
912828B66	US Treasury Note 2.75% Due 2/15/2024	750,000.00	02/15/2022 1.58%	767,255.86 757,574.59	98.32 4.72%	737,431.50 2,563.88	0.88% (20,143.09)	Aaa / AA+ AAA	0.88 0.85
912828W71	US Treasury Note 2.125% Due 3/31/2024	750,000.00	Various 0.67%	775,839.84 760,824.58	97.59 4.61%	731,953.50 43.55	0.87% (28,871.08)	Aaa / AA+ AAA	1.00 0.97
91282CBV2	US Treasury Note 0.375% Due 4/15/2024	500,000.00	Various 0.37%	500,162.11 500,048.56	95.71 4.64%	478,574.00 865.39	0.57% (21,474.56)	Aaa / AA+ AAA	1.04 1.01
912828WJ5	US Treasury Note 2.5% Due 5/15/2024	750,000.00	Various 1.10%	779,783.21 761,532.65	97.80 4.53%	733,476.75 7,096.00	0.88% (28,055.90)	Aaa / AA+ AAA	1.13 1.08
91282CCG4	US Treasury Note 0.25% Due 6/15/2024	400,000.00	06/17/2021 0.43%	397,890.63 399,148.92	95.09 4.46%	380,375.20 293.96	0.45% (18,773.72)	Aaa / AA+ AAA	1.21 1.18
912828Y87	US Treasury Note 1.75% Due 7/31/2024	300,000.00	01/31/2020 1.35%	305,203.13 301,542.25	96.58 4.41%	289,734.30 870.17	0.35% (11,807.95)	Aaa / AA+ AAA	1.34 1.30

Holdings Report

As of March 31, 2023



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									
91282CCT6	US Treasury Note 0.375% Due 8/15/2024	400,000.00	08/25/2021 0.45%	399,109.38 399,587.93	94.71 4.37%	378,843.60 186.46	0.45% (20,744.33)	Aaa / AA+ AAA	1.38 1.35
91282CDH1	US Treasury Note 0.75% Due 11/15/2024	750,000.00	11/18/2021 0.83%	748,125.00 748,980.08	94.54 4.27%	709,014.00 2,128.80	0.85% (39,966.08)	Aaa / AA+ AAA	1.63 1.58
912828Z52	US Treasury Note 1.375% Due 1/31/2025	750,000.00	02/17/2022 1.71%	742,822.27 745,532.23	95.17 4.13%	713,760.00 1,709.25	0.85% (31,772.23)	Aaa / AA+ AAA	1.84 1.78
912828ZF0	US Treasury Note 0.5% Due 3/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 349,454.25	93.27 4.04%	326,443.25 4.78	0.39% (23,011.00)	Aaa / AA+ AAA	2.00 1.95
912828ZT0	US Treasury Note 0.25% Due 5/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 362,280.24	92.27 4.01%	336,797.91 305.84	0.40% (25,482.33)	Aaa / AA+ AAA	2.17 2.12
9128284Z0	US Treasury Note 2.75% Due 8/31/2025	750,000.00	Various 0.98%	800,092.78 781,386.46	97.25 3.96%	729,345.76 1,793.48	0.87% (52,040.70)	Aaa / AA+ AAA	2.42 2.30
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	750,000.00	Various 0.88%	734,730.47 740,119.36	91.22 3.87%	684,141.00 942.65	0.82% (55,978.36)	Aaa / AA+ AAA	2.67 2.60
9128286L9	US Treasury Note 2.25% Due 3/31/2026	750,000.00	02/25/2022 1.91%	760,078.13 757,396.48	95.64 3.80%	717,275.25 46.11	0.86% (40,121.23)	Aaa / AA+ AAA	3.00 2.86
912828R36	US Treasury Note 1.625% Due 5/15/2026	250,000.00	10/14/2021 0.99%	257,148.44 254,871.02	93.63 3.81%	234,072.25 1,537.47	0.28% (20,798.77)	Aaa / AA+ AAA	3.13 2.98
912828YG9	US Treasury Note 1.625% Due 9/30/2026	300,000.00	12/28/2021 1.24%	305,296.88 303,899.43	93.07 3.76%	279,222.60 13.32	0.33% (24,676.83)	Aaa / AA+ AAA	3.50 3.35
912828U24	US Treasury Note 2% Due 11/15/2026	625,000.00	03/29/2022 2.56%	609,912.11 613,186.66	94.05 3.77%	587,793.12 4,730.66	0.71% (25,393.54)	Aaa / AA+ AAA	3.63 3.42
91282CEF4	US Treasury Note 2.5% Due 3/31/2027	750,000.00	Various 2.90%	736,449.21 738,753.00	95.51 3.72%	716,308.50 51.23	0.85% (22,444.50)	Aaa / AA+ AAA	4.00 3.76
912828X88	US Treasury Note 2.375% Due 5/15/2027	350,000.00	06/09/2022 3.09%	338,666.02 340,523.53	94.98 3.70%	332,431.75 3,145.89	0.40% (8,091.78)	Aaa / AA+ AAA	4.13 3.84
91282CFM8	US Treasury Note 4.125% Due 9/30/2027	570,000.00	10/26/2022 4.19%	568,419.14 568,556.22	101.88 3.67%	580,731.96 64.24	0.69% 12,175.74	Aaa / AA+ AAA	4.50 4.08
9128283F5	US Treasury Note 2.25% Due 11/15/2027	800,000.00	12/20/2022 3.84%	743,625.00 746,805.94	94.06 3.66%	752,500.00 6,812.15	0.91% 5,694.06	Aaa / AA+ AAA	4.63 4.29

Holdings Report

As of March 31, 2023



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
				15,006,361.76		14,393,549.70	17.22%	Aaa / AA+	2.02
	Total US Treasury	14,960,000.00	1.50%	14,941,168.23	4.21%	43,548.78	(547,618.53)	AAA	1.92
				84,828,515.99		83,530,402.67	100.00%	Aa1 / AA+	0.72
	TOTAL PORTFOLIO	78,630,553.61	3.21%	84,658,227.65	4.20%	315,302.62	(1,127,824.98)	AAA	0.62
	TOTAL MARKET VALUE PLUS ACCRUED					83,845,705.29			



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	03/01/2023	31846V203	8,050.00	First American Govt Obligation Fund Class Y	1.000	4.06%	8,050.00	0.00	8,050.00	0.00
Purchase	03/01/2023	31846V203	2,021.34	First American Govt Obligation Fund Class Y	1.000	4.06%	2,021.34	0.00	2,021.34	0.00
Purchase	03/07/2023	31846V203	1,381.25	First American Govt Obligation Fund Class Y	1.000	4.06%	1,381.25	0.00	1,381.25	0.00
Purchase	03/08/2023	31846V203	13,106.25	First American Govt Obligation Fund Class Y	1.000	4.06%	13,106.25	0.00	13,106.25	0.00
Purchase	03/09/2023	31846V203	6,003.75	First American Govt Obligation Fund Class Y	1.000	4.06%	6,003.75	0.00	6,003.75	0.00
Purchase	03/10/2023	31846V203	350,000.00	First American Govt Obligation Fund Class Y	1.000	4.06%	350,000.00	0.00	350,000.00	0.00
Purchase	03/10/2023	31846V203	4,812.50	First American Govt Obligation Fund Class Y	1.000	4.06%	4,812.50	0.00	4,812.50	0.00
Purchase	03/11/2023	31846V203	8,125.00	First American Govt Obligation Fund Class Y	1.000	4.06%	8,125.00	0.00	8,125.00	0.00
Purchase	03/12/2023	31846V203	5,031.25	First American Govt Obligation Fund Class Y	1.000	4.06%	5,031.25	0.00	5,031.25	0.00
Purchase	03/15/2023	31846V203	325,000.00	First American Govt Obligation Fund Class Y	1.000	4.06%	325,000.00	0.00	325,000.00	0.00
Purchase	03/15/2023	31846V203	2,963.61	First American Govt Obligation Fund Class Y	1.000	4.06%	2,963.61	0.00	2,963.61	0.00
Purchase	03/15/2023	31846V203	933.17	First American Govt Obligation Fund Class Y	1.000	4.06%	933.17	0.00	933.17	0.00
Purchase	03/15/2023	31846V203	420.75	First American Govt Obligation Fund Class Y	1.000	4.06%	420.75	0.00	420.75	0.00
Purchase	03/15/2023	31846V203	30.33	First American Govt Obligation Fund Class Y	1.000	4.06%	30.33	0.00	30.33	0.00
Purchase	03/15/2023	31846V203	251.33	First American Govt Obligation Fund Class Y	1.000	4.06%	251.33	0.00	251.33	0.00
Purchase	03/15/2023	31846V203	258.50	First American Govt Obligation Fund Class Y	1.000	4.06%	258.50	0.00	258.50	0.00

Transaction Ledger

As of March 31, 2023



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	03/15/2023	31846V203	522.63	First American Govt Obligation Fund Class Y	1.000	4.06%	522.63	0.00	522.63	0.00
Purchase	03/15/2023	31846V203	38.46	First American Govt Obligation Fund Class Y	1.000	4.06%	38.46	0.00	38.46	0.00
Purchase	03/15/2023	31846V203	280.79	First American Govt Obligation Fund Class Y	1.000	4.06%	280.79	0.00	280.79	0.00
Purchase	03/15/2023	31846V203	394.62	First American Govt Obligation Fund Class Y	1.000	4.06%	394.62	0.00	394.62	0.00
Purchase	03/15/2023	31846V203	2,595.59	First American Govt Obligation Fund Class Y	1.000	4.06%	2,595.59	0.00	2,595.59	0.00
Purchase	03/15/2023	31846V203	5,315.39	First American Govt Obligation Fund Class Y	1.000	4.06%	5,315.39	0.00	5,315.39	0.00
Purchase	03/15/2023	31846V203	3,590.50	First American Govt Obligation Fund Class Y	1.000	4.06%	3,590.50	0.00	3,590.50	0.00
Purchase	03/15/2023	31846V203	8,087.08	First American Govt Obligation Fund Class Y	1.000	4.06%	8,087.08	0.00	8,087.08	0.00
Purchase	03/15/2023	31846V203	3,142.54	First American Govt Obligation Fund Class Y	1.000	4.06%	3,142.54	0.00	3,142.54	0.00
Purchase	03/16/2023	31846V203	273.00	First American Govt Obligation Fund Class Y	1.000	4.06%	273.00	0.00	273.00	0.00
Purchase	03/17/2023	31846V203	210.00	First American Govt Obligation Fund Class Y	1.000	4.06%	210.00	0.00	210.00	0.00
Purchase	03/18/2023	31846V203	918.75	First American Govt Obligation Fund Class Y	1.000	4.06%	918.75	0.00	918.75	0.00
Purchase	03/19/2023	31846V203	2,812.50	First American Govt Obligation Fund Class Y	1.000	4.06%	2,812.50	0.00	2,812.50	0.00
Purchase	03/20/2023	31846V203	326.37	First American Govt Obligation Fund Class Y	1.000	4.06%	326.37	0.00	326.37	0.00
Purchase	03/20/2023	31846V203	3,900.86	First American Govt Obligation Fund Class Y	1.000	4.06%	3,900.86	0.00	3,900.86	0.00
Purchase	03/20/2023	31846V203	8,221.07	First American Govt Obligation Fund Class Y	1.000	4.06%	8,221.07	0.00	8,221.07	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	03/21/2023	31846V203	62.33	First American Govt Obligation Fund Class Y	1.000	4.06%	62.33	0.00	62.33	0.00
Purchase	03/21/2023	31846V203	264.60	First American Govt Obligation Fund Class Y	1.000	4.06%	264.60	0.00	264.60	0.00
Purchase	03/21/2023	31846V203	3,882.79	First American Govt Obligation Fund Class Y	1.000	4.06%	3,882.79	0.00	3,882.79	0.00
Purchase	03/22/2023	3130ATS57	700,000.00	FHLB Note 4.5% Due 3/10/2028	102.257	3.99%	715,799.00	1,050.00	716,849.00	0.00
Purchase	03/23/2023	31846V203	650.00	First American Govt Obligation Fund Class Y	1.000	4.06%	650.00	0.00	650.00	0.00
Purchase	03/27/2023	31846V203	4,210.86	First American Govt Obligation Fund Class Y	1.000	4.06%	4,210.86	0.00	4,210.86	0.00
Purchase	03/27/2023	31846V203	16,128.70	First American Govt Obligation Fund Class Y	1.000	4.06%	16,128.70	0.00	16,128.70	0.00
Purchase	03/27/2023	31846V203	1,143.75	First American Govt Obligation Fund Class Y	1.000	4.06%	1,143.75	0.00	1,143.75	0.00
Purchase	03/27/2023	31846V203	229.33	First American Govt Obligation Fund Class Y	1.000	4.06%	229.33	0.00	229.33	0.00
Purchase	03/27/2023	31846V203	77.92	First American Govt Obligation Fund Class Y	1.000	4.06%	77.92	0.00	77.92	0.00
Purchase	03/27/2023	31846V203	802.50	First American Govt Obligation Fund Class Y	1.000	4.06%	802.50	0.00	802.50	0.00
Purchase	03/31/2023	09CATR\$05	1,888.82	CalTrust Medium Term Fund	9.780	4.39%	18,472.67	0.00	18,472.67	0.00
Purchase	03/31/2023	31846V203	46,006.25	First American Govt Obligation Fund Class Y	1.000	4.32%	46,006.25	0.00	46,006.25	0.00
Subtotal			1,544,367.03				1,576,749.88	1,050.00	1,577,799.88	0.00
Security Contribution	03/31/2023	90CAMP\$00	25,072,669.77	California Asset Mgmt Program CAMP	1.000		25,072,669.77	0.00	25,072,669.77	0.00
Subtotal			25,072,669.77				25,072,669.77	0.00	25,072,669.77	0.00
TOTAL ACQUISITIONS			26,617,036.80				26,649,419.65	1,050.00	26,650,469.65	0.00

Transaction Ledger

As of March 31, 2023



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Sale	03/22/2023	31846V203	716,849.00	First American Govt Obligation Fund Class Y	1.000	4.06%	716,849.00	0.00	716,849.00	0.00
Subtotal			716,849.00				716,849.00	0.00	716,849.00	0.00
Paydown	03/15/2023	02582JIT8	0.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	100.000		0.00	522.63	522.63	0.00
Paydown	03/15/2023	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	03/15/2023	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	03/15/2023	47788UAC6	2,582.09	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	100.000		2,582.09	13.50	2,595.59	0.00
Paydown	03/15/2023	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	03/15/2023	47800AAC4	0.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	100.000		0.00	420.75	420.75	0.00
Paydown	03/15/2023	47800BAC2	0.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	100.000		0.00	933.17	933.17	0.00
Paydown	03/15/2023	58769KAD6	5,289.29	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	100.000		5,289.29	26.10	5,315.39	0.00
Paydown	03/15/2023	58770AAC7	0.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	100.000		0.00	394.62	394.62	0.00
Paydown	03/15/2023	65479JAD5	3,580.00	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	100.000		3,580.00	10.50	3,590.50	0.00
Paydown	03/15/2023	89232HAC9	8,052.92	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	100.000		8,052.92	34.16	8,087.08	0.00
Paydown	03/15/2023	89236XAC0	3,134.81	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	100.000		3,134.81	7.73	3,142.54	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	03/15/2023	89238FAD5	0.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	100.000		0.00	280.79	280.79	0.00
Paydown	03/15/2023	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	03/16/2023	36265WAD5	0.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	100.000		0.00	273.00	273.00	0.00
Paydown	03/20/2023	43813KAC6	3,890.27	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	100.000		3,890.27	10.59	3,900.86	0.00
Paydown	03/20/2023	43815PAC3	0.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	100.000		0.00	326.37	326.37	0.00
Paydown	03/20/2023	92290BAA9	8,202.40	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	100.000		8,202.40	18.67	8,221.07	0.00
Paydown	03/21/2023	43813GAC5	3,872.03	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	100.000		3,872.03	10.76	3,882.79	0.00
Paydown	03/21/2023	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	03/21/2023	43815JAC7	0.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	100.000		0.00	264.60	264.60	0.00
Paydown	03/27/2023	05593AAC3	0.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	100.000		0.00	229.33	229.33	0.00
Paydown	03/27/2023	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	03/27/2023	05602RAD3	0.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	100.000		0.00	802.50	802.50	0.00
Paydown	03/27/2023	09690AAC7	4,199.88	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	100.000		4,199.88	10.98	4,210.86	0.00
Paydown	03/27/2023	3137B4GY6	15,420.82	FHLMC K032 A2Due 5/25/2023	100.000		15,420.82	707.88	16,128.70	0.00

Transaction Ledger

As of March 31, 2023



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	03/27/2023	3137BNGT5	0.00	FHLMC K054 A2 2.745% Due 1/25/2026	100.000		0.00	1,143.75	1,143.75	0.00
Subtotal			58,224.51				58,224.51	7,161.25	65,385.76	0.00
Maturity	03/10/2023	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	100.000		350,000.00	0.00	350,000.00	0.00
Maturity	03/15/2023	912828ZD5	325,000.00	US Treasury Note 0.5% Due 3/15/2023	100.000		325,000.00	0.00	325,000.00	0.00
Subtotal			675,000.00				675,000.00	0.00	675,000.00	0.00
Security Withdrawal	03/09/2023	90LAIF\$00	17,000,000.00	Local Agency Investment Fund State Pool	1.000		17,000,000.00	0.00	17,000,000.00	0.00
Subtotal			17,000,000.00				17,000,000.00	0.00	17,000,000.00	0.00
TOTAL DISPOSITIONS			18,450,073.51				18,450,073.51	7,161.25	18,457,234.76	0.00
OTHER TRANSACTIONS										
Interest	03/01/2023	46647PAH9	500,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	0.000		8,050.00	0.00	8,050.00	0.00
Interest	03/07/2023	24422EWB1	130,000.00	John Deere Capital Corp Note 2.125% Due 3/7/2025	0.000		1,381.25	0.00	1,381.25	0.00
Interest	03/08/2023	3130AT3H8	700,000.00	FHLB Note 3.375% Due 3/8/2024	0.000		12,731.25	0.00	12,731.25	0.00
Interest	03/08/2023	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	0.000		375.00	0.00	375.00	0.00
Interest	03/09/2023	931142EW9	80,000.00	Wal-Mart Stores Note 3.9% Due 9/9/2025	0.000		1,560.00	0.00	1,560.00	0.00
Interest	03/09/2023	931142EX7	225,000.00	Wal-Mart Stores Callable Note Cont 09/09/2027 3.95% Due 9/9/2027	0.000		4,443.75	0.00	4,443.75	0.00
Interest	03/10/2023	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	0.000		4,812.50	0.00	4,812.50	0.00

Transaction Ledger

As of March 31, 2023



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	03/11/2023	89114QCB2	500,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.000		8,125.00	0.00	8,125.00	0.00
Interest	03/12/2023	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	0.000		5,031.25	0.00	5,031.25	0.00
Interest	03/15/2023	437076CR1	110,000.00	Home Depot Callable Note Cont 8/15/2025 4% Due 9/15/2025	0.000		2,151.11	0.00	2,151.11	0.00
Interest	03/15/2023	912828ZD5	325,000.00	US Treasury Note 0.5% Due 3/15/2023	0.000		812.50	0.00	812.50	0.00
Interest	03/17/2023	931142ER0	40,000.00	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 9/17/2026	0.000		210.00	0.00	210.00	0.00
Interest	03/18/2023	808513BN4	245,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.000		918.75	0.00	918.75	0.00
Interest	03/19/2023	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.000		2,812.50	0.00	2,812.50	0.00
Interest	03/23/2023	4581X0DZ8	260,000.00	Inter-American Dev Bank Note 0.5% Due 9/23/2024	0.000		650.00	0.00	650.00	0.00
Interest	03/31/2023	9128286L9	750,000.00	US Treasury Note 2.25% Due 3/31/2026	0.000		8,437.50	0.00	8,437.50	0.00
Interest	03/31/2023	912828T26	750,000.00	US Treasury Note 1.375% Due 9/30/2023	0.000		5,156.25	0.00	5,156.25	0.00
Interest	03/31/2023	912828W71	750,000.00	US Treasury Note 2.125% Due 3/31/2024	0.000		7,968.75	0.00	7,968.75	0.00
Interest	03/31/2023	912828YG9	300,000.00	US Treasury Note 1.625% Due 9/30/2026	0.000		2,437.50	0.00	2,437.50	0.00
Interest	03/31/2023	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.000		875.00	0.00	875.00	0.00
Interest	03/31/2023	91282CEF4	750,000.00	US Treasury Note 2.5% Due 3/31/2027	0.000		9,375.00	0.00	9,375.00	0.00
Interest	03/31/2023	91282CFM8	570,000.00	US Treasury Note 4.125% Due 9/30/2027	0.000		11,756.25	0.00	11,756.25	0.00

Transaction Ledger

As of March 31, 2023



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Subtotal			8,560,000.00				100,071.11	0.00	100,071.11	0.00
Dividend	03/01/2023	31846V203	104,777.49	First American Govt Obligation Fund Class Y	0.000		2,021.34	0.00	2,021.34	0.00
Dividend	03/31/2023	09CATR\$05	665,097.06	CalTrust Medium Term Fund	0.000		18,472.67	0.00	18,472.67	0.00
Subtotal			769,874.55				20,494.01	0.00	20,494.01	0.00
TOTAL OTHER TRANSACTIONS			9,329,874.55				120,565.12	0.00	120,565.12	0.00

Income Earned

As of March 31, 2023



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	129,924.15 0.00 0.00 129,929.52	177.13 0.00 225.88 48.75	5.37 0.00 5.37 54.12	54.12
023135CN4	Amazon.com Inc Note 4.6% Due 12/01/2025	11/29/2022 12/01/2022 395,000.00	394,978.25 0.00 0.00 394,978.92	4,542.50 0.00 6,056.67 1,514.17	0.67 0.00 0.67 1,514.84	1,514.84
02582JIT8	American Express Credit Trust 2022-2 A 3.39% Due 05/17/2027	05/17/2022 05/24/2022 185,000.00	184,969.66 0.00 0.00 184,970.83	278.73 522.63 278.73 522.63	1.17 0.00 1.17 523.80	523.80
037833AK6	Apple Inc Note 2.4% Due 05/03/2023	03/11/2019 03/13/2019 200,000.00	199,873.67 0.00 0.00 199,935.83	1,573.33 0.00 1,973.33 400.00	62.16 0.00 62.16 462.16	462.16
05593AAC3	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	02/07/2023 02/15/2023 40,000.00	39,999.07 0.00 0.00 39,999.11	91.73 229.33 34.40 172.00	0.04 0.00 0.04 172.04	172.04
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 03/25/2025	01/11/2022 01/19/2022 85,000.00	84,993.77 0.00 0.00 84,994.27	15.58 77.92 15.58 77.92	0.50 0.00 0.50 78.42	78.42
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 08/25/2026	01/05/2023 01/09/2023 300,000.00	292,583.30 0.00 0.00 292,854.75	160.50 802.50 160.50 802.50	271.45 0.00 271.45 1,073.95	1,073.95
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	199,395.24 0.00 0.00 199,506.83	183.33 0.00 550.00 366.67	111.59 0.00 111.59 478.26	478.26
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	279,971.86 0.00 0.00 279,972.97	3,283.00 0.00 4,064.67 781.67	1.11 0.00 1.11 782.78	782.78

Income Earned

As of March 31, 2023



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
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	09/08/2021 09/15/2021 35,739.72	39,938.12 0.00 4,199.88 35,738.53	2.20 10.98 1.97 10.75	0.29 0.00 0.29 11.04	11.04
14913R2L0	Caterpillar Financial Service Note 0.45% Due 05/17/2024	Various Various 500,000.00	498,757.39 0.00 0.00 498,844.35	650.00 0.00 837.51 187.51	86.96 0.00 86.96 274.47	274.47
24422EWB1	John Deere Capital Corp Note 2.125% Due 03/07/2025	03/02/2022 03/07/2022 130,000.00	129,962.41 0.00 0.00 129,963.99	1,335.21 1,381.25 184.17 230.21	1.58 0.00 1.58 231.79	231.79
3130A0F70	FHLB Note 3.375% Due 12/08/2023	10/30/2019 10/31/2019 350,000.00	354,285.78 0.00 0.00 353,814.65	2,723.44 0.00 3,707.81 984.37	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	158,668.71 0.00 0.00 158,427.25	953.14 0.00 1,324.50 371.36	0.00 241.46 (241.46) 129.90	129.90
3130ADRG9	FHLB Note Due 03/10/2023	04/11/2019 04/12/2019 0.00	350,033.60 0.00 350,000.00 0.00	4,571.88 4,812.50 0.00 240.62	0.00 33.60 (33.60) 207.02	207.02
3130AT3H8	FHLB Note 3.375% Due 03/08/2024	08/25/2022 08/26/2022 700,000.00	699,440.50 0.00 0.00 699,487.00	12,271.88 12,731.25 1,509.38 1,968.75	46.50 0.00 46.50 2,015.25	2,015.25
3130ATS57	FHLB Note 4.5% Due 03/10/2028	03/21/2023 03/22/2023 700,000.00	0.00 715,799.00 0.00 715,711.95	0.00 (1,050.00) 1,837.50 787.50	0.00 87.05 (87.05) 700.45	700.45
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	Various Various 750,000.00	743,615.36 0.00 0.00 743,907.71	1,289.07 0.00 1,992.19 703.12	292.35 0.00 292.35 995.47	995.47

Income Earned

As of March 31, 2023



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
3133ENPG9	FFCB Note 1.75% Due 02/14/2025	02/10/2022 02/15/2022 415,000.00	414,275.47 0.00 0.00 414,306.84	342.95 0.00 948.16 605.21	31.37 0.00 31.37 636.58	636.58
3135G04Q3	FNMA Note 0.25% Due 05/22/2023	05/20/2020 05/22/2020 245,000.00	244,944.78 0.00 0.00 244,965.65	168.44 0.00 219.48 51.04	20.87 0.00 20.87 71.91	71.91
3135G05G4	FNMA Note 0.25% Due 07/10/2023	07/08/2020 07/10/2020 250,000.00	249,935.70 0.00 0.00 249,950.91	88.54 0.00 140.63 52.09	15.21 0.00 15.21 67.30	67.30
3135G06G3	FNMA Note 0.5% Due 11/07/2025	11/18/2020 11/19/2020 350,000.00	349,804.85 0.00 0.00 349,811.01	554.17 0.00 700.00 145.83	6.16 0.00 6.16 151.99	151.99
3135G0U43	FNMA Note 2.875% Due 09/12/2023	09/25/2019 09/26/2019 350,000.00	352,250.79 0.00 0.00 351,892.97	4,723.78 5,031.25 531.08 838.55	0.00 357.82 (357.82) 480.73	480.73
3137B4GY6	FHLMC K032 A2 3.31% Due 05/25/2023	07/23/2019 07/26/2019 241,213.78	257,251.60 0.00 15,420.82 241,582.20	141.58 707.88 133.07 699.37	0.00 248.58 (248.58) 450.79	450.79
3137BNGT5	FHLMC K054 A2 2.745% Due 01/25/2026	02/15/2023 02/21/2023 500,000.00	474,978.19 0.00 0.00 475,726.19	1,143.75 1,143.75 1,143.75 1,143.75	748.00 0.00 748.00 1,891.75	1,891.75
3137EAER6	FHLMC Note 0.375% Due 05/05/2023	05/05/2020 05/07/2020 305,000.00	304,992.38 0.00 0.00 304,996.02	368.54 0.00 463.85 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	299,906.40 0.00 0.00 299,931.20	135.42 0.00 197.92 62.50	24.80 0.00 24.80 87.30	87.30

Income Earned

As of March 31, 2023



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	299,950.95 0.00 0.00 299,959.59	14.58 0.00 77.08 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	300,016.31 0.00 0.00 300,013.66	360.42 375.00 47.92 62.50	0.00 2.65 (2.65) 59.85	59.85
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	10/14/2020 10/16/2020 225,000.00	224,824.49 0.00 0.00 224,848.25	105.47 0.00 128.91 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	334,931.23 0.00 0.00 334,939.76	267.53 0.00 337.33 69.80	8.53 0.00 8.53 78.33	78.33
36265WAD5	GM Financial Securitized Auto 2022-3 A3 3.64% Due 04/16/2027	07/06/2022 07/13/2022 90,000.00	89,999.50 0.00 0.00 89,999.52	136.50 273.00 136.50 273.00	0.02 0.00 0.02 273.02	273.02
437076CR1	Home Depot Callable Note Cont 8/15/2025 4% Due 09/15/2025	09/12/2022 09/19/2022 110,000.00	109,966.31 0.00 0.00 109,967.44	1,980.00 2,151.11 195.56 366.67	1.13 0.00 1.13 367.80	367.80
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 04/21/2025	02/17/2021 02/24/2021 43,943.56	47,815.29 0.00 3,872.03 43,943.31	3.59 10.76 3.30 10.47	0.05 0.00 0.05 10.52	10.52
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	09/22/2020 09/29/2020 30,470.02	34,359.13 0.00 3,890.27 30,469.12	4.59 10.59 4.07 10.07	0.26 0.00 0.26 10.33	10.33
43815BAC4	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 05/15/2026	02/15/2022 02/23/2022 165,000.00	164,983.00 0.00 0.00 164,983.66	137.87 258.50 137.87 258.50	0.66 0.00 0.66 259.16	259.16

Income Earned

As of March 31, 2023



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43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 01/21/2026	11/16/2021 11/24/2021 85,000.00	84,989.07 0.00 0.00 84,989.54	20.78 62.33 20.78 62.33	0.47 0.00 0.47 62.80	62.80
43815JAC7	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 04/21/2027	02/16/2023 02/24/2023 70,000.00	69,987.05 0.00 0.00 69,987.40	68.60 264.60 98.00 294.00	0.35 0.00 0.35 294.35	294.35
43815PAC3	Honda Auto Receivables 2022-2 A3 3.73% Due 07/20/2026	08/15/2022 08/24/2022 105,000.00	104,994.80 0.00 0.00 104,994.97	141.43 326.37 141.43 326.37	0.17 0.00 0.17 326.54	326.54
438516CJ3	Honeywell Intl Callable Note Cont 01/15/2028 4.95% Due 02/15/2028	02/13/2023 02/15/2023 400,000.00	408,902.02 0.00 0.00 408,747.08	880.00 0.00 2,530.00 1,650.00	0.00 154.94 (154.94) 1,495.06	1,495.06
4581X0DZ8	Inter-American Dev Bank Note 0.5% Due 09/23/2024	09/15/2021 09/23/2021 260,000.00	259,899.59 0.00 0.00 259,905.03	570.56 650.00 28.89 108.33	5.44 0.00 5.44 113.77	113.77
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 03/19/2024	01/26/2021 01/28/2021 225,000.00	230,272.96 0.00 0.00 229,847.28	2,531.25 2,812.50 187.50 468.75	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	164,913.18 0.00 0.00 164,923.22	111.15 0.00 145.52 34.37	10.04 0.00 10.04 44.41	44.41
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	07/12/2021 07/14/2021 160,000.00	162,152.00 0.00 0.00 162,039.88	825.00 0.00 1,008.33 183.33	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	510,872.09 0.00 0.00 509,951.23	8,050.00 8,050.00 1,341.67 1,341.67	0.00 920.86 (920.86) 420.81	420.81

Income Earned

As of March 31, 2023



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
47787JAC2	John Deere Owner Trust 2022-A A3 2.32% Due 09/16/2026	03/10/2022 03/16/2022 130,000.00	129,979.11 0.00 0.00 129,979.81	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 42,415.91	44,994.10 0.00 2,582.09 42,412.42	7.20 13.50 6.79 13.09	0.41 0.00 0.41 13.50	13.50
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 03/16/2026	07/13/2021 07/21/2021 70,000.00	69,996.51 0.00 0.00 69,996.66	16.18 30.33 16.18 30.33	0.15 0.00 0.15 30.48	30.48
47800AAC4	John Deere Owner Trust 2022-B A3 3.74% Due 02/16/2027	07/12/2022 07/20/2022 135,000.00	134,989.32 0.00 0.00 134,989.63	224.40 420.75 224.40 420.75	0.31 0.00 0.31 421.06	421.06
47800BAC2	John Deere Owner Trust 2022-C A3 5.09% Due 06/15/2027	10/12/2022 10/19/2022 220,000.00	219,984.63 0.00 0.00 219,985.03	497.69 933.17 497.69 933.17	0.40 0.00 0.40 933.57	933.57
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	06/22/2021 06/29/2021 73,008.32	78,295.58 0.00 5,289.29 73,006.61	13.92 26.10 12.98 25.16	0.32 0.00 0.32 25.48	25.48
58770AAC7	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	01/18/2023 01/25/2023 105,000.00	104,987.75 0.00 0.00 104,988.06	210.47 394.62 210.47 394.62	0.31 0.00 0.31 394.93	394.93
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 02/06/2024	03/05/2020 03/09/2020 200,000.00	202,728.31 0.00 0.00 202,426.25	399.31 0.00 878.47 479.16	0.00 302.06 (302.06) 177.10	177.10
61747YET8	Morgan Stanley Callable Note Cont 7/17/2025 4.679% Due 07/17/2026	07/18/2022 07/20/2022 175,000.00	175,000.00 0.00 0.00 175,000.00	1,000.79 0.00 1,683.14 682.35	0.00 0.00 0.00 682.35	682.35

Income Earned

As of March 31, 2023



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
63743HFE7	National Rural Utilities Note 3.45% Due 06/15/2025	04/27/2022 05/04/2022 95,000.00	94,981.13 0.00 0.00 94,981.83	691.92 0.00 965.04 273.12	0.70 0.00 0.70 273.82	273.82
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 07/15/2024	10/16/2019 10/23/2019 2,945.76	6,525.66 0.00 3,580.00 2,945.72	5.60 10.50 2.53 7.43	0.06 0.00 0.06 7.49	7.49
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 05/10/2027	10/05/2022 10/07/2022 450,000.00	438,042.03 0.00 0.00 438,284.16	5,550.00 0.00 7,050.00 1,500.00	242.13 0.00 242.13 1,742.13	1,742.13
69371RR40	Paccar Financial Corp Note 0.5% Due 08/09/2024	08/03/2021 08/09/2021 80,000.00	79,979.23 0.00 0.00 79,980.45	24.44 0.00 57.78 33.34	1.22 0.00 1.22 34.56	34.56
69371RR57	Paccar Financial Corp Note 0.9% Due 11/08/2024	11/02/2021 11/08/2021 175,000.00	174,994.08 0.00 0.00 174,994.38	494.38 0.00 625.63 131.25	0.30 0.00 0.30 131.55	131.55
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/01/2024	Various Various 500,000.00	511,277.10 0.00 0.00 510,704.94	3,750.00 0.00 4,687.51 937.51	0.00 572.16 (572.16) 365.35	365.35
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	34,991.85 0.00 0.00 34,992.35	27.95 0.00 46.18 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	245,389.77 0.00 0.00 245,355.53	831.98 918.75 66.36 153.13	1.34 35.58 (34.24) 118.89	118.89
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	109.13 0.00 240.08 130.95	0.00 0.00 0.00 130.95	130.95

Income Earned

As of March 31, 2023



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
89114QCB2	Toronto Dominion Bank Note 3.25% Due 03/11/2024	Various Various 500,000.00	508,644.17 0.00 0.00 507,931.49	7,673.61 8,125.00 902.78 1,354.17	0.00 712.68 (712.68) 641.49	641.49
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 05/15/2024	07/06/2020 07/08/2020 16,643.15	24,866.61 0.00 8,052.92 16,750.00	18.22 34.16 12.28 28.22	0.00 63.69 (63.69) (35.47)	(35.47)
89236TJH9	Toyota Motor Credit Corp Note 0.5% Due 06/18/2024	12/06/2021 12/08/2021 300,000.00	297,792.25 0.00 0.00 297,936.34	304.17 0.00 429.17 125.00	144.09 0.00 144.09 269.09	269.09
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 01/15/2025	10/06/2020 10/13/2020 23,366.74	26,499.38 0.00 3,134.81 23,364.91	4.12 7.73 3.63 7.24	0.34 0.00 0.34 7.58	7.58
89238FAD5	Toyota Auto Receivables OT 2022-B A3 2.93% Due 09/15/2026	04/07/2022 04/13/2022 115,000.00	114,998.04 0.00 0.00 114,998.11	149.76 280.79 149.76 280.79	0.07 0.00 0.07 280.86	280.86
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 04/15/2026	11/09/2021 11/15/2021 65,000.00	64,999.17 0.00 0.00 64,999.20	20.51 38.46 20.51 38.46	0.03 0.00 0.03 38.49	38.49
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	250,510.86 0.00 0.00 250,371.94	873.61 0.00 1,581.94 708.33	0.00 138.92 (138.92) 569.41	569.41
9128283F5	US Treasury Note 2.25% Due 11/15/2027	12/20/2022 12/21/2022 800,000.00	745,829.61 0.00 0.00 746,805.94	5,270.72 0.00 6,812.15 1,541.43	976.33 0.00 976.33 2,517.76	2,517.76
9128284Z0	US Treasury Note 2.75% Due 08/31/2025	Various Various 750,000.00	782,488.36 0.00 0.00 781,386.46	56.05 0.00 1,793.48 1,737.43	0.00 1,101.90 (1,101.90) 635.53	635.53

Income Earned

As of March 31, 2023



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
9128286L9	US Treasury Note 2.25% Due 03/31/2026	02/25/2022 02/28/2022 750,000.00	757,605.88 0.00 0.00 757,396.48	7,046.70 8,437.50 46.11 1,436.91	0.00 209.40 (209.40) 1,227.51	1,227.51
912828B66	US Treasury Note 2.75% Due 02/15/2024	02/15/2022 02/16/2022 750,000.00	758,308.38 0.00 0.00 757,574.59	797.65 0.00 2,563.88 1,766.23	0.00 733.79 (733.79) 1,032.44	1,032.44
912828R36	US Treasury Note 1.625% Due 05/15/2026	10/14/2021 10/15/2021 250,000.00	255,003.48 0.00 0.00 254,871.02	1,189.57 0.00 1,537.47 347.90	0.00 132.46 (132.46) 215.44	215.44
912828T26	US Treasury Note 1.375% Due 09/30/2023	Various Various 750,000.00	751,441.67 0.00 0.00 751,231.85	4,306.32 5,156.25 28.18 878.11	136.35 346.17 (209.82) 668.29	668.29
912828U24	US Treasury Note 2% Due 11/15/2026	03/29/2022 03/30/2022 625,000.00	612,910.06 0.00 0.00 613,186.66	3,660.22 0.00 4,730.66 1,070.44	276.60 0.00 276.60 1,347.04	1,347.04
912828V80	US Treasury Note 2.25% Due 01/31/2024	Various Various 750,000.00	759,645.23 0.00 0.00 758,755.34	1,351.87 0.00 2,796.96 1,445.09	0.00 889.89 (889.89) 555.20	555.20
912828VB3	US Treasury Note 1.75% Due 05/15/2023	Various Various 750,000.00	751,467.50 0.00 0.00 750,860.93	3,843.23 0.00 4,967.19 1,123.96	0.00 606.57 (606.57) 517.39	517.39
912828W71	US Treasury Note 2.125% Due 03/31/2024	Various Various 750,000.00	761,743.93 0.00 0.00 760,824.58	6,655.22 7,968.75 43.55 1,357.08	0.00 919.35 (919.35) 437.73	437.73
912828WJ5	US Treasury Note 2.5% Due 05/15/2024	Various Various 750,000.00	762,404.63 0.00 0.00 761,532.65	5,490.33 0.00 7,096.00 1,605.67	0.00 871.98 (871.98) 733.69	733.69

Income Earned

As of March 31, 2023



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
912828X88	US Treasury Note 2.375% Due 05/15/2027	06/09/2022 06/10/2022 350,000.00	340,328.34 0.00 0.00 340,523.53	2,434.05 0.00 3,145.89 711.84	195.19 0.00 195.19 907.03	907.03
912828Y87	US Treasury Note 1.75% Due 07/31/2024	01/31/2020 01/31/2020 300,000.00	301,640.43 0.00 0.00 301,542.25	420.58 0.00 870.17 449.59	0.00 98.18 (98.18) 351.41	351.41
912828YG9	US Treasury Note 1.625% Due 09/30/2026	12/28/2021 12/29/2021 300,000.00	303,994.02 0.00 0.00 303,899.43	2,035.71 2,437.50 13.32 415.11	0.00 94.59 (94.59) 320.52	320.52
912828Z52	US Treasury Note 1.375% Due 01/31/2025	02/17/2022 02/18/2022 750,000.00	745,325.82 0.00 0.00 745,532.23	826.14 0.00 1,709.25 883.11	206.41 0.00 206.41 1,089.52	1,089.52
912828ZD5	US Treasury Note Due 03/15/2023	12/28/2021 12/29/2021 0.00	325,003.22 0.00 325,000.00 0.00	749.65 812.50 0.00 62.85	0.00 3.22 (3.22) 59.63	59.63
912828ZF0	US Treasury Note 0.5% Due 03/31/2025	03/25/2021 03/29/2021 350,000.00	349,431.08 0.00 0.00 349,454.25	730.77 875.00 4.78 149.01	23.17 0.00 23.17 172.18	172.18
912828ZT0	US Treasury Note 0.25% Due 05/31/2025	02/25/2021 02/26/2021 365,000.00	362,173.65 0.00 0.00 362,280.24	228.13 0.00 305.84 77.71	106.59 0.00 106.59 184.30	184.30
912828ZU7	US Treasury Note 0.25% Due 06/15/2023	02/15/2022 02/16/2022 750,000.00	747,619.57 0.00 0.00 748,315.73	391.48 0.00 551.17 159.69	696.16 0.00 696.16 855.85	855.85
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	Various Various 750,000.00	739,804.88 0.00 0.00 740,119.36	703.14 0.00 942.65 239.51	314.48 0.00 314.48 553.99	553.99

Income Earned

As of March 31, 2023



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
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	Various Various 500,000.00	500,052.51 0.00 0.00 500,048.56	705.70 0.00 865.39 159.69	5.06 9.01 (3.95) 155.74	155.74
91282CCG4	US Treasury Note 0.25% Due 06/15/2024	06/17/2021 06/18/2021 400,000.00	399,089.09 0.00 0.00 399,148.92	208.79 0.00 293.96 85.17	59.83 0.00 59.83 145.00	145.00
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	08/25/2021 08/26/2021 400,000.00	399,562.49 0.00 0.00 399,587.93	58.01 0.00 186.46 128.45	25.44 0.00 25.44 153.89	153.89
91282CDH1	US Treasury Note 0.75% Due 11/15/2024	11/18/2021 11/19/2021 750,000.00	748,926.85 0.00 0.00 748,980.08	1,647.10 0.00 2,128.80 481.70	53.23 0.00 53.23 534.93	534.93
91282CEF4	US Treasury Note 2.5% Due 03/31/2027	Various Various 750,000.00	738,514.20 0.00 0.00 738,753.00	7,829.67 9,375.00 51.23 1,596.56	238.80 0.00 238.80 1,835.36	1,835.36
91282CFM8	US Treasury Note 4.125% Due 09/30/2027	10/26/2022 10/27/2022 570,000.00	568,528.98 0.00 0.00 568,556.22	9,818.41 11,756.25 64.24 2,002.08	27.24 0.00 27.24 2,029.32	2,029.32
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	496,935.59 0.00 0.00 497,151.00	809.72 0.00 1,038.89 229.17	215.41 0.00 215.41 444.58	444.58
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 02/20/2025	08/04/2020 08/12/2020 39,471.51	47,669.54 0.00 8,202.40 39,468.04	6.85 18.67 5.67 17.49	0.90 0.00 0.90 18.39	18.39
931142ERO	Wal-Mart Stores Callable Note Cont 08/17/2026 1.05% Due 09/17/2026	09/08/2021 09/17/2021 40,000.00	39,946.34 0.00 0.00 39,947.63	191.33 210.00 16.33 35.00	1.29 0.00 1.29 36.29	36.29

Income Earned

As of March 31, 2023



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
931142EW9	Wal-Mart Stores Note 3.9% Due 09/09/2025	09/06/2022 09/09/2022 80,000.00	79,952.84 0.00 0.00 79,954.42	1,490.67 1,560.00 190.67 260.00	1.58 0.00 1.58 261.58	261.58
931142EX7	Wal-Mart Stores Callable Note Cont 09/09/2027 3.95% Due 09/09/2027	09/27/2022 09/29/2022 225,000.00	218,216.38 0.00 0.00 218,343.60	4,246.25 4,443.75 543.13 740.63	127.22 0.00 127.22 867.85	867.85
			31,610,571.16	156,212.57	5,871.97	
			715,799.00	106,182.36	10,897.49	
			733,224.51	101,652.20	(5,025.52)	
Total Fixed Income		31,599,218.47	31,588,120.13	51,621.99	46,596.47	46,596.47

CASH & EQUIVALENT						
31846V203	First American Govt Obligation Fund Class Y	Various Various 222,356.70	96,727.49 842,478.21 716,849.00 222,356.70	0.00 2,021.34 0.00 2,021.34	0.00 0.00 0.00 2,021.34	2,021.34
			96,727.49	0.00	0.00	
			842,478.21	2,021.34	0.00	
			716,849.00	0.00	0.00	
Total Cash & Equivalent		222,356.70	222,356.70	2,021.34	2,021.34	2,021.34

LOCAL AGENCY INVESTMENT FUND						
90LAIF\$00	Local Agency Investment Fund State Pool	Various Various 21,069,322.79	38,069,322.79 0.00 17,000,000.00 21,069,322.79	151,383.35 0.00 213,650.42 62,267.07	0.00 0.00 0.00 62,267.07	62,267.07
			38,069,322.79	151,383.35	0.00	
			0.00	0.00	0.00	
			17,000,000.00	213,650.42	0.00	
Total Local Agency Investment Fund		21,069,322.79	21,069,322.79	62,267.07	62,267.07	62,267.07

Income Earned

As of March 31, 2023



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 666,985.88	6,687,285.59 18,472.67 0.00 6,705,758.26	0.00 18,472.67 0.00 18,472.67	0.00 0.00 0.00 18,472.67	18,472.67
90CAMP\$00	California Asset Mgmt Program CAMP	03/31/2023 03/31/2023 25,072,669.77	0.00 25,072,669.77 0.00 25,072,669.77	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Investment Pool			25,739,655.65	31,778,428.03	18,472.67	18,472.67
			76,463,907.03	307,595.92	5,871.97	
			26,649,419.65	126,676.37	10,897.49	
			18,450,073.51	315,302.62	(5,025.52)	
TOTAL PORTFOLIO		78,630,553.61	84,658,227.65	134,383.07	129,357.55	129,357.55

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
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	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,104.06	6.82	1,110.88
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	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
04/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
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
04/15/2023	Paydown	02582JIT8	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	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,225.90	12.72	2,238.62
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
04/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
04/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	181.02	4.74	185.76
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	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,297.82	24.34	7,322.16
04/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,565.29	23.02	1,588.31
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

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
04/17/2023	Dividend	90LAIF\$00	3,011,597,816.76	Local Agency Investment Fund State Pool	0.00	214,978.67	214,978.67
04/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,804.65	9.39	3,814.04
04/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
04/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,708.77	15.46	1,724.23
04/21/2023	Paydown	3137BNGT5	0.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
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	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,657.10	9.89	3,666.99
04/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
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	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	0.00	77.92	77.92
04/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
04/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,967.24	9.83	3,977.07
04/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
04/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
04/25/2023	Paydown	3137B4GY6	241,213.78	FHLMC K032 A2 3.31% Due 5/25/2023	120,420.24	665.35	121,085.59
APR 2023					145,932.09	230,054.58	375,986.67



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
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
05/10/2023	Interest	665859AW4	450,000.00	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	0.00	9,000.00	9,000.00
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	912828X88	350,000.00	US Treasury Note 2.375% Due 5/15/2027	0.00	4,156.25	4,156.25
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	9128283F5	800,000.00	US Treasury Note 2.25% Due 11/15/2027	0.00	9,000.00	9,000.00
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

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,508.33	20.86	1,529.19
05/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,100.34	6.49	1,106.83
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	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,226.61	12.06	2,238.67
05/15/2023	Paydown	02582JIT8	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	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
05/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	181.43	4.45	185.88
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	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
05/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
05/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,298.49	21.90	7,320.39
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
05/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
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	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,805.82	8.22	3,814.04
05/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,709.44	14.79	1,724.23
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
05/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,657.99	9.06	3,667.05
05/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
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
05/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,559.39	77.92	7,637.31
05/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
05/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,968.20	8.74	3,976.94
05/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
05/25/2023	Paydown	3137B4GY6	241,213.78	FHLMC K032 A2 3.31% Due 5/25/2023	120,793.54	333.19	121,126.73
05/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
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					1,663,640.40	71,755.36	1,735,395.76
06/01/2023	Interest	023135CN4	395,000.00	Amazon.com Inc Note 4.6% Due 12/1/2025	0.00	9,085.00	9,085.00

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/08/2023	Interest	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	5,906.25	5,906.25
06/14/2023	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
06/15/2023	Interest	63743HFE7	95,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	0.00	1,638.75	1,638.75
06/15/2023	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
06/15/2023	Maturity	912828ZU7	750,000.00	US Treasury Note 0.25% Due 6/15/2023	750,000.00	937.50	750,937.50
06/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
06/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,227.34	11.39	2,238.73
06/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,040.69	29.02	3,069.71
06/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,299.16	19.47	7,318.63
06/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
06/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
06/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
06/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
06/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
06/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,937.97	36.72	2,974.69
06/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
06/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,096.58	6.17	1,102.75

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	181.84	4.15	185.99
06/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,451.14	18.77	1,469.91
06/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
06/18/2023	Interest	89236TJH9	300,000.00	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	0.00	750.00	750.00
06/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,806.99	7.05	3,814.04
06/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
06/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,710.11	14.12	1,724.23
06/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,855.08	59.51	3,914.59
06/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,658.87	8.24	3,667.11
06/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
06/23/2023	Call	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	250,000.00	3,518.06	253,518.06
06/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
06/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
06/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,592.53	70.99	7,663.52
06/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,969.16	7.65	3,976.81
06/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
06/26/2023	Maturity	3137EAES4	300,000.00	FHLMC Note 0.25% Due 6/26/2023	300,000.00	375.00	300,375.00

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUN 2023					1,342,827.46	31,305.37	1,374,132.83
07/06/2023	Interest	3133ENKS8	750,000.00	FFCB Note 1.125% Due 1/6/2025	0.00	4,218.76	4,218.76
07/10/2023	Maturity	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	250,000.00	312.50	250,312.50
07/15/2023	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
07/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,393.71	16.76	1,410.47
07/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,092.77	5.85	1,098.62
07/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
07/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,228.07	10.72	2,238.79
07/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
07/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
07/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
07/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,040.97	27.70	3,068.67
07/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,299.83	17.04	7,316.87
07/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
07/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
07/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
07/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	182.25	3.86	186.11

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,939.71	34.98	2,974.69
07/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
07/17/2023	Interest	61747YET8	175,000.00	Morgan Stanley Callable Note Cont 7/17/2025 4.679% Due 7/17/2026	0.00	4,094.13	4,094.13
07/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,808.17	5.87	3,814.04
07/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
07/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,710.78	13.45	1,724.23
07/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,659.75	7.42	3,667.17
07/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,855.98	56.68	3,912.66
07/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
07/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,625.81	64.03	7,689.84
07/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
07/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
07/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,970.12	6.55	3,976.67
07/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
07/31/2023	Interest	912828V80	750,000.00	US Treasury Note 2.25% Due 1/31/2024	0.00	8,437.50	8,437.50
07/31/2023	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00
07/31/2023	Interest	912828Z52	750,000.00	US Treasury Note 1.375% Due 1/31/2025	0.00	5,156.25	5,156.25

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUL 2023					292,807.92	31,297.86	324,105.78
08/06/2023	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
08/06/2023	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
08/09/2023	Interest	69371RR40	80,000.00	Paccar Financial Corp Note 0.5% Due 8/9/2024	0.00	200.00	200.00
08/14/2023	Interest	3133ENPG9	415,000.00	FFCB Note 1.75% Due 2/14/2025	0.00	3,631.25	3,631.25
08/15/2023	Interest	912828B66	750,000.00	US Treasury Note 2.75% Due 2/15/2024	0.00	10,312.50	10,312.50
08/15/2023	Interest	91282CCT6	400,000.00	US Treasury Note 0.375% Due 8/15/2024	0.00	750.00	750.00
08/15/2023	Interest	438516CJ3	400,000.00	Honeywell Intl Callable Note Cont 01/15/2028 4.95% Due 2/15/2028	0.00	9,900.00	9,900.00
08/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,088.93	5.53	1,094.46
08/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
08/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,300.50	14.60	7,315.10
08/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,336.02	14.84	1,350.86
08/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
08/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,228.79	10.05	2,238.84
08/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,041.25	26.38	3,067.63
08/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
08/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	182.66	3.57	186.23

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
08/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
08/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
08/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
08/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,941.45	33.24	2,974.69
08/16/2023	Maturity	06406FAD5	200,000.00	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	200,000.00	2,200.00	202,200.00
08/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
08/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,809.34	4.70	3,814.04
08/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
08/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,711.45	12.78	1,724.23
08/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,856.88	53.85	3,910.73
08/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,660.64	6.59	3,667.23
08/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
08/24/2023	Maturity	3137EAEV7	300,000.00	FHLMC Note 0.25% Due 8/24/2023	300,000.00	375.00	300,375.00
08/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
08/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,659.24	57.04	7,716.28

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
08/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,971.08	5.46	3,976.54
08/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
08/31/2023	Interest	9128284Z0	750,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	10,312.50	10,312.50
AUG 2023					542,788.23	47,664.01	590,452.24
09/01/2023	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
09/07/2023	Interest	24422EWB1	130,000.00	John Deere Capital Corp Note 2.125% Due 3/7/2025	0.00	1,381.25	1,381.25
09/08/2023	Interest	3130AT3H8	700,000.00	FHLB Note 3.375% Due 3/8/2024	0.00	11,812.50	11,812.50
09/08/2023	Maturity	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	300,000.00	375.00	300,375.00
09/09/2023	Interest	931142EW9	80,000.00	Wal-Mart Stores Note 3.9% Due 9/9/2025	0.00	1,560.00	1,560.00
09/09/2023	Interest	931142EX7	225,000.00	Wal-Mart Stores Callable Note Cont 09/09/2027 3.95% Due 9/9/2027	0.00	4,443.75	4,443.75
09/10/2023	Interest	3130ATS57	700,000.00	FHLB Note 4.5% Due 3/10/2028	0.00	15,750.00	15,750.00
09/11/2023	Interest	89114QCB2	500,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	8,125.00	8,125.00
09/12/2023	Maturity	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	350,000.00	5,031.25	355,031.25
09/15/2023	Interest	437076CR1	110,000.00	Home Depot Callable Note Cont 8/15/2025 4% Due 9/15/2025	0.00	2,200.00	2,200.00
09/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,041.53	25.06	3,066.59
09/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	183.06	3.28	186.34
09/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79
09/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	0.00	258.50	258.50
09/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
09/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,301.17	12.17	7,313.34
09/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,943.19	31.50	2,974.69
09/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
09/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,278.11	12.99	1,291.10
09/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,085.04	5.22	1,090.26
09/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	0.00	251.33	251.33
09/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,229.52	9.38	2,238.90
09/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
09/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
09/17/2023	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
09/18/2023	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
09/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,810.51	3.53	3,814.04
09/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/19/2023	Interest	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.00	2,812.50	2,812.50
09/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,712.12	12.11	1,724.23
09/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,661.52	5.77	3,667.29
09/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
09/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,857.78	51.02	3,908.80
09/23/2023	Interest	4581X0DZ8	260,000.00	Inter-American Dev Bank Note 0.5% Due 9/23/2024	0.00	650.00	650.00
09/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	0.00	802.50	802.50
09/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,972.04	4.37	3,976.41
09/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
09/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
09/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,692.81	50.02	7,742.83
09/30/2023	Interest	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.00	875.00	875.00
09/30/2023	Interest	91282CEF4	750,000.00	US Treasury Note 2.5% Due 3/31/2027	0.00	9,375.00	9,375.00
09/30/2023	Interest	91282CFM8	570,000.00	US Treasury Note 4.125% Due 9/30/2027	0.00	11,756.25	11,756.25
09/30/2023	Interest	912828W71	750,000.00	US Treasury Note 2.125% Due 3/31/2024	0.00	7,968.75	7,968.75
09/30/2023	Interest	912828YG9	300,000.00	US Treasury Note 1.625% Due 9/30/2026	0.00	2,437.50	2,437.50
09/30/2023	Interest	9128286L9	750,000.00	US Treasury Note 2.25% Due 3/31/2026	0.00	8,437.50	8,437.50

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2023	Maturity	912828T26	750,000.00	US Treasury Note 1.375% Due 9/30/2023	750,000.00	5,156.25	755,156.25
SEP 2023					1,442,768.40	115,626.10	1,558,394.50
10/15/2023	Interest	91282CBV2	500,000.00	US Treasury Note 0.375% Due 4/15/2024	0.00	937.50	937.50
10/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	7,911.71	258.50	8,170.21
10/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
10/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
10/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,944.93	29.76	2,974.69
10/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,337.16	251.33	5,588.49
10/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,081.12	4.90	1,086.02
10/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	183.48	2.98	186.46
10/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,219.95	11.22	1,231.17
10/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
10/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,230.24	8.71	2,238.95
10/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,041.81	23.74	3,065.55
10/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,301.83	9.74	7,311.57
10/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
10/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	0.00	280.79	280.79

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/16/2023	Interest	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	0.00	1,100.00	1,100.00
10/16/2023	Maturity	3137EAEY1	225,000.00	FHLMC Note 0.125% Due 10/16/2023	225,000.00	140.63	225,140.63
10/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
10/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,811.69	2.35	3,814.04
10/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
10/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,712.79	11.44	1,724.23
10/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,858.68	48.19	3,906.87
10/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,662.40	4.95	3,667.35
10/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
10/25/2023	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
10/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
10/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	31,802.93	802.50	32,605.43
10/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,726.54	42.96	7,769.50
10/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,973.00	3.28	3,976.28
10/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
OCT 2023					312,800.26	13,145.78	325,946.04
11/01/2023	Interest	78015K7C2	500,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	5,625.00	5,625.00

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/06/2023	Maturity	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	335,000.00	418.75	335,418.75
11/07/2023	Interest	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	875.00	875.00
11/08/2023	Interest	69371RR57	175,000.00	Paccar Financial Corp Note 0.9% Due 11/8/2024	0.00	787.50	787.50
11/10/2023	Interest	665859AW4	450,000.00	Northern Trust Company Callable Note Cont 4/10/2027 4% Due 5/10/2027	0.00	9,000.00	9,000.00
11/12/2023	Interest	023135BW5	130,000.00	Amazon.com Inc Note 0.45% Due 5/12/2024	0.00	292.50	292.50
11/15/2023	Interest	912828R36	250,000.00	US Treasury Note 1.625% Due 5/15/2026	0.00	2,031.25	2,031.25
11/15/2023	Interest	912828X88	350,000.00	US Treasury Note 2.375% Due 5/15/2027	0.00	4,156.25	4,156.25
11/15/2023	Interest	91282CDH1	750,000.00	US Treasury Note 0.75% Due 11/15/2024	0.00	2,812.50	2,812.50
11/15/2023	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
11/15/2023	Interest	9128283F5	800,000.00	US Treasury Note 2.25% Due 11/15/2027	0.00	9,000.00	9,000.00
11/15/2023	Interest	912828U24	625,000.00	US Treasury Note 2% Due 11/15/2026	0.00	6,250.00	6,250.00
11/15/2023	Interest	912828WJ5	750,000.00	US Treasury Note 2.5% Due 5/15/2024	0.00	9,375.00	9,375.00
11/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
11/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	7,946.40	246.10	8,192.50
11/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,042.08	22.43	3,064.51
11/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	5,367.61	280.79	5,648.40
11/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,344.01	241.01	5,585.02
11/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,302.51	7.30	7,309.81
11/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,161.55	9.53	1,171.08
11/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,077.16	4.58	1,081.74
11/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,230.96	8.05	2,239.01
11/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
11/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
11/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	183.89	2.69	186.58
11/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,946.67	28.02	2,974.69
11/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
11/17/2023	Interest	14913R2L0	500,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.00	1,125.00	1,125.00
11/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
11/18/2023	Paydown	43813KAC6	30,470.02	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	3,812.86	1.18	3,814.04
11/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,713.46	10.77	1,724.23
11/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,663.29	4.12	3,667.41
11/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,859.57	45.37	3,904.94

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
11/24/2023	Maturity	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	165,000.00	206.25	165,206.25
11/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,760.40	35.88	7,796.28
11/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,973.95	2.19	3,976.14
11/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
11/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
11/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	30,072.54	717.43	30,789.97
11/30/2023	Interest	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.00	456.25	456.25
11/30/2023	Interest	91282CAZ4	750,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	1,406.25	1,406.25
NOV 2023					591,458.91	61,340.25	652,799.16
12/01/2023	Interest	023135CN4	395,000.00	Amazon.com Inc Note 4.6% Due 12/1/2025	0.00	9,085.00	9,085.00
12/06/2023	Call	594918BX1	200,000.00	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	200,000.00	1,916.67	201,916.67
12/08/2023	Maturity	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	350,000.00	5,906.25	355,906.25
12/14/2023	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
12/15/2023	Interest	63743HFE7	95,000.00	National Rural Utilities Note 3.45% Due 6/15/2025	0.00	1,638.75	1,638.75
12/15/2023	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
12/15/2023	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,102.90	7.93	1,110.83

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/15/2023	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
12/15/2023	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,231.68	7.38	2,239.06
12/15/2023	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,042.36	21.11	3,063.47
12/15/2023	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
12/15/2023	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	184.31	2.39	186.70
12/15/2023	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	5,378.32	267.69	5,646.01
12/15/2023	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,350.86	230.68	5,581.54
12/15/2023	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
12/15/2023	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
12/15/2023	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,303.17	4.87	7,308.04
12/15/2023	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,948.41	26.28	2,974.69
12/15/2023	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	7,981.22	233.66	8,214.88
12/15/2023	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,073.15	4.27	1,077.42
12/16/2023	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
12/18/2023	Interest	89236TJH9	300,000.00	Toyota Motor Credit Corp Note 0.5% Due 6/18/2024	0.00	750.00	750.00
12/18/2023	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
12/20/2023	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,714.13	10.10	1,724.23

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/21/2023	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,860.48	42.53	3,903.01
12/21/2023	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,664.17	3.30	3,667.47
12/21/2023	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
12/25/2023	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,794.42	28.77	7,823.19
12/25/2023	Paydown	09690AAC7	35,739.72	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due 12/26/2024	3,974.92	1.09	3,976.01
12/25/2023	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
12/25/2023	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
12/25/2023	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	28,338.81	636.98	28,975.79
DEC 2023					635,943.31	28,034.14	663,977.45
01/06/2024	Interest	3133ENKS8	750,000.00	FFCB Note 1.125% Due 1/6/2025	0.00	4,218.76	4,218.76
01/15/2024	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
01/15/2024	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	1,044.01	6.40	1,050.41
01/15/2024	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,069.10	3.96	1,073.06
01/15/2024	Paydown	58769KAD6	73,008.32	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	7,303.85	2.43	7,306.28
01/15/2024	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
01/15/2024	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	184.73	2.09	186.82
01/15/2024	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,357.73	220.34	5,578.07

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2024	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,232.41	6.71	2,239.12
01/15/2024	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
01/15/2024	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
01/15/2024	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,950.16	24.53	2,974.69
01/15/2024	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	8,016.21	221.15	8,237.36
01/15/2024	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,042.64	19.79	3,062.43
01/15/2024	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
01/15/2024	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	5,389.07	254.55	5,643.62
01/16/2024	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
01/17/2024	Interest	61747YET8	175,000.00	Morgan Stanley Callable Note Cont 7/17/2025 4.679% Due 7/17/2026	0.00	4,094.13	4,094.13
01/18/2024	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
01/20/2024	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,714.80	9.43	1,724.23
01/21/2024	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,665.06	2.47	3,667.53
01/21/2024	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,861.38	39.70	3,901.08
01/21/2024	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
01/25/2024	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,828.59	21.62	7,850.21
01/25/2024	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/25/2024	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
01/25/2024	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	26,601.73	561.18	27,162.91
01/31/2024	Interest	912828Z52	750,000.00	US Treasury Note 1.375% Due 1/31/2025	0.00	5,156.25	5,156.25
01/31/2024	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00
01/31/2024	Maturity	912828V80	750,000.00	US Treasury Note 2.25% Due 1/31/2024	750,000.00	8,437.50	758,437.50
JAN 2024					830,261.47	30,517.68	860,779.15
02/06/2024	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
02/09/2024	Interest	69371RR40	80,000.00	Paccar Financial Corp Note 0.5% Due 8/9/2024	0.00	200.00	200.00
02/14/2024	Interest	3133ENPG9	415,000.00	FFCB Note 1.75% Due 2/14/2025	0.00	3,631.25	3,631.25
02/15/2024	Interest	91282CCT6	400,000.00	US Treasury Note 0.375% Due 8/15/2024	0.00	750.00	750.00
02/15/2024	Interest	438516CJ3	400,000.00	Honeywell Intl Callable Note Cont 01/15/2028 4.95% Due 2/15/2028	0.00	9,900.00	9,900.00
02/15/2024	Maturity	912828B66	750,000.00	US Treasury Note 2.75% Due 2/15/2024	750,000.00	10,312.50	760,312.50
02/15/2024	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
02/15/2024	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,233.14	6.04	2,239.18
02/15/2024	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	0.00	420.75	420.75
02/15/2024	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,951.90	22.79	2,974.69
02/15/2024	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/15/2024	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,364.60	209.98	5,574.58
02/15/2024	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	185.13	1.80	186.93
02/15/2024	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,042.92	18.47	3,061.39
02/15/2024	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
02/15/2024	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	984.86	4.96	989.82
02/15/2024	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,065.02	3.65	1,068.67
02/15/2024	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	5,399.83	241.40	5,641.23
02/15/2024	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	8,051.35	208.59	8,259.94
02/16/2024	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
02/18/2024	Call	808513BN4	150,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	150,000.00	468.75	150,468.75
02/18/2024	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	0.00	326.38	326.38
02/20/2024	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,715.47	8.76	1,724.23
02/21/2024	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,862.28	36.87	3,899.15
02/21/2024	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
02/21/2024	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,665.95	1.65	3,667.60
02/25/2024	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
02/25/2024	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,862.90	14.45	7,877.35

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/25/2024	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
02/25/2024	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	24,861.30	490.02	25,351.32
02/29/2024	Interest	9128284Z0	750,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	10,312.50	10,312.50
FEB 2024					971,246.65	42,110.44	1,013,357.09
03/01/2024	Call	46647PAH9	500,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	500,000.00	8,050.00	508,050.00
03/07/2024	Interest	24422EWB1	130,000.00	John Deere Capital Corp Note 2.125% Due 3/7/2025	0.00	1,381.25	1,381.25
03/08/2024	Maturity	3130AT3H8	700,000.00	FHLB Note 3.375% Due 3/8/2024	700,000.00	11,812.50	711,812.50
03/09/2024	Interest	931142EW9	80,000.00	Wal-Mart Stores Note 3.9% Due 9/9/2025	0.00	1,560.00	1,560.00
03/09/2024	Interest	931142EX7	225,000.00	Wal-Mart Stores Callable Note Cont 09/09/2027 3.95% Due 9/9/2027	0.00	4,443.75	4,443.75
03/10/2024	Interest	3130ATS57	700,000.00	FHLB Note 4.5% Due 3/10/2028	0.00	15,750.00	15,750.00
03/11/2024	Maturity	89114QCB2	500,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	500,000.00	8,125.00	508,125.00
03/15/2024	Interest	437076CR1	110,000.00	Home Depot Callable Note Cont 8/15/2025 4% Due 9/15/2025	0.00	2,200.00	2,200.00
03/15/2024	Paydown	65479JAD5	2,945.76	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	185.55	1.50	187.05
03/15/2024	Paydown	89232HAC9	16,643.15	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	925.48	3.59	929.07
03/15/2024	Paydown	89236XAC0	23,366.74	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,060.90	3.33	1,064.23
03/15/2024	Paydown	02582JIT8	185,000.00	American Express Credit Trust 2022-2 A 3.39% Due 5/17/2027	0.00	522.63	522.63
03/15/2024	Paydown	47788UAC6	42,415.91	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	2,233.86	5.37	2,239.23

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/15/2024	Paydown	43815BAC4	165,000.00	Honda Auto Receivables Trust 2022-1 A3 1.88% Due 5/15/2026	8,086.64	195.98	8,282.62
03/15/2024	Paydown	47800AAC4	135,000.00	John Deere Owner Trust 2022-B A3 3.74% Due 2/16/2027	5,496.86	420.75	5,917.61
03/15/2024	Paydown	47800BAC2	220,000.00	John Deere Owner Trust 2022-C A3 5.09% Due 6/15/2027	0.00	933.17	933.17
03/15/2024	Paydown	89238JAC9	65,000.00	Toyota Auto Receivables Trust 2021-D A3 0.71% Due 4/15/2026	2,953.65	21.04	2,974.69
03/15/2024	Paydown	47787JAC2	130,000.00	John Deere Owner Trust 2022-A A3 2.32% Due 9/16/2026	5,371.49	199.61	5,571.10
03/15/2024	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	3,043.20	17.15	3,060.35
03/15/2024	Paydown	58770AAC7	105,000.00	Mercedes-Benz Auto Receivable 2023-1 A3 4.51% Due 11/15/2027	0.00	394.63	394.63
03/15/2024	Paydown	89238FAD5	115,000.00	Toyota Auto Receivables OT 2022-B A3 2.93% Due 9/15/2026	5,410.62	228.21	5,638.83
03/16/2024	Paydown	36265WAD5	90,000.00	GM Financial Securitized Auto 2022-3 A3 3.64% Due 4/16/2027	0.00	273.00	273.00
03/17/2024	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
03/18/2024	Maturity	808513BN4	95,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	95,000.00	356.25	95,356.25
03/18/2024	Paydown	43815PAC3	105,000.00	Honda Auto Receivables 2022-2 A3 3.73% Due 7/20/2026	5,514.30	326.38	5,840.68
03/19/2024	Maturity	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	225,000.00	2,812.50	227,812.50
03/20/2024	Paydown	92290BAA9	39,471.51	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	1,716.15	8.08	1,724.23
03/21/2024	Paydown	43815GAC3	85,000.00	Honda Auto Receivables Trust 2021-4 A3 0.88% Due 1/21/2026	3,863.18	34.04	3,897.22
03/21/2024	Paydown	43815JAC7	70,000.00	Honda Auto Receivables Owner 2023-1 A3 5.04% Due 4/21/2027	0.00	294.00	294.00
03/21/2024	Paydown	43813GAC5	43,943.56	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	3,666.83	0.83	3,667.66

Cash Flow Report

As of March 31, 2023



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/23/2024	Interest	4581X0DZ8	260,000.00	Inter-American Dev Bank Note 0.5% Due 9/23/2024	0.00	650.00	650.00
03/25/2024	Paydown	05601XAC3	85,000.00	BMW Vehicle Lease Trust 2022-1 A3 1.1% Due 3/25/2025	7,897.36	7.24	7,904.60
03/25/2024	Paydown	05602RAD3	300,000.00	BMW Vehicle Owner Trust 2022-A A3 3.21% Due 8/25/2026	23,117.51	423.51	23,541.02
03/25/2024	Paydown	05593AAC3	40,000.00	BMW Vehicle Lease Trust 2023-1 A3 5.16% Due 11/25/2025	0.00	172.00	172.00
03/25/2024	Paydown	3137BNGT5	500,000.00	FHLMC K054 A2 2.745% Due 1/25/2026	0.00	1,143.75	1,143.75
MAR 2024					2,100,543.58	62,981.04	2,163,524.62
TOTAL					10,873,018.68	765,832.61	11,638,851.29



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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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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

TO: THE HONORABLE MAYOR AND CITY COUNCIL
SUBJECT: PERSONNEL REPORT

1. Request City Council approval to revise the City's Classification and Compensation Plan, *Attachment 1*, to add the new classification of Code Enforcement Supervisor to Schedule 58 (\$6,725 - \$8,583/month). This position will be located in the Community Development Department. Job description attached, *Attachment 2*.
2. Report the Promotion of the following individuals:
 - a. **ANAHI CORTE**, to the position of Administrative Aide, Schedule, 43 (\$4,644 - \$5,927/month) with the Elected and City Manager's Office, effective March 15, 2023.
 - b. **GEORGINA PLACIDO**, to the position of Deputy City Clerk I, Schedule 41 (\$4,420 - \$5,642/month) with the Elected and City Manager's Office, effective March 19, 2023.
 - c. **OSCAR LIMA**, to the position of Custodian II, Schedule 34, (\$3,718 - \$4,745/month) with the Recreation & Human Services Department, effective April 2, 2023.
 - d. **STEPHANIE ESCALANTE**, to the position of Administrative Aide, Schedule 43 (\$4,644 - \$5,927/month) in the Police Department, effective April 3, 2023.
 - e. **NICHOLAS BEERLING**, to the position of Police Sergeant, Schedule 203 (\$9,569 - \$12,213/month) with the Police Department, effective April 6, 2023.
3. Report the Service Retirement of Police Officer, **HUGO GUALOTUNA**, with the Police Department, effective March 31, 2023. Officer Gualotuna provided 21.2 years of service to the City.
4. Report the Separation of the following employees:
 - a. **CHRISTINE UTLEY**, Administrative Aide, with the GTrans Department, effective March 30, 2023. Ms. Utley provided four (4) years and eight (8) months of service to the City.
 - b. **ESAU EUTIMIO**, Right-of-Way Maintenance Worker, with the Public Works Department, effective April 11, 2023. Mr. Eutimio provided four (4) years of full-time service to the City.
 - c. **SEAN UYEMATSU**, Help Desk Technician, with the Administrative Services Department, effective April 3, 2023. Mr. Uyematsu provided six (6) months of service to the City.
 - d. **RODERICK GOLDMAN**, Transit Operations Officer, with the GTrans Department, effective April 14, 2023. Mr. Goldman provided four (4) years of service to the City.

5. Report the leave under the Family Medical Leave Act/California Family Rights Act (FMLA/CFRA) of the following employee:
 - a. Bus Operator, **VELDA GAINES**, of the Transportation Department, effective March 17, 2023.
6. Report the Recruitment for the Open/Competitive position of General Building Inspector (Community Development Department). This recruitment is open until filled.
7. Report the Recruitment for the Open/Competitive position of Geriatric Aide (Recreation & Human Services Department). This recruitment is open until filled.
8. Report the Recruitment for the Open/Competitive position of Part-Time Customer Service Clerk I (Recreation & Human Services Department). This recruitment will close when 50 applications are received.
9. Report the Recruitment for the Open/Competitive position of Payroll/Personnel Technician (Administrative Services Department). This recruitment is open until filled.
10. Report the Recruitment for the Open/Competitive position of Police Officer/Lateral (Police Department). This is a continuous recruitment.
11. Report the Recruitment for the Open/Competitive position of Police Trainee (Police Department). This is a continuous recruitment.
12. Report the Recruitment for the Open/Competitive position of Public Information Officer (Elected and City Manager's Offices). This recruitment is open until filled.
13. Report the Recruitment for the Open/Competitive position of Recreation Leader I/II (Recreation & Human Services Department). This is a continuous recruitment.
14. Report the Recruitment for the Open/Competitive position of Relief Bus Operator Trainee (Transportation Department). This is a continuous recruitment.
15. Report the Recruitment for the Open/Competitive position of Risk Management Analyst (Administrative Services Department). This recruitment is open until filled.
16. Report the Recruitment for the Open/Competitive position of Transit Mechanic (Transportation Department). This recruitment is open until filled.

**CITY OF GARDENA
CLASSIFICATION AND COMPENSATION PLAN
AS OF APRIL 25, 2023**

Add Code Enforcement Supervisor to Schedule 58

**6 Clerical Aide I
6 Police Aide**

STEP		*4*	*5*	*6*
ANNUAL		29,952.00	31,452.00	33,024.00
MONTHLY		2,496.00	2,621.00	2,752.00
BI-WEEKLY		1,152.00	1,209.69	1,270.15
HOURLY		14.4000	15.1212	15.8769

**7 Peer Advocate Counselor II
7 Storeroom Aide**

STEP				*6*
ANNUAL				32,256.00
MONTHLY				2,688.00
BI-WEEKLY				1,240.62
HOURLY				15.5077

8 Community Aide I

STEP				*6*
ANNUAL				33,060.00
MONTHLY				2,755.00
BI-WEEKLY				1,271.54
HOURLY				15.8942

13

STEP			*5*	*6*
ANNUAL			32,316.00	33,936.00
MONTHLY			2,693.00	2,828.00
BI-WEEKLY			1,242.92	1,305.23
HOURLY			15.5365	16.3154

14 Pool Cashier

STEP			*5*	*6*
ANNUAL			33,120.00	34,776.00
MONTHLY			2,760.00	2,898.00
BI-WEEKLY			1,273.85	1,337.54
HOURLY			15.9231	16.7192

15

STEP			*4*	*5*	*6*
ANNUAL			32,328.00	33,948.00	35,640.00
MONTHLY			2,694.00	2,829.00	2,970.00
BI-WEEKLY			1,243.38	1,305.69	1,370.77
HOURLY			15.5423	16.3212	17.1346

16

STEP				*4*	*5*	*6*
ANNUAL				33,144.00	34,800.00	36,540.00
MONTHLY				2,762.00	2,900.00	3,045.00
BI-WEEKLY				1,274.77	1,338.46	1,405.38
HOURLY				15.9346	16.7308	17.5673

17 Clerk Typist

STEP			*3*	*4*	*5*	*6*
ANNUAL			32,352.00	33,972.00	35,676.00	37,464.00
MONTHLY			2,696.00	2,831.00	2,973.00	3,122.00
BI-WEEKLY			1,244.31	1,306.62	1,372.15	1,440.92
HOURLY			15.5538	16.3327	17.1519	18.0115

18

STEP			*3*	*4*	*5*	*6*
ANNUAL			33,168.00	34,824.00	36,564.00	38,388.00
MONTHLY			2,764.00	2,902.00	3,047.00	3,199.00
BI-WEEKLY			1,275.69	1,339.38	1,406.31	1,476.46
HOURLY			15.9462	16.7423	17.5788	18.4558

19

STEP			*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL			30,828.00	32,364.00	33,984.00	35,688.00	37,476.00	39,348.00
MONTHLY			2,569.00	2,697.00	2,832.00	2,974.00	3,123.00	3,279.00
BI-WEEKLY			1,185.69	1,244.77	1,307.08	1,372.62	1,441.38	1,513.38
HOURLY			14.8212	15.5596	16.3385	17.1577	18.0173	18.9173

20

STEP				*2*	*3*	*4*	*5*	*6*
ANNUAL				33,180.00	34,836.00	36,576.00	38,400.00	40,320.00
MONTHLY				2,765.00	2,903.00	3,048.00	3,200.00	3,360.00
BI-WEEKLY				1,276.15	1,339.85	1,406.77	1,476.92	1,550.77
HOURLY				15.9519	16.7481	17.5846	18.4615	19.3846

21 Police Cadet

STEP		*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL		32,388.00	34,008.00	35,712.00	37,500.00	39,372.00	41,340.00
MONTHLY		2,699.00	2,834.00	2,976.00	3,125.00	3,281.00	3,445.00
BI-WEEKLY		1,245.69	1,308.00	1,373.54	1,442.31	1,514.31	1,590.00
HOURLY		15.5712	16.3500	17.1692	18.0288	18.9288	19.8750

22 FCC Program Assistant I**22 Geriatric Aide****22 Human Services Aide****22 Lifeguard/Instructor****22 Recreation Leader I**

STEP		*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL		33,192.00	34,848.00	36,588.00	38,412.00	40,332.00	42,348.00
MONTHLY		2,766.00	2,904.00	3,049.00	3,201.00	3,361.00	3,529.00
BI-WEEKLY		1,276.62	1,340.31	1,407.23	1,477.38	1,551.23	1,628.77
HOURLY		15.9577	16.7538	17.5904	18.4673	19.3904	20.3596

23 Community Aide II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	34,020.00	35,724.00	37,512.00	39,384.00	41,352.00	43,416.00
MONTHLY	2,835.00	2,977.00	3,126.00	3,282.00	3,446.00	3,618.00
BI-WEEKLY	1,308.46	1,374.00	1,442.77	1,514.77	1,590.46	1,669.85
HOURLY	16.3558	17.1750	18.0346	18.9346	19.8808	20.8731

24

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	34,872.00	36,612.00	38,448.00	40,368.00	42,384.00	44,508.00
MONTHLY	2,906.00	3,051.00	3,204.00	3,364.00	3,532.00	3,709.00
BI-WEEKLY	1,341.23	1,408.15	1,478.77	1,552.62	1,630.15	1,711.85
HOURLY	16.7654	17.6019	18.4846	19.4077	20.3769	21.3981

25

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,748.00	37,536.00	39,408.00	41,376.00	43,440.00	45,612.00
MONTHLY	2,979.00	3,128.00	3,284.00	3,448.00	3,620.00	3,801.00
BI-WEEKLY	1,374.92	1,443.69	1,515.69	1,591.38	1,670.77	1,754.31
HOURLY	17.1865	18.0462	18.9462	19.8923	20.8846	21.9288

26 Pool Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	36,636.00	38,472.00	40,392.00	42,408.00	44,532.00	46,764.00
MONTHLY	3,053.00	3,206.00	3,366.00	3,534.00	3,711.00	3,897.00
BI-WEEKLY	1,409.08	1,479.69	1,553.54	1,631.08	1,712.77	1,798.62
HOURLY	17.6135	18.4962	19.4192	20.3885	21.4096	22.4827

27

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	37,548.00	39,420.00	41,388.00	43,452.00	45,624.00	47,904.00
MONTHLY	3,129.00	3,285.00	3,449.00	3,621.00	3,802.00	3,992.00
BI-WEEKLY	1,444.15	1,516.15	1,591.85	1,671.23	1,754.77	1,842.46
HOURLY	18.0519	18.9519	19.8981	20.8904	21.9346	23.0308

28 Certified Nursing Assistant**28 Meal Services Coordinator****28 Police Assistant****28 Recreation Leader II**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	38,484.00	40,404.00	42,420.00	44,544.00	46,776.00	49,116.00
MONTHLY	3,207.00	3,367.00	3,535.00	3,712.00	3,898.00	4,093.00
BI-WEEKLY	1,480.15	1,554.00	1,631.54	1,713.23	1,799.08	1,889.08
HOURLY	18.5019	19.4250	20.3942	21.4154	22.4885	23.6135

29 Account Clerk**29 Customer Service Clerk I****29 Printing & Technology Intern****29 Recreation Therapist**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	39,444.00	41,412.00	43,488.00	45,660.00	47,940.00	50,340.00
MONTHLY	3,287.00	3,451.00	3,624.00	3,805.00	3,995.00	4,195.00
BI-WEEKLY	1,517.08	1,592.77	1,672.62	1,756.15	1,843.85	1,936.15
HOURLY	18.9635	19.9096	20.9077	21.9519	23.0481	24.2019

**30 Custodian I
30 FCC Education Assistant II
30 FCC Program Assistant II**

	1	*2*	*3*	*4*	*5*	*6*
ANNUAL	40,428.00	42,444.00	44,568.00	46,800.00	49,140.00	51,600.00
MONTHLY	3,369.00	3,537.00	3,714.00	3,900.00	4,095.00	4,300.00
BI-WEEKLY	1,554.92	1,632.46	1,714.15	1,800.00	1,890.00	1,984.62
HOURLY	19.4365	20.4058	21.4269	22.5000	23.6250	24.8077

31 Paratransit Driver

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	41,436.00	43,512.00	45,684.00	47,964.00	50,364.00	52,884.00
MONTHLY	3,453.00	3,626.00	3,807.00	3,997.00	4,197.00	4,407.00
BI-WEEKLY	1,593.69	1,673.54	1,757.08	1,844.77	1,937.08	2,034.00
HOURLY	19.9212	20.9192	21.9635	23.0596	24.2135	25.4250

**32 Home Improvement Maintenance Helper
32 Right-of-Way Maintenance Worker**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	42,468.00	44,592.00	46,824.00	49,164.00	51,624.00	54,204.00
MONTHLY	3,539.00	3,716.00	3,902.00	4,097.00	4,302.00	4,517.00
BI-WEEKLY	1,633.38	1,715.08	1,800.92	1,890.92	1,985.54	2,084.77
HOURLY	20.4173	21.4385	22.5115	23.6365	24.8192	26.0596

**33 Customer Service Clerk II
33 Equipment Utility Worker I
33 Public Safety Officer
33 Relief Bus Operator Trainee**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	43,524.00	45,696.00	47,976.00	50,376.00	52,896.00	55,536.00
MONTHLY	3,627.00	3,808.00	3,998.00	4,198.00	4,408.00	4,628.00
BI-WEEKLY	1,674.00	1,757.54	1,845.23	1,937.54	2,034.46	2,136.00
HOURLY	20.9250	21.9692	23.0654	24.2192	25.4308	26.7000

**34 Custodian II
34 Graffiti Technician
34 Paratransit Dispatcher
34 Park Maintenance Worker I**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	44,616.00	46,848.00	49,188.00	51,648.00	54,228.00	56,940.00
MONTHLY	3,718.00	3,904.00	4,099.00	4,304.00	4,519.00	4,745.00
BI-WEEKLY	1,716.00	1,801.85	1,891.85	1,986.46	2,085.69	2,190.00
HOURLY	21.4500	22.5231	23.6481	24.8308	26.0712	27.3750

**35 Community Aide III
35 Help Desk Technician
35 Street Maintenance Worker**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	45,732.00	48,024.00	50,424.00	52,944.00	55,596.00	58,380.00
MONTHLY	3,811.00	4,002.00	4,202.00	4,412.00	4,633.00	4,865.00
BI-WEEKLY	1,758.92	1,847.08	1,939.38	2,036.31	2,138.31	2,245.38
HOURLY	21.9865	23.0885	24.2423	25.4538	26.7288	28.0673

36 Intermediate Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	46,872.00	49,212.00	51,672.00	54,252.00	56,964.00	59,808.00
MONTHLY	3,906.00	4,101.00	4,306.00	4,521.00	4,747.00	4,984.00
BI-WEEKLY	1,802.77	1,892.77	1,987.38	2,086.62	2,190.92	2,300.31
HOURLY	22.5346	23.6596	24.8423	26.0827	27.3865	28.7538

37 Nutrition Services Coordinator**37 Relief Bus Operator**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	48,048.00	50,448.00	52,968.00	55,620.00	58,404.00	61,320.00
MONTHLY	4,004.00	4,204.00	4,414.00	4,635.00	4,867.00	5,110.00
BI-WEEKLY	1,848.00	1,940.31	2,037.23	2,139.23	2,246.31	2,358.46
HOURLY	23.1000	24.2538	25.4654	26.7404	28.0788	29.4808

38 Activity Coordinator**38 Equipment Utility Worker II****38 Homeless Coordinator****38 Police Records Technician I****38 Police Service Technician****38 Purchasing Clerk****38 Senior Account Clerk****38 Senior Clerk Typist**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	49,248.00	51,708.00	54,288.00	57,000.00	59,856.00	62,844.00
MONTHLY	4,104.00	4,309.00	4,524.00	4,750.00	4,988.00	5,237.00
BI-WEEKLY	1,894.15	1,988.77	2,088.00	2,192.31	2,302.15	2,417.08
HOURLY	23.6769	24.8596	26.1000	27.4038	28.7769	30.2135

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	50,484.00	53,004.00	55,656.00	58,440.00	61,368.00	64,440.00
MONTHLY	4,207.00	4,417.00	4,638.00	4,870.00	5,114.00	5,370.00
BI-WEEKLY	1,941.69	2,038.62	2,140.62	2,247.69	2,360.31	2,478.46
HOURLY	24.2712	25.4827	26.7577	28.0962	29.5038	30.9808

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	51,744.00	54,336.00	57,048.00	59,904.00	62,904.00	66,048.00
MONTHLY	4,312.00	4,528.00	4,754.00	4,992.00	5,242.00	5,504.00
BI-WEEKLY	1,990.15	2,089.85	2,194.15	2,304.00	2,419.38	2,540.31
HOURLY	24.8769	26.1231	27.4269	28.8000	30.2423	31.7538

**41 Deputy City Clerk I
41 Permit/Licensing Technician I**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	53,040.00	55,692.00	58,476.00	61,404.00	64,476.00	67,704.00
MONTHLY	4,420.00	4,641.00	4,873.00	5,117.00	5,373.00	5,642.00
BI-WEEKLY	2,040.00	2,142.00	2,249.08	2,361.69	2,479.85	2,604.00
HOURLY	25.5000	26.7750	28.1135	29.5212	30.9981	32.5500

**42 Community Center Coordinator
42 Community Services Officer
42 Human Services Coordinator
42 Police Records Technician II
42 Police Service Officer
42 Recreation Coordinator
42 Secretary
42 Tree Trimmer I**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	54,372.00	57,096.00	59,952.00	62,952.00	66,096.00	69,396.00
MONTHLY	4,531.00	4,758.00	4,996.00	5,246.00	5,508.00	5,783.00
BI-WEEKLY	2,091.23	2,196.00	2,305.85	2,421.23	2,542.15	2,669.08
HOURLY	26.1404	27.4500	28.8231	30.2654	31.7769	33.3635

**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	55,728.00	58,512.00	61,440.00	64,512.00	67,740.00	71,124.00
MONTHLY	4,644.00	4,876.00	5,120.00	5,376.00	5,645.00	5,927.00
BI-WEEKLY	2,143.38	2,250.46	2,363.08	2,481.23	2,605.38	2,735.54
HOURLY	26.7923	28.1308	29.5385	31.0154	32.5673	34.1942

**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	57,120.00	59,976.00	62,976.00	66,120.00	69,432.00	72,900.00
MONTHLY	4,760.00	4,998.00	5,248.00	5,510.00	5,786.00	6,075.00
BI-WEEKLY	2,196.92	2,306.77	2,422.15	2,543.08	2,670.46	2,803.85
HOURLY	27.4615	28.8346	30.2769	31.7885	33.3808	35.0481

45 Street Sweeper Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	58,548.00	61,476.00	64,548.00	67,776.00	71,160.00	74,724.00
MONTHLY	4,879.00	5,123.00	5,379.00	5,648.00	5,930.00	6,227.00
BI-WEEKLY	2,251.85	2,364.46	2,482.62	2,606.77	2,736.92	2,874.00
HOURLY	28.1481	29.5558	31.0327	32.5846	34.2115	35.9250

46 Heavy Equipment Operator

46 Street Traffic Painter

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,012.00	63,012.00	66,168.00	69,480.00	72,960.00	76,608.00
MONTHLY	5,001.00	5,251.00	5,514.00	5,790.00	6,080.00	6,384.00
BI-WEEKLY	2,308.15	2,423.54	2,544.92	2,672.31	2,806.15	2,946.46
HOURLY	28.8519	30.2942	31.8115	33.4038	35.0769	36.8308

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	61,512.00	64,584.00	67,812.00	71,208.00	74,772.00	78,516.00
MONTHLY	5,126.00	5,382.00	5,651.00	5,934.00	6,231.00	6,543.00
BI-WEEKLY	2,365.85	2,484.00	2,608.15	2,738.77	2,875.85	3,019.85
HOURLY	29.5731	31.0500	32.6019	34.2346	35.9481	37.7481

48 Custodian-Lead

48 Financial Services Technician

48 Human Resources Technician

48 Junior Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,048.00	66,204.00	69,516.00	72,996.00	76,644.00	80,472.00
MONTHLY	5,254.00	5,517.00	5,793.00	6,083.00	6,387.00	6,706.00
BI-WEEKLY	2,424.92	2,546.31	2,673.69	2,807.54	2,947.85	3,095.08
HOURLY	30.3115	31.8288	33.4212	35.0942	36.8481	38.6885

49 Administrative Analyst I

49 Community Services Counselor

49 Program Coordinator

49 Recreation Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	64,620.00	67,848.00	71,244.00	74,808.00	78,552.00	82,476.00
MONTHLY	5,385.00	5,654.00	5,937.00	6,234.00	6,546.00	6,873.00
BI-WEEKLY	2,485.38	2,609.54	2,740.15	2,877.23	3,021.23	3,172.15
HOURLY	31.0673	32.6192	34.2519	35.9654	37.7654	39.6519

50 Case Management Supervisor/Instructor

50 Transit Dispatcher/Operations Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,240.00	69,552.00	73,032.00	76,680.00	80,520.00	84,552.00
MONTHLY	5,520.00	5,796.00	6,086.00	6,390.00	6,710.00	7,046.00
BI-WEEKLY	2,547.69	2,675.08	2,808.92	2,949.23	3,096.92	3,252.00
HOURLY	31.8462	33.4385	35.1115	36.8654	38.7115	40.6500

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 Lead Mechanic
51 Planning Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	67,896.00	71,292.00	74,856.00	78,600.00	82,536.00	86,664.00
MONTHLY	5,658.00	5,941.00	6,238.00	6,550.00	6,878.00	7,222.00
BI-WEEKLY	2,611.38	2,742.00	2,879.08	3,023.08	3,174.46	3,333.23
HOURLY	32.6423	34.2750	35.9885	37.7885	39.6808	41.6654

52 Payroll Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	69,588.00	73,068.00	76,716.00	80,556.00	84,588.00	88,812.00
MONTHLY	5,799.00	6,089.00	6,393.00	6,713.00	7,049.00	7,401.00
BI-WEEKLY	2,676.46	2,810.31	2,950.62	3,098.31	3,253.38	3,415.85
HOURLY	33.4558	35.1288	36.8827	38.7288	40.6673	42.6981

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	71,328.00	74,892.00	78,636.00	82,572.00	86,700.00	91,032.00
MONTHLY	5,944.00	6,241.00	6,553.00	6,881.00	7,225.00	7,586.00
BI-WEEKLY	2,743.38	2,880.46	3,024.46	3,175.85	3,334.62	3,501.23
HOURLY	34.2923	36.0058	37.8058	39.6981	41.6827	43.7654

54 Administrative Analyst II
54 Building Maintenance Lead
54 Forensic Technician

54 Transit Marketing Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,116.00	76,776.00	80,616.00	84,648.00	88,884.00	93,324.00
MONTHLY	6,093.00	6,398.00	6,718.00	7,054.00	7,407.00	7,777.00
BI-WEEKLY	2,812.15	2,952.92	3,100.62	3,255.69	3,418.62	3,589.38
HOURLY	35.1519	36.9115	38.7577	40.6962	42.7327	44.8673

55 Electrical/Signal Technician II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	74,940.00	78,684.00	82,620.00	86,748.00	91,080.00	95,640.00
MONTHLY	6,245.00	6,557.00	6,885.00	7,229.00	7,590.00	7,970.00
BI-WEEKLY	2,882.31	3,026.31	3,177.69	3,336.46	3,503.08	3,678.46
HOURLY	36.0288	37.8288	39.7212	41.7058	43.7885	45.9808

56 Administrative Coordinator

56 Assistant Engineer

56 FCC Program Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	76,812.00	80,652.00	84,684.00	88,920.00	93,372.00	98,040.00
MONTHLY	6,401.00	6,721.00	7,057.00	7,410.00	7,781.00	8,170.00
BI-WEEKLY	2,954.31	3,102.00	3,257.08	3,420.00	3,591.23	3,770.77
HOURLY	36.9288	38.7750	40.7135	42.7500	44.8904	47.1346

57 Senior Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	78,732.00	82,668.00	86,796.00	91,140.00	95,700.00	100,488.00
MONTHLY	6,561.00	6,889.00	7,233.00	7,595.00	7,975.00	8,374.00
BI-WEEKLY	3,028.15	3,179.54	3,338.31	3,505.38	3,680.77	3,864.92
HOURLY	37.8519	39.7442	41.7288	43.8173	46.0096	48.3115

58 Code Enforcement Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	80,700.00	84,732.00	88,968.00	93,420.00	98,088.00	102,996.00
MONTHLY	6,725.00	7,061.00	7,414.00	7,785.00	8,174.00	8,583.00
BI-WEEKLY	3,103.85	3,258.92	3,421.85	3,593.08	3,772.62	3,961.38
HOURLY	38.7981	40.7365	42.7731	44.9135	47.1577	49.5173

59 Administrative Support Services Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	82,716.00	86,856.00	91,200.00	95,760.00	100,548.00	105,576.00
MONTHLY	6,893.00	7,238.00	7,600.00	7,980.00	8,379.00	8,798.00
BI-WEEKLY	3,181.38	3,340.62	3,507.69	3,683.08	3,867.23	4,060.62
HOURLY	39.7673	41.7577	43.8462	46.0385	48.3404	50.7577

60

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	84,780.00	89,016.00	93,468.00	98,136.00	103,044.00	108,192.00
MONTHLY	7,065.00	7,418.00	7,789.00	8,178.00	8,587.00	9,016.00
BI-WEEKLY	3,260.77	3,423.69	3,594.92	3,774.46	3,963.23	4,161.23
HOURLY	40.7596	42.7962	44.9365	47.1808	49.5404	52.0154

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	86,904.00	91,248.00	95,808.00	100,596.00	105,624.00	110,904.00
MONTHLY	7,242.00	7,604.00	7,984.00	8,383.00	8,802.00	9,242.00
BI-WEEKLY	3,342.46	3,509.54	3,684.92	3,869.08	4,062.46	4,265.54
HOURLY	41.7808	43.8692	46.0615	48.3635	50.7808	53.3192

62 Information Technology Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,076.00	93,528.00	98,208.00	103,116.00	108,276.00	113,688.00
MONTHLY	7,423.00	7,794.00	8,184.00	8,593.00	9,023.00	9,474.00
BI-WEEKLY	3,426.00	3,597.23	3,777.23	3,966.00	4,164.46	4,372.62
HOURLY	42.8250	44.9654	47.2154	49.5750	52.0558	54.6577

63

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	91,308.00	95,868.00	100,656.00	105,684.00	110,964.00	116,508.00
MONTHLY	7,609.00	7,989.00	8,388.00	8,807.00	9,247.00	9,709.00
BI-WEEKLY	3,511.85	3,687.23	3,871.38	4,064.77	4,267.85	4,481.08
HOURLY	43.8981	46.0904	48.3923	50.8096	53.3481	56.0135

64

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	93,588.00	98,268.00	103,176.00	108,336.00	113,748.00	119,436.00
MONTHLY	7,799.00	8,189.00	8,598.00	9,028.00	9,479.00	9,953.00
BI-WEEKLY	3,599.54	3,779.54	3,968.31	4,166.77	4,374.92	4,593.69
HOURLY	44.9942	47.2442	49.6038	52.0846	54.6865	57.4212

65

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	95,928.00	100,728.00	105,768.00	111,060.00	116,616.00	122,448.00
MONTHLY	7,994.00	8,394.00	8,814.00	9,255.00	9,718.00	10,204.00
BI-WEEKLY	3,689.54	3,874.15	4,068.00	4,271.54	4,485.23	4,709.54
HOURLY	46.1192	48.4269	50.8500	53.3942	56.0654	58.8692

66 Civil Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	98,328.00	103,248.00	108,408.00	113,832.00	119,520.00	125,496.00
MONTHLY	8,194.00	8,604.00	9,034.00	9,486.00	9,960.00	10,458.00
BI-WEEKLY	3,781.85	3,971.08	4,169.54	4,378.15	4,596.92	4,826.77
HOURLY	47.2731	49.6385	52.1192	54.7269	57.4615	60.3346

67

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	100,788.00	105,828.00	111,120.00	116,676.00	122,508.00	128,628.00
MONTHLY	8,399.00	8,819.00	9,260.00	9,723.00	10,209.00	10,719.00
BI-WEEKLY	3,876.46	4,070.31	4,273.85	4,487.54	4,711.85	4,947.23
HOURLY	48.4558	50.8788	53.4231	56.0942	58.8981	61.8404

90 Bus Operator

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

Specialty - 5%	228.95	240.40	252.40	265.00	278.25	292.15
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104

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	58,800.00	61,740.00	64,824.00	68,064.00	71,472.00	75,048.00
MONTHLY	4,900.00	5,145.00	5,402.00	5,672.00	5,956.00	6,254.00
BI-WEEKLY	2,261.54	2,374.62	2,493.23	2,617.85	2,748.92	2,886.46
HOURLY	28.2692	29.6827	31.1654	32.7231	34.3615	36.0808
Lgy Bonus 20	122.50	128.63	135.05	141.80	148.90	156.35
Lgy Bonus 25	245.00	257.25	270.10	283.60	297.80	312.70
Lgy Bonus 30	367.50	385.88	405.15	425.40	446.70	469.05

105

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,276.00	63,288.00	66,456.00	69,780.00	73,272.00	76,932.00
MONTHLY	5,023.00	5,274.00	5,538.00	5,815.00	6,106.00	6,411.00
BI-WEEKLY	2,318.31	2,434.15	2,556.00	2,683.85	2,818.15	2,958.92
HOURLY	28.9788	30.4269	31.9500	33.5481	35.2269	36.9865
Lgy Bonus 20	125.58	131.85	138.45	145.38	152.65	160.28
Lgy Bonus 25	251.15	263.70	276.90	290.75	305.30	320.55
Lgy Bonus 30	376.73	395.55	415.35	436.13	457.95	480.83

106

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	61,788.00	64,872.00	68,112.00	71,520.00	75,096.00	78,852.00
MONTHLY	5,149.00	5,406.00	5,676.00	5,960.00	6,258.00	6,571.00
BI-WEEKLY	2,376.46	2,495.08	2,619.69	2,750.77	2,888.31	3,032.77
HOURLY	29.7058	31.1885	32.7462	34.3846	36.1038	37.9096
Lgy Bonus 20	128.73	135.15	141.90	149.00	156.45	164.28
Lgy Bonus 25	257.45	270.30	283.80	298.00	312.90	328.55
Lgy Bonus 30	386.18	405.45	425.70	447.00	469.35	492.83

107

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,336.00	66,504.00	69,828.00	73,320.00	76,992.00	80,844.00
MONTHLY	5,278.00	5,542.00	5,819.00	6,110.00	6,416.00	6,737.00
BI-WEEKLY	2,436.00	2,557.85	2,685.69	2,820.00	2,961.23	3,109.38
HOURLY	30.4500	31.9731	33.5712	35.2500	37.0154	38.8673
Lgy Bonus 20	131.95	138.55	145.48	152.75	160.40	168.43
Lgy Bonus 25	263.90	277.10	290.95	305.50	320.80	336.85
Lgy Bonus 30	395.85	415.65	436.43	458.25	481.20	505.28

108 Economic Development Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	64,920.00	68,172.00	71,580.00	75,156.00	78,912.00	82,860.00
MONTHLY	5,410.00	5,681.00	5,965.00	6,263.00	6,576.00	6,905.00
BI-WEEKLY	2,496.92	2,622.00	2,753.08	2,890.62	3,035.08	3,186.92
HOURLY	31.2115	32.7750	34.4135	36.1327	37.9385	39.8365
Lgy Bonus 20	135.25	142.03	149.13	156.58	164.40	172.63
Lgy Bonus 25	270.50	284.05	298.25	313.15	328.80	345.25
Lgy Bonus 30	405.75	426.08	447.38	469.73	493.20	517.88

109

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,540.00	69,864.00	73,356.00	77,028.00	80,880.00	84,924.00
MONTHLY	5,545.00	5,822.00	6,113.00	6,419.00	6,740.00	7,077.00
BI-WEEKLY	2,559.23	2,687.08	2,821.38	2,962.62	3,110.77	3,266.31
HOURLY	31.9904	33.5885	35.2673	37.0327	38.8846	40.8288
Lgy Bonus 20	138.63	145.55	152.83	160.48	168.50	176.93
Lgy Bonus 25	277.25	291.10	305.65	320.95	337.00	353.85
Lgy Bonus 30	415.88	436.65	458.48	481.43	505.50	530.78

110

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,208.00	71,616.00	75,192.00	78,948.00	82,896.00	87,036.00
MONTHLY	5,684.00	5,968.00	6,266.00	6,579.00	6,908.00	7,253.00
BI-WEEKLY	2,623.38	2,754.46	2,892.00	3,036.46	3,188.31	3,347.54
HOURLY	32.7923	34.4308	36.1500	37.9558	39.8538	41.8442
Lgy Bonus 20	142.10	149.20	156.65	164.48	172.70	181.33
Lgy Bonus 25	284.20	298.40	313.30	328.95	345.40	362.65
Lgy Bonus 30	426.30	447.60	469.95	493.43	518.10	543.98

111

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	69,912.00	73,404.00	77,076.00	80,928.00	84,972.00	89,220.00
MONTHLY	5,826.00	6,117.00	6,423.00	6,744.00	7,081.00	7,435.00
BI-WEEKLY	2,688.92	2,823.23	2,964.46	3,112.62	3,268.15	3,431.54
HOURLY	33.6115	35.2904	37.0558	38.9077	40.8519	42.8942
Lgy Bonus 20	145.65	152.93	160.58	168.60	177.03	185.88
Lgy Bonus 25	291.30	305.85	321.15	337.20	354.05	371.75
Lgy Bonus 30	436.95	458.78	481.73	505.80	531.08	557.63

112

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	71,664.00	75,252.00	79,020.00	82,968.00	87,120.00	91,476.00
MONTHLY	5,972.00	6,271.00	6,585.00	6,914.00	7,260.00	7,623.00
BI-WEEKLY	2,756.31	2,894.31	3,039.23	3,191.08	3,350.77	3,518.31
HOURLY	34.4538	36.1788	37.9904	39.8885	41.8846	43.9788
Lgy Bonus 20	149.30	156.78	164.63	172.85	181.50	190.58
Lgy Bonus 25	298.60	313.55	329.25	345.70	363.00	381.15
Lgy Bonus 30	447.90	470.33	493.88	518.55	544.50	571.73

113

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,452.00	77,124.00	80,976.00	85,020.00	89,268.00	93,732.00
MONTHLY	6,121.00	6,427.00	6,748.00	7,085.00	7,439.00	7,811.00
BI-WEEKLY	2,825.08	2,966.31	3,114.46	3,270.00	3,433.38	3,605.08
HOURLY	35.3135	37.0788	38.9308	40.8750	42.9173	45.0635
Lgy Bonus 20	153.03	160.68	168.70	177.13	185.98	195.28
Lgy Bonus 25	306.05	321.35	337.40	354.25	371.95	390.55
Lgy Bonus 30	459.08	482.03	506.10	531.38	557.93	585.83

114

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,288.00	79,056.00	83,004.00	87,156.00	91,512.00	96,084.00
MONTHLY	6,274.00	6,588.00	6,917.00	7,263.00	7,626.00	8,007.00
BI-WEEKLY	2,895.69	3,040.62	3,192.46	3,352.15	3,519.69	3,695.54
HOURLY	36.1962	38.0077	39.9058	41.9019	43.9962	46.1942
Lgy Bonus 20	156.85	164.70	172.93	181.58	190.65	200.18
Lgy Bonus 25	313.70	329.40	345.85	363.15	381.30	400.35
Lgy Bonus 30	470.55	494.10	518.78	544.73	571.95	600.53

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	77,172.00	81,036.00	85,092.00	89,352.00	93,816.00	98,508.00
MONTHLY	6,431.00	6,753.00	7,091.00	7,446.00	7,818.00	8,209.00
BI-WEEKLY	2,968.15	3,116.77	3,272.77	3,436.62	3,608.31	3,788.77
HOURLY	37.1019	38.9596	40.9096	42.9577	45.1038	47.3596
Lgy Bonus 20	160.78	168.83	177.28	186.15	195.45	205.23
Lgy Bonus 25	321.55	337.65	354.55	372.30	390.90	410.45
Lgy Bonus 30	482.33	506.48	531.83	558.45	586.35	615.68

116

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,104.00	83,064.00	87,216.00	91,572.00	96,156.00	100,968.00
MONTHLY	6,592.00	6,922.00	7,268.00	7,631.00	8,013.00	8,414.00
BI-WEEKLY	3,042.46	3,194.77	3,354.46	3,522.00	3,698.31	3,883.38
HOURLY	38.0308	39.9346	41.9308	44.0250	46.2288	48.5423
Lgy Bonus 20	164.80	173.05	181.70	190.78	200.33	210.35
Lgy Bonus 25	329.60	346.10	363.40	381.55	400.65	420.70
Lgy Bonus 30	494.40	519.15	545.10	572.33	600.98	631.05

117 Transportation Operations Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,084.00	85,140.00	89,400.00	93,876.00	98,568.00	103,500.00
MONTHLY	6,757.00	7,095.00	7,450.00	7,823.00	8,214.00	8,625.00
BI-WEEKLY	3,118.62	3,274.62	3,438.46	3,610.62	3,791.08	3,980.77
HOURLY	38.9827	40.9327	42.9808	45.1327	47.3885	49.7596
Lgy Bonus 20	168.93	177.38	186.25	195.58	205.35	215.63
Lgy Bonus 25	337.85	354.75	372.50	391.15	410.70	431.25
Lgy Bonus 30	506.78	532.13	558.75	586.73	616.05	646.88

118 Administrative Management Analyst I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,112.00	87,264.00	91,632.00	96,216.00	101,028.00	106,080.00
MONTHLY	6,926.00	7,272.00	7,636.00	8,018.00	8,419.00	8,840.00
BI-WEEKLY	3,196.62	3,356.31	3,524.31	3,700.62	3,885.69	4,080.00
HOURLY	39.9577	41.9538	44.0538	46.2577	48.5712	51.0000
Lgy Bonus 20	173.15	181.80	190.90	200.45	210.48	221.00
Lgy Bonus 25	346.30	363.60	381.80	400.90	420.95	442.00
Lgy Bonus 30	519.45	545.40	572.70	601.35	631.43	663.00

119 Accountant/Cost Accountant**119 Fleet Maintenance Supervisor****119 Recreation Services Manager****119 Transit Administrative Supervisor****119 Transit Training and Safety Supervisor**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	85,188.00	89,448.00	93,924.00	98,616.00	103,548.00	108,720.00
MONTHLY	7,099.00	7,454.00	7,827.00	8,218.00	8,629.00	9,060.00
BI-WEEKLY	3,276.46	3,440.31	3,612.46	3,792.92	3,982.62	4,181.54
HOURLY	40.9558	43.0038	45.1558	47.4115	49.7827	52.2692
Lgy Bonus 20	177.48	186.35	195.68	205.45	215.73	226.50
Lgy Bonus 25	354.95	372.70	391.35	410.90	431.45	453.00
Lgy Bonus 30	532.43	559.05	587.03	616.35	647.18	679.50

120 Administrative Management Analyst II**120 Executive Office Assistant**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,312.00	91,680.00	96,264.00	101,076.00	106,128.00	111,432.00
MONTHLY	7,276.00	7,640.00	8,022.00	8,423.00	8,844.00	9,286.00
BI-WEEKLY	3,358.15	3,526.15	3,702.46	3,887.54	4,081.85	4,285.85
HOURLY	41.9769	44.0769	46.2808	48.5942	51.0231	53.5731
Lgy Bonus 20	181.90	191.00	200.55	210.58	221.10	232.15
Lgy Bonus 25	363.80	382.00	401.10	421.15	442.20	464.30
Lgy Bonus 30	545.70	573.00	601.65	631.73	663.30	696.45

121

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,496.00	93,972.00	98,676.00	103,608.00	108,792.00	114,228.00
MONTHLY	7,458.00	7,831.00	8,223.00	8,634.00	9,066.00	9,519.00
BI-WEEKLY	3,442.15	3,614.31	3,795.23	3,984.92	4,184.31	4,393.38
HOURLY	43.0269	45.1788	47.4404	49.8115	52.3038	54.9173
Lgy Bonus 20	186.45	195.78	205.58	215.85	226.65	237.98
Lgy Bonus 25	372.90	391.55	411.15	431.70	453.30	475.95
Lgy Bonus 30	559.35	587.33	616.73	647.55	679.95	713.93

**122 Facilities Maintenance Supervisor
122 Senior Human Resources Analyst
122 Senior Planner**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	91,728.00	96,312.00	101,124.00	106,176.00	111,480.00	117,060.00
MONTHLY	7,644.00	8,026.00	8,427.00	8,848.00	9,290.00	9,755.00
BI-WEEKLY	3,528.00	3,704.31	3,889.38	4,083.69	4,287.69	4,502.31
HOURLY	44.1000	46.3038	48.6173	51.0462	53.5962	56.2788
Lgy Bonus 20	191.10	200.65	210.68	221.20	232.25	243.88
Lgy Bonus 25	382.20	401.30	421.35	442.40	464.50	487.75
Lgy Bonus 30	573.30	601.95	632.03	663.60	696.75	731.63

123

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	94,020.00	98,724.00	103,656.00	108,840.00	114,288.00	120,000.00
MONTHLY	7,835.00	8,227.00	8,638.00	9,070.00	9,524.00	10,000.00
BI-WEEKLY	3,616.15	3,797.08	3,986.77	4,186.15	4,395.69	4,615.38
HOURLY	45.2019	47.4635	49.8346	52.3269	54.9462	57.6923
Lgy Bonus 20	195.88	205.68	215.95	226.75	238.10	250.00
Lgy Bonus 25	391.75	411.35	431.90	453.50	476.20	500.00
Lgy Bonus 30	587.63	617.03	647.85	680.25	714.30	750.00

124 Senior Administrative Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	96,372.00	101,196.00	106,260.00	111,576.00	117,156.00	123,012.00
MONTHLY	8,031.00	8,433.00	8,855.00	9,298.00	9,763.00	10,251.00
BI-WEEKLY	3,706.62	3,892.15	4,086.92	4,291.38	4,506.00	4,731.23
HOURLY	46.3327	48.6519	51.0865	53.6423	56.3250	59.1404
Lgy Bonus 20	200.78	210.83	221.38	232.45	244.08	256.28
Lgy Bonus 25	401.55	421.65	442.75	464.90	488.15	512.55
Lgy Bonus 30	602.33	632.48	664.13	697.35	732.23	768.83

125 Public Information Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	98,784.00	103,728.00	108,912.00	114,360.00	120,084.00	126,084.00
MONTHLY	8,232.00	8,644.00	9,076.00	9,530.00	10,007.00	10,507.00
BI-WEEKLY	3,799.38	3,989.54	4,188.92	4,398.46	4,618.62	4,849.38
HOURLY	47.4923	49.8692	52.3615	54.9808	57.7327	60.6173
Lgy Bonus 20	205.80	216.10	226.90	238.25	250.18	262.68
Lgy Bonus 25	411.60	432.20	453.80	476.50	500.35	525.35
Lgy Bonus 30	617.40	648.30	680.70	714.75	750.53	788.03

**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	101,256.00	106,320.00	111,636.00	117,216.00	123,072.00	129,228.00
MONTHLY	8,438.00	8,860.00	9,303.00	9,768.00	10,256.00	10,769.00
BI-WEEKLY	3,894.46	4,089.23	4,293.69	4,508.31	4,733.54	4,970.31
HOURLY	48.6808	51.1154	53.6712	56.3538	59.1692	62.1288
Lgy Bonus 20	210.95	221.50	232.58	244.20	256.40	269.23
Lgy Bonus 25	421.90	443.00	465.15	488.40	512.80	538.45
Lgy Bonus 30	632.85	664.50	697.73	732.60	769.20	807.68

127

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	103,788.00	108,972.00	114,420.00	120,144.00	126,156.00	132,468.00
MONTHLY	8,649.00	9,081.00	9,535.00	10,012.00	10,513.00	11,039.00
BI-WEEKLY	3,991.85	4,191.23	4,400.77	4,620.92	4,852.15	5,094.92
HOURLY	49.8981	52.3904	55.0096	57.7615	60.6519	63.6865
Lgy Bonus 20	216.23	227.03	238.38	250.30	262.83	275.98
Lgy Bonus 25	432.45	454.05	476.75	500.60	525.65	551.95
Lgy Bonus 30	648.68	681.08	715.13	750.90	788.48	827.93

**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	106,380.00	111,696.00	117,276.00	123,144.00	129,300.00	135,768.00
MONTHLY	8,865.00	9,308.00	9,773.00	10,262.00	10,775.00	11,314.00
BI-WEEKLY	4,091.54	4,296.00	4,510.62	4,736.31	4,973.08	5,221.85
HOURLY	51.1442	53.7000	56.3827	59.2038	62.1635	65.2731
Lgy Bonus 20	221.63	232.70	244.33	256.55	269.38	282.85
Lgy Bonus 25	443.25	465.40	488.65	513.10	538.75	565.70
Lgy Bonus 30	664.88	698.10	732.98	769.65	808.13	848.55

129

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	109,044.00	114,492.00	120,216.00	126,228.00	132,540.00	139,164.00
MONTHLY	9,087.00	9,541.00	10,018.00	10,519.00	11,045.00	11,597.00
BI-WEEKLY	4,194.00	4,403.54	4,623.69	4,854.92	5,097.69	5,352.46
HOURLY	52.4250	55.0442	57.7962	60.6865	63.7212	66.9058
Lgy Bonus 20	227.18	238.53	250.45	262.98	276.13	289.93
Lgy Bonus 25	454.35	477.05	500.90	525.95	552.25	579.85
Lgy Bonus 30	681.53	715.58	751.35	788.93	828.38	869.78

**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	111,768.00	117,360.00	123,228.00	129,384.00	135,852.00	142,644.00
MONTHLY	9,314.00	9,780.00	10,269.00	10,782.00	11,321.00	11,887.00
BI-WEEKLY	4,298.77	4,513.85	4,739.54	4,976.31	5,225.08	5,486.31
HOURLY	53.7346	56.4231	59.2442	62.2038	65.3135	68.5788
Lgy Bonus 20	232.85	244.50	256.73	269.55	283.03	297.18
Lgy Bonus 25	465.70	489.00	513.45	539.10	566.05	594.35
Lgy Bonus 30	698.55	733.50	770.18	808.65	849.08	891.53

**131 Plan Check Engineer
131 Transit Operations Manager**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	114,564.00	120,288.00	126,300.00	132,612.00	139,248.00	146,208.00
MONTHLY	9,547.00	10,024.00	10,525.00	11,051.00	11,604.00	12,184.00
BI-WEEKLY	4,406.31	4,626.46	4,857.69	5,100.46	5,355.69	5,623.38
HOURLY	55.0788	57.8308	60.7212	63.7558	66.9462	70.2923
Lgy Bonus 20	238.68	250.60	263.13	276.28	290.10	304.60
Lgy Bonus 25	477.35	501.20	526.25	552.55	580.20	609.20
Lgy Bonus 30	716.03	751.80	789.38	828.83	870.30	913.80

132 FCC Therapist/Trainer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	117,432.00	123,300.00	129,468.00	135,936.00	142,728.00	149,868.00
MONTHLY	9,786.00	10,275.00	10,789.00	11,328.00	11,894.00	12,489.00
BI-WEEKLY	4,516.62	4,742.31	4,979.54	5,228.31	5,489.54	5,764.15
HOURLY	56.4577	59.2788	62.2442	65.3538	68.6192	72.0519
Lgy Bonus 20	244.65	256.88	269.73	283.20	297.35	312.23
Lgy Bonus 25	489.30	513.75	539.45	566.40	594.70	624.45
Lgy Bonus 30	733.95	770.63	809.18	849.60	892.05	936.68

**133 Human Resources Manager
133 Public Works Superintendent**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	120,372.00	126,396.00	132,720.00	139,356.00	146,328.00	153,648.00
MONTHLY	10,031.00	10,533.00	11,060.00	11,613.00	12,194.00	12,804.00
BI-WEEKLY	4,629.69	4,861.38	5,104.62	5,359.85	5,628.00	5,909.54
HOURLY	57.8712	60.7673	63.8077	66.9981	70.3500	73.8692
Lgy Bonus 20	250.78	263.33	276.50	290.33	304.85	320.10
Lgy Bonus 25	501.55	526.65	553.00	580.65	609.70	640.20
Lgy Bonus 30	752.33	789.98	829.50	870.98	914.55	960.30

134 Assistant to the City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	123,384.00	129,552.00	136,032.00	142,836.00	149,976.00	157,476.00
MONTHLY	10,282.00	10,796.00	11,336.00	11,903.00	12,498.00	13,123.00
BI-WEEKLY	4,745.54	4,982.77	5,232.00	5,493.69	5,768.31	6,056.77
HOURLY	59.3192	62.2846	65.4000	68.6712	72.1038	75.7096
Lgy Bonus 20	257.05	269.90	283.40	297.58	312.45	328.08
Lgy Bonus 25	514.10	539.80	566.80	595.15	624.90	656.15
Lgy Bonus 30	771.15	809.70	850.20	892.73	937.35	984.23

135

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	126,468.00	132,792.00	139,428.00	146,400.00	153,720.00	161,412.00
MONTHLY	10,539.00	11,066.00	11,619.00	12,200.00	12,810.00	13,451.00
BI-WEEKLY	4,864.15	5,107.38	5,362.62	5,630.77	5,912.31	6,208.15
HOURLY	60.8019	63.8423	67.0327	70.3846	73.9038	77.6019
Lgy Bonus 20	263.48	276.65	290.48	305.00	320.25	336.28
Lgy Bonus 25	526.95	553.30	580.95	610.00	640.50	672.55
Lgy Bonus 30	790.43	829.95	871.43	915.00	960.75	1008.83

136

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	129,624.00	136,104.00	142,908.00	150,048.00	157,548.00	165,420.00
MONTHLY	10,802.00	11,342.00	11,909.00	12,504.00	13,129.00	13,785.00
BI-WEEKLY	4,985.54	5,234.77	5,496.46	5,771.08	6,059.54	6,362.31
HOURLY	62.3192	65.4346	68.7058	72.1385	75.7442	79.5288
Lgy Bonus 20	270.05	283.55	297.73	312.60	328.23	344.63
Lgy Bonus 25	540.10	567.10	595.45	625.20	656.45	689.25
Lgy Bonus 30	810.15	850.65	893.18	937.80	984.68	1033.88

137

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	132,864.00	139,512.00	146,484.00	153,804.00	161,496.00	169,572.00
MONTHLY	11,072.00	11,626.00	12,207.00	12,817.00	13,458.00	14,131.00
BI-WEEKLY	5,110.15	5,365.85	5,634.00	5,915.54	6,211.38	6,522.00
HOURLY	63.8769	67.0731	70.4250	73.9442	77.6423	81.5250
Lgy Bonus 20	276.80	290.65	305.18	320.43	336.45	353.28
Lgy Bonus 25	553.60	581.30	610.35	640.85	672.90	706.55
Lgy Bonus 30	830.40	871.95	915.53	961.28	1009.35	1059.83

**138 Chief Fiscal Officer
138 Principal Civil Engineer
138 Transit Administrative Officer
138 Transit Operations Officer**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	136,188.00	142,992.00	150,144.00	157,656.00	165,540.00	173,820.00
MONTHLY	11,349.00	11,916.00	12,512.00	13,138.00	13,795.00	14,485.00
BI-WEEKLY	5,238.00	5,499.69	5,774.77	6,063.69	6,366.92	6,685.38
HOURLY	65.4750	68.7462	72.1846	75.7962	79.5865	83.5673
Lgy Bonus 20	283.73	297.90	312.80	328.45	344.88	362.13
Lgy Bonus 25	567.45	595.80	625.60	656.90	689.75	724.25
Lgy Bonus 30	851.18	893.70	938.40	985.35	1034.63	1086.38

139

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	139,596.00	146,580.00	153,912.00	161,604.00	169,680.00	178,164.00
MONTHLY	11,633.00	12,215.00	12,826.00	13,467.00	14,140.00	14,847.00
BI-WEEKLY	5,369.08	5,637.69	5,919.69	6,215.54	6,526.15	6,852.46
HOURLY	67.1135	70.4712	73.9962	77.6942	81.5769	85.6558
Lgy Bonus 20	290.83	305.38	320.65	336.68	353.50	371.18
Lgy Bonus 25	581.65	610.75	641.30	673.35	707.00	742.35
Lgy Bonus 30	872.48	916.13	961.95	1010.03	1060.50	1113.53

140

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	143,088.00	150,240.00	157,752.00	165,636.00	173,916.00	182,616.00
MONTHLY	11,924.00	12,520.00	13,146.00	13,803.00	14,493.00	15,218.00
BI-WEEKLY	5,503.38	5,778.46	6,067.38	6,370.62	6,689.08	7,023.69
HOURLY	68.7923	72.2308	75.8423	79.6327	83.6135	87.7962
Lgy Bonus 20	298.10	313.00	328.65	345.08	362.33	380.45
Lgy Bonus 25	596.20	626.00	657.30	690.15	724.65	760.90
Lgy Bonus 30	894.30	939.00	985.95	1035.23	1086.98	1141.35

141 Assistant Public Works Director/City Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	146,664.00	153,996.00	161,700.00	169,788.00	178,272.00	187,188.00
MONTHLY	12,222.00	12,833.00	13,475.00	14,149.00	14,856.00	15,599.00
BI-WEEKLY	5,640.92	5,922.92	6,219.23	6,530.31	6,856.62	7,199.54
HOURLY	70.5115	74.0365	77.7404	81.6288	85.7077	89.9942
Lgy Bonus 20	305.55	320.83	336.88	353.73	371.40	389.98
Lgy Bonus 25	611.10	641.65	673.75	707.45	742.80	779.95
Lgy Bonus 30	916.65	962.48	1010.63	1061.18	1114.20	1169.93

142

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	150,336.00	157,848.00	165,744.00	174,036.00	182,736.00	191,868.00
MONTHLY	12,528.00	13,154.00	13,812.00	14,503.00	15,228.00	15,989.00
BI-WEEKLY	5,782.15	6,071.08	6,374.77	6,693.69	7,028.31	7,379.54
HOURLY	72.2769	75.8885	79.6846	83.6712	87.8538	92.2442
Lgy Bonus 20	313.20	328.85	345.30	362.58	380.70	399.73
Lgy Bonus 25	626.40	657.70	690.60	725.15	761.40	799.45
Lgy Bonus 30	939.60	986.55	1035.90	1087.73	1142.10	1199.18

143

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	154,092.00	161,796.00	169,884.00	178,380.00	187,296.00	196,656.00
MONTHLY	12,841.00	13,483.00	14,157.00	14,865.00	15,608.00	16,388.00
BI-WEEKLY	5,926.62	6,222.92	6,534.00	6,860.77	7,203.69	7,563.69
HOURLY	74.0827	77.7865	81.6750	85.7596	90.0462	94.5462
Lgy Bonus 20	321.03	337.08	353.93	371.63	390.20	409.70
Lgy Bonus 25	642.05	674.15	707.85	743.25	780.40	819.40
Lgy Bonus 30	963.08	1011.23	1061.78	1114.88	1170.60	1229.10

144

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	157,944.00	165,840.00	174,132.00	182,844.00	191,988.00	201,588.00
MONTHLY	13,162.00	13,820.00	14,511.00	15,237.00	15,999.00	16,799.00
BI-WEEKLY	6,074.77	6,378.46	6,697.38	7,032.46	7,384.15	7,753.38
HOURLY	75.9346	79.7308	83.7173	87.9058	92.3019	96.9173
Lgy Bonus 20	329.05	345.50	362.78	380.93	399.98	419.98
Lgy Bonus 25	658.10	691.00	725.55	761.85	799.95	839.95
Lgy Bonus 30	987.15	1036.50	1088.33	1142.78	1199.93	1259.93

145

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	161,892.00	169,992.00	178,488.00	187,416.00	196,788.00	206,628.00
MONTHLY	13,491.00	14,166.00	14,874.00	15,618.00	16,399.00	17,219.00
BI-WEEKLY	6,226.62	6,538.15	6,864.92	7,208.31	7,568.77	7,947.23
HOURLY	77.8327	81.7269	85.8115	90.1038	94.6096	99.3404
Lgy Bonus 20	337.28	354.15	371.85	390.45	409.98	430.48
Lgy Bonus 25	674.55	708.30	743.70	780.90	819.95	860.95
Lgy Bonus 30	1011.83	1062.45	1115.55	1171.35	1229.93	1291.43

146

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	165,936.00	174,228.00	182,940.00	192,084.00	201,684.00	211,764.00
MONTHLY	13,828.00	14,519.00	15,245.00	16,007.00	16,807.00	17,647.00
BI-WEEKLY	6,382.15	6,701.08	7,036.15	7,387.85	7,757.08	8,144.77
HOURLY	79.7769	83.7635	87.9519	92.3481	96.9635	101.8096
Lgy Bonus 20	345.70	362.98	381.13	400.18	420.18	441.18
Lgy Bonus 25	691.40	725.95	762.25	800.35	840.35	882.35
Lgy Bonus 30	1037.10	1088.93	1143.38	1200.53	1260.53	1323.53

147

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	170,088.00	178,596.00	187,524.00	196,896.00	206,736.00	217,068.00
MONTHLY	14,174.00	14,883.00	15,627.00	16,408.00	17,228.00	18,089.00
BI-WEEKLY	6,541.85	6,869.08	7,212.46	7,572.92	7,951.38	8,348.77
HOURLY	81.7731	85.8635	90.1558	94.6615	99.3923	104.3596
Lgy Bonus 20	354.35	372.08	390.68	410.20	430.70	452.23
Lgy Bonus 25	708.70	744.15	781.35	820.40	861.40	904.45
Lgy Bonus 30	1063.05	1116.23	1172.03	1230.60	1292.10	1356.68

148

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	174,336.00	183,048.00	192,204.00	201,816.00	211,908.00	222,504.00
MONTHLY	14,528.00	15,254.00	16,017.00	16,818.00	17,659.00	18,542.00
BI-WEEKLY	6,705.23	7,040.31	7,392.46	7,762.15	8,150.31	8,557.85
HOURLY	83.8154	88.0038	92.4058	97.0269	101.8788	106.9731
Lgy Bonus 20	363.20	381.35	400.43	420.45	441.48	463.55
Lgy Bonus 25	726.40	762.70	800.85	840.90	882.95	927.10
Lgy Bonus 30	1089.60	1144.05	1201.28	1261.35	1324.43	1390.65

149

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	178,692.00	187,632.00	197,016.00	206,868.00	217,212.00	228,072.00
MONTHLY	14,891.00	15,636.00	16,418.00	17,239.00	18,101.00	19,006.00
BI-WEEKLY	6,872.77	7,216.62	7,577.54	7,956.46	8,354.31	8,772.00
HOURLY	85.9096	90.2077	94.7192	99.4558	104.4288	109.6500
Lgy Bonus 20	372.28	390.90	410.45	430.98	452.53	475.15
Lgy Bonus 25	744.55	781.80	820.90	861.95	905.05	950.30
Lgy Bonus 30	1116.83	1172.70	1231.35	1292.93	1357.58	1425.45

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	76,368.00	-	-	-	-	-
MONTHLY	6,364.00	-	-	-	-	-
BI-WEEKLY	2,937.23	-	-	-	-	-
HOURLY	36.7154	-	-	-	-	-

201 Police Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,844.00	94,332.00	99,060.00	104,004.00	109,212.00	114,672.00
MONTHLY	7,487.00	7,861.00	8,255.00	8,667.00	9,101.00	9,556.00
BI-WEEKLY	3,455.54	3,628.15	3,810.00	4,000.15	4,200.46	4,410.46
HOURLY	43.1942	45.3519	47.6250	50.0019	52.5058	55.1308

EDUCATIONAL INCENTIVE BONUS

AA	1,303.96	1,303.96	1,303.96	1,303.96	1,303.96	1,303.96
BA	1,819.96	1,819.96	1,819.96	1,819.96	1,819.96	1,819.96

SPECIALIST	637.58	637.58	637.58	637.58	637.58	637.58
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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	894.35	913.05	932.75	953.35	975.05	997.80
Lgy Bonus 26	1,268.70	1,306.10	1,345.50	1,386.70	1,430.10	1,475.60

203 Police Sergeant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	114,828.00	120,564.00	126,588.00	132,924.00	139,572.00	146,556.00
MONTHLY	9,569.00	10,047.00	10,549.00	11,077.00	11,631.00	12,213.00
BI-WEEKLY	4,416.46	4,637.08	4,868.77	5,112.46	5,368.15	5,636.77
HOURLY	55.2058	57.9635	60.8596	63.9058	67.1019	70.4596

EDUCATIONAL INCENTIVE BONUS

AA	1,612.53	1,612.53	1,612.53	1,612.53	1,612.53	1,612.53
BA	2,230.53	2,230.53	2,230.53	2,230.53	2,230.53	2,230.53

SPECIAL DUTY PAY	420.00	420.00	420.00	420.00	420.00	420.00
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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	998.45	1,022.35	1,047.45	1,073.85	1,101.55	1,130.65
Lgy Bonus 26	1,476.90	1,524.70	1,574.90	1,627.70	1,683.10	1,741.30

227 Police Lieutenant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	154,104.00	161,808.00	169,896.00	178,392.00	187,308.00	196,668.00
MONTHLY	12,842.00	13,484.00	14,158.00	14,866.00	15,609.00	16,389.00
BI-WEEKLY	5,927.08	6,223.38	6,534.46	6,861.23	7,204.15	7,564.15
HOURLY	74.0885	77.7923	81.6808	85.7654	90.0519	94.5519

EDUCATIONAL INCENTIVE BONUS

BA	1,766.44	1,837.84	1,912.84	1,991.56	2,074.24	2,161.00
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CA POST Mgmt. Cert.	642.10	674.20	707.90	743.30	780.45	819.45
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Lgy Bonus 20	642.10	674.20	707.90	743.30	780.45	819.45
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Lgy Bonus 26	1,284.20	1,348.40	1,415.80	1,486.60	1,560.90	1,638.90
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231 Police Captain

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	183,228.00	192,384.00	202,008.00	212,112.00	222,720.00	233,856.00
MONTHLY	15,269.00	16,032.00	16,834.00	17,676.00	18,560.00	19,488.00
BI-WEEKLY	7,047.23	7,399.38	7,769.54	8,158.15	8,566.15	8,994.46
HOURLY	88.0904	92.4923	97.1192	101.9769	107.0769	112.4308

EDUCATIONAL INCENTIVE BONUS

BA	2,036.08	2,120.92	2,209.96	2,303.56	2,401.84	2,505.04
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CA POST Mgmt. Cert.	763.45	801.60	841.70	883.80	928.00	974.40
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Lgy Bonus 20	763.45	801.60	841.70	883.80	928.00	974.40
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Lgy Bonus 26	1,526.90	1,603.20	1,683.40	1,767.60	1,856.00	1,948.80
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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
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CA POST Mgmt. Cert.	947.65
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Lgy Bonus 20	947.65
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Lgy Bonus 26	1,895.30
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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	169,272.00	177,732.00	186,624.00	195,960.00	205,764.00	216,048.00
MONTHLY	14,106.00	14,811.00	15,552.00	16,330.00	17,147.00	18,004.00
BI-WEEKLY	6,510.46	6,835.85	7,177.85	7,536.92	7,914.00	8,309.54
HOURLY	81.3808	85.4481	89.7231	94.2115	98.9250	103.8692

Lgy Bonus 20	352.65	370.28	388.80	408.25	428.68	450.10
Lgy Bonus 25	705.30	740.55	777.60	816.50	857.35	900.20
Lgy Bonus 30	1057.95	1110.83	1166.40	1224.75	1286.03	1350.30

339 Assistant City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	185,808.00	195,096.00	204,852.00	215,100.00	225,852.00	237,144.00
MONTHLY	15,484.00	16,258.00	17,071.00	17,925.00	18,821.00	19,762.00
BI-WEEKLY	7,146.46	7,503.69	7,878.92	8,273.08	8,686.62	9,120.92
HOURLY	89.3308	93.7962	98.4865	103.4135	108.5827	114.0115

340 Police Chief

STEP	*1*
ANNUAL	260,952.00
MONTHLY	21,746.00
BI-WEEKLY	10,036.62
HOURLY	125.4577

Edu Incentive Pay	2,809.52
CA POST Mgmt. Cert.	1,087.30
Lgy Bonus 26	2,174.60

350 City Manager

STEP	*1*
ANNUAL	299,565.00
MONTHLY	24,963.75
BI-WEEKLY	11,521.73
HOURLY	144.0216

CODE ENFORCEMENT SUPERVISOR
(Job Summary)

Description

Under general direction from the Community Development Director or their designee, performs and supervises the work of staff responsible for municipal code enforcement, inspections, investigative work related to municipal code compliance and regulations, animal control programs, community service duties, and other related duties as assigned to support the division and department.

Representative Duties

Duties may include, but are not limited to, the following:

- Plans, organizes, supervises, and evaluates the work and performance of assigned staff. Develops, implements, and monitors work plans to achieve goals and objectives. Participates in the development, implementation, and evaluation of plans, work processes, systems, and procedures to achieve goals, objectives, and work standards.
- Provides leadership and works with staff to ensure priorities of work and a customer service-oriented environment that supports achieving organizational mission, objectives, and values.
- Performs the representative duties and functions of the Code Enforcement Officer and Community Services Officer positions.
- Evaluates and monitors the performance of assigned staff. Coaches for performance improvement and development. Recommends merit increases, progressive discipline, and other personnel actions in a timely manner. Participates in the section of staff.
- Participates in the development of program budget. Forecasts funding needs for staffing, equipment, material, and supplies. Monitors and approves expenditures.
- Informs staff and management of changes and new legislation pertaining to codes and regulation affecting work. Interprets and enforces provisions of municipal, state, and federal laws and regulations pertaining to municipal code enforcement.
- Performs technical and complex tasks related to interpreting and enforcing a variety of City codes and ordinances, including but not limited to zoning, housing, nuisances, and property maintenance with a focus on seeking compliance with applicable laws.
- Responds to complex or volatile citizen complaints regarding violations. Explains issues through individual or group presentations, and in writing.
- Accompanies inspectors and performs periodic and follow-up inspections of new and existing buildings and occupancies. Ensures violations are properly documented by taking photographs, samples, or other evidence and maintain proper chain of custody.
- Prepares and oversees written correspondence pertaining to violations. Issues notices, fines, and citations. Oversees and prepares hard-copy and computerized case files. Forward cases to the City Attorney and/or District Attorney's office for review and action. Testifies, as needed, in legal proceedings.
- Coordinates activities with other agencies and departments, providing consultation or assistance as requested. Assists in preparing community promotions and public information related to assigned programs.

QUALIFICATIONS GUIDE

Education and Experience

Graduation from high school **AND** a minimum of five (5) years of experience as a code enforcement officer with at least two (2) years of experience in a lead or senior level position. A bachelor's degree in public administration or a related field is highly desirable.

Knowledge and Abilities

Knowledge of:

- Principles and practices of supervision.
- Current Uniform Building and Housing Codes and other State and local laws regulating building construction, zoning, parking, housing, and occupancy standards.
- Current methods of building construction and principles of structural design; inspection methods and procedures.
- Principles and techniques of mediation and conflict resolution.
- Pertinent Federal, State, and local laws, codes, and regulations.
- Basic mathematical principles.
- English usage, spelling, grammar, and punctuation.
- Principles of record keeping, and reporting.
- Modern office procedures, methods, and computer equipment.

Ability to:

- Organize, schedule, coordinate, and supervise the work of others.
- Assist in the development of improved work methods and procedures.
- Interpret building, zoning and related laws and regulations.
- Effectively mediate and resolve disputes.
- Communicates clearly and concisely, both orally and in writing.
- Present effective oral and written reports.
- Establish and maintain cooperative working relationships with those contacted in the course of work, including City officials and employees, property owners, tenants, land developers and the public.
- Maintain physical conditions, auto-visual discrimination and perception, and mental capacity appropriate to the working conditions and the performance of assigned duties and responsibilities.

Physical Demands and Working Conditions

Work is performed primarily in field settings with exposure to variable weather conditions, with frequent inspections at outdoor work sites. Weekend and evening work may be required. Physical demands include standing, bending, stooping, crawling, lifting, climbing ladders and flights of stairs. Exposure to dust, dirt, outdoor, noise, vibrations and other outdoor elements may be encountered. Office work requires sitting at desk to make telephone calls, complete documentation and prepare computer generated reports.

License and Certifications

License(s): Possession of a valid California Class C driver's license is required.

Certificate(s):

- California Association of Code Enforcement Officers (CACEO) certification OR other nationally recognized Code Enforcement program certification is desirable.
- California Peace Officers Standards and Training (POST) PC 832 course certificate within twelve (12) months of employment.
- California Law Enforcement Telecommunication System (CLETS) Certificate with twelve (12) months of employment.



City of Gardena
Gardena City Council Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 8.H
Section: CONSENT CALENDAR
Meeting Date: April 25, 2023

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

AGENDA TITLE: RESOLUTION NO.6625, Authorizing Execution of Agreement Number 22-14841 with the California Department of Technology

CONTACT: ADMINISTRATIVE SERVICES

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

In July 2022, the City received notification of the award of \$4 million in State earmark funding, championed by Assembly Member Muratsuchi's office for the Digital Equity for All Bridging the Digital Divide.

In order for the City to claim the funding, the City must execute California Department of Technology Agreement No. 22-14841, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements with the California Department of Technology. As such, the attached resolution designates the authority to execute these agreements and any amendments to the City Manager. Staff recommends that City Council Adopt Resolution No. 6625; Authorizing Execution of Agreement Number 22-14841 with the California Department of Technology.

FINANCIAL IMPACT/COST:

\$4 million State Earmark for the Digital Equity for All Bridging the Digital Divide.

ATTACHMENTS:

[Resolution 6625.pdf](#)

[Attachment A.pdf](#)

APPROVED:

Clint Osorio, City Manager

RESOLUTION NO. 6625

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF AGREEMENT NUMBER 22-14841 WITH THE CALIFORNIA DEPARTMENT OF TECHNOLOGY

WHEREAS, the City of Gardena is eligible to receive Federal and/or State funding through the California Department of Technology, and;

WHEREAS, California Department of Technology Agreement No. 22-14841, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements must be executed with the California Department of Technology before such funds can be claimed, and;

WHEREAS, the City of Gardena wishes to delegate the authority to execute these agreements and any amendments thereto to the City Manager.

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

SECTION 1. Approves the California Department of Technology Agreement No. 22-14841, attached hereto as Attachment A.

SECTION 2. That the City of Gardena designates the City Manager as the person authorized to execute Agreement No. 22-14841, all Agreements relating to Agreement No. 22-14841, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements, and any amendments thereto with the California Department of Technology.

SECTION 3. 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.

RESOLUTION NO. 6625

Passed, approved, and adopted this _____ day of _____, 2023.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney

ATTACHMENT A

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 03/2019)

AGREEMENT NUMBER 22-14841	PURCHASING AUTHORITY NUMBER (If Applicable)
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1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
California Department of Technology

CONTRACTOR NAME
City of Gardena

2. The term of this Agreement is:

START DATE
April 10, 2023

THROUGH END DATE
June 30, 2024

3. The maximum amount of this Agreement is:
\$4,000,000.00 (Four Million Dollars and Zero Cents)

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits	Title	Pages
Exhibit A	General Information	1
Exhibit B	Budget Detail and Payment Provisions	1
Exhibit C	General Terms and Conditions (4/2017)	1
+ -	Exhibit D Department of Finance Approval	1

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.

These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Gardena

CONTRACTOR BUSINESS ADDRESS 1700 West 162nd Street	CITY Gardena	STATE CA	ZIP 90247
PRINTED NAME OF PERSON SIGNING Clint Osorio	TITLE City Manager		
CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED		

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
California Department of Technology

CONTRACTING AGENCY ADDRESS PO Box 1810, MS Y-18	CITY Rancho Cordova	STATE CA	ZIP 95741
PRINTED NAME OF PERSON SIGNING Danielle Kanelos	TITLE Contract Manager		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)
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**EXHIBIT A
GENERAL INFORMATION**

1. OBJECTIVE

This Fiscal Intermediary Agreement is entered into by and between the City of Gardena (hereinafter referred to as "Contractor") and the Contracting Agency (hereinafter referred to as the "California Department of Technology" or "Department") for the purpose of a payment mechanism for payment to the City of Gardena, in accordance with Assembly Bill (AB) 179, Amendment to 2022 California Budget Act.

2. CONTACT REPRESENTATIVES

California Department of Technology

Contract Administrator

Name: Tammy Parkison
P.O. Box 1810, MS Y-18
Rancho Cordova, CA 95741
Phone: 916-505-9395
Email: tammy.parkison@state.ca.gov

Customer Representative

Name: Jaylene Sheehan
P.O. Box 1810, MS Y-18
Rancho Cordova, CA 95741
Phone: 916-800-1964
Email: jaylene.sheehan@state.ca.gov

City of Gardena

Contract Analyst

Attention: Ray Beeman
Address: 1700 West 162nd Street
Gardena, CA 90247
Phone: 310-217-9502
Email: rbeeman@cityofgardena.org

Billing Contact

Attention: Ray Beeman
Address: 1700 West 162nd Street
Gardena, CA 90247
Phone: 310-217-9502
Email: rbeeman@cityofgardena.org

**EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS**

1. Payment

Costs for this Agreement shall be \$4,000,000.00.

**EXHIBIT C
GENERAL TERMS AND CONDITIONS**

The following General Terms and Conditions (GTC 04/2017) are included by reference and may be downloaded at the indicated web page:

<https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/Standard-Contract-Language>

EXECUTIVE ORDER NO. **E 22/23 – 157**
For Fiscal Year 2022-2023

Contract 22-14841
EXHIBIT D - DOF APPROVAL

Authority for the adjustment (e.g., legislation—include chapter number and year of statute, provisional language, control section, code sections, etc. Be as specific as possible.):

Control Section 19.56, Budget Act of 2022, AB 179, Chapter 249/Statutes of 2022

ALLOCATION **FROM** (indicate below):

Fund (name and number) **or Item** (include all: Dept/Ref/Fund/ENY/Program; and include both Fl\$Cal and Legacy program name and number):

General Fund (0001)

Dollar Amount:

\$2,432,277,950

ALLOCATION **TO** (indicate below):

Fund (name and number) **or Item** (include all: Dept/Ref/Fund/ENY/Program; and include both Fl\$Cal and Legacy program name and number):

Various – see attachment

Purpose*:

This executive order allocates funding appropriated in Control Section 19.56 (Ch. 249/2022) to various state departments so they may coordinate with the recipients of the funding for each of the identified legislative priorities described in the legislation. If no General Fund item exists for a department and a new item is required to make the specified allocation, then a new Non-Budget Act item is created pursuant to Provision 4 of Control Section 19.56 (Ch. 249/2022).

Pursuant to Provision 7 of Control Section 19.56 (Ch. 249/2022), unless otherwise specified in the control section, funds allocated shall be available for encumbrance through June 30, 2024, and expenditure until June 30, 2026.

*If adjustment is an expenditure transfer, please include **Less Funding Item** in the purpose section. If more space is required, please include an attachment.

Approved in accordance with the authority cited above.

DEPARTMENT OF FINANCE
JOE STEPHENSHAW
Director

By: Gregory Bruss

Gregory Bruss
Principal Program Budget Analyst

Date: February 9, 2023

Number of attachments: 1



City of Gardena
Gardena City Council Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 8.I
Section: CONSENT CALENDAR
Meeting Date: April 25, 2023

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

AGENDA TITLE: Approve Amendment No. 4 to Funding Agreement between the Los Angeles County Metropolitan Transportation Authority and the City of Gardena for the On-Street Bus Signal Priority System Project

CONTACT: TRANSPORTATION

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

In 2009, the City of Gardena's GTrans was awarded funding through the Los Angeles County Metropolitan Transportation Authority's (Metro) Call for Projects for GTrans' Bus Signal Priority System (BSP). The project received funding to upgrade intersections with signal priority firmware/software to improve bus running times and on-time performance. This technology integrates with other GTrans Intelligent Transportation System (ITS) projects, including our computer automated dispatching/automated vehicle location (CAD/AVL) solution. GTrans hired Iteris in 2019 to assist with the ITS design and engineering services in support of this project. In 2022 GTrans hired a construction firm to install the equipment. The entire project is now awaiting coordination with Union Pacific Railroad, and continued testing with GTrans' CAD/AVL system.

This Metro-funded portion of this project was completed in February 2023, however Metro was delayed in drafting the funding extension amendment until now. The extension must be executed in order to allow reimbursement to GTrans for the final eligible costs.

Therefore, it is recommended that the Council approve the attached funding amendment between LACMTA and the City of Gardena.

FINANCIAL IMPACT/COST:

These funds were included in the capital budgets for this project for FY23 and FY24. There is no impact to General Fund.

ATTACHMENTS:

[F3306 - Amendment 4 Revised 3.10.23.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio". The signature is fluid and cursive, with a period at the end.

Clint Osorio, City Manager

AMENDMENT No. 4 TO FUNDING AGREEMENT
BETWEEN CITY OF GARDENA AND
THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

This Amendment No. 4 to Funding Agreement (this "Amendment"), is dated as of January 9, 2023, by and between City of Gardena ("GRANTEE"), and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. GRANTEE and LACMTA entered into that certain Funding Agreement No. 920000000F3306, dated November 18, 2014, which was amended on December 1, 2016, November 1, 2017, and October 1, 2020. (as amended, the "Existing FA"), which Existing FA provides for the Gardena Municipal Bus Lines Line 2 TSP Project (the "Project"); and

B. Whereas, LACMTA Board on August 25, 2022, extended the lapsing date of Funds programmed for FY2017-18 to February 28, 2023. All other programmed Funds are no longer available; and

C. GRANTEE and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part II, Paragraph 8.1 (iv) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: “expending the Funds granted under this FA for allowable costs by the lapsing date. Funds programmed for FY 2013-14 are no longer available. All funds programmed for FY2017-18 are subject to lapse on February 28, 2023.”

2. Attachment B – Scope of Work, attached to the Existing FA is hereby amended by deleting the Project Schedule and replacing it with the following Revised Project Schedule.

FA Milestones	Revised Project Schedule in Amendment 3		Revised Project Schedule	
	Start Date	End Date	Start Date	End Date
Design Bid & Award	June 2019	October 2019	June 2019	October 2019
Design	December 2019	June 2021	December 2019	February 2023
Construction Bid & Award	June 2021	August 2021	May 2022	May 2022
Construction	August 2021	January 2022	May 2022	February 2023
Total Project Duration (Months)	30		44	

3. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 4 to be duly executed and delivered as of the above date.


LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY

By: _____
Stephanie N. Wiggins
Chief Executive Officer

Date: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____

Deputy

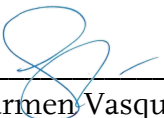
Date: 3/11/2023

CITY OF GARDENA

By: _____
Tasha Cerda
Mayor

Date: _____

APPROVED AS TO FORM:

By: _____

Carmen Vasquez
City Attorney

Date: April 5, 2023

NOTICE OF CANCELLATION



City of Gardena

Planning & Environmental Quality Commission

Notice is hereby given that the regular meeting of the
Planning & Environmental Quality Commission
scheduled for April 4, 2023
has been canceled.

The next regularly scheduled meeting will be held on
April 18, 2023, at 7 p.m.

Dated this 30th day of March 2023

/s/ MINA SEMENZA
City Clerk



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, April 18, 2023 – 7:00 PM

1700 W. 162nd Street, Gardena, California

REPORT OF ACTIONS

6. **PUBLIC HEARING ITEMS**

6.A **CONDITIONAL USE PERMIT #1-23**

The Planning Commission reviewed the applicant's request to continue Conditional Use Permit #1-23 to the May 16, 2023, Planning Commission meeting.

Project Location: 1425 West Artesia Boulevard Unit #21-22

Applicant: Tim Mao

[Continuation Memo from 4-18-23 to 5-2-23](#)

Commission Action: The Planning Commission opened the public hearing and continued the item to the Planning and Environmental Quality Commission meeting on May 16, 2023, by a vote of 4-0-0.

6.B **CONDITIONAL USE PERMIT #2-23**

The Planning Commission considered a request for a conditional use permit, per section 18.30.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the Commercial (C-2) zone and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 1420 West Redondo Beach Boulevard Suite A

Applicant: Stanley Szeto (Dirt Dog)

[Staff Report \(CUP #2-23\)](#)

[Resolution No. PC 7-23](#)

[Exhibit A: Draft Conditions of Approval](#)

[Exhibit B: Project Plans](#)

Commission Action: The Planning Commission approved Resolution No. PC 7-23, approving Conditional Use Permit #2-23 and to direct staff to file a Notice of Exemption, by a vote of 4-0-0.

6.C **CONDITIONAL USE PERMIT #3-23**

The Planning Commission considered a request for a conditional use permit, per section 18.32.030.B of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in an existing restaurant located in the General Commercial (C-3) and Mixed-Use Overlay (MUO) zones and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 15410 South Western Avenue #B

Applicant: Sean Kim (Kyodong Noodle)

Staff Report (CUP #3-23)
Resolution No. PC 8-23
Exhibit A: Draft Conditions of Approval
Exhibit B Project Plans

Commission Action: The Planning Commission approved Resolution No. PC 8-23, approving Conditional Use Permit #3-23 and to direct staff to file a Notice of Exemption, by a vote of 4-0-0.

To view the complete Planning Commission packet [CLICK HERE](#).

Anahi Corte

From: Veasna Mai CA-Long Beach <veasna.mai@commonspirit.org>
Sent: Tuesday, April 11, 2023 1:53 PM
To: Public Comment
Subject: Public Comment

Caution! This message was sent from outside your organization.

My name is Veasna Mai and I am a member of Advocates Invested in Restoring the Environment Coalition. I am concerned about multi-unit housing not being smoke-free in the city of Gardena. People living in apartments are more likely to breathe secondhand smoke. It can enter homes through vents, electrical outlets, windows, and even tiny cracks in walls. In a survey conducted by the Los Angeles Tobacco Prevention Network, 38% of Gardena residents have experienced secondhand smoke drifting into their home. We urgently request the Gardena City Council to act now and regulate smoke-free multi-unit housing in the city of Gardena. Everybody deserves to live in a smoke-free environment.

Veasna Mai

Caution: This email is both proprietary and confidential, and not intended for transmission to (or receipt by) any unauthorized person(s). If you believe that you have received this email in error, do not read any attachments. Instead, kindly reply to the sender stating that you have received the message in error. Then destroy it and any attachments. Thank you.

Georgina Placido

PUBLIC COMMENT #2

From: elizabeth sosa <live70usa@gmail.com>
Sent: Friday, April 21, 2023 12:24 PM
To: Public Comment
Subject: Public Comment

CITY CLERK'S OFC

'23 APR21PM12:32

Caution! This message was sent from outside your organization.

I would like to know if there is any interest or project in the works to renovate and upgrade Garden's historical center on Gardena Blvd?

Ms Sosa

Resident of Gardena 15yrs



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.A
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: April 25, 2023

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

AGENDA TITLE: New Entertainment Permit to Allow Karaoke for Sushibei #1 located at 2021 West Redondo Beach Boulevard Suites F and G

COUNCIL ACTION REQUIRED:

Staff Recommendation: Approve a New Entertainment Permit for Sushibei #1 at 2021 West Redondo Beach Blvd, Suites F and G

RECOMMENDATION AND STAFF SUMMARY:

On December 20, 2022, an application for a new entertainment permit was filed by Sachiko Utsumi, the owner of Sushibei #1, an existing restaurant located at 2021 West Redondo Beach Boulevard, Suites F and G. The restaurant has been in operation since 1990, and last held an active entertainment permit in 2012, which has since been expired. At this time the applicant is requesting the approval of a new entertainment permit to allow for karaoke singing at the establishment on Tuesdays through Sundays from 5:00pm to 2:00am.

Attached for the City Council's consideration is the application for a new entertainment permit, departmental memorandums with recommended conditions, and inspections and/or investigation reports. After reviewing the responses from the applicable departments and the reasons for denial stated in Section 5.32.050 of the Gardena Municipal Code, it is recommended that the City Council approve the application with those conditions recommended by staff.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

[Application for Sushiebei #1.pdf](#)
[Planning Division Memo.pdf](#)
[Police Department Memo.pdf](#)
[Los Angeles County Fire Department Memo.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio". The signature is fluid and cursive, with a period at the end.

Clint Osorio, City Manager

1829.00



City of Gardena

COMMUNITY DEVELOPMENT DEPARTMENT
BUSINESS LICENSE DIVISION

1700 W. 162nd Street, Gardena CA 90247


TEL: (310) 217-9518 EMAIL: CDDBusinessLicense.web@cityofgardena.org

Entertainment Permit Application

Filing Requirements

1. Pursuant to the Gardena Municipal Code (GMC) Section 5.32.030, a nonrefundable processing fee is to be filed along with the application. Application must be signed and submitted by the owner of the business.
2. A detailed floor plan (drawn to scale or dimension) of your premises must be attached to this application, which clearly shows the layout of all rooms. The plan is to be submitted on an 8 1/2" x 11" sheet of paper. The layout must show the location of the requested entertainment and related equipment, as well as the other pertinent features of the interior, such as seating (tables and/or booths) and all other furniture, fixtures, and equipment. Please show the overall dimensions of each room on your premises.
3. If the serving of alcoholic beverages is part of your business, a copy of the Conditions of Approval for your license from Alcoholic Beverage Control (ABC) must be attached to this application. You may contact ABC at (562) 982-1337 for a copy.

The undersigned makes application to the Gardena City Council as required under the provisions of the GMC Section 5.32.010 through Section 5.32.100 to conduct the following business or activity:

Name of Business	Sushibei #1	Phone No.	(310) 575-5246
Address of Business	2021 W. Redondo Beach Blvd. F&G Gardena, CA 90247		
Name of Applicant	Sachiko Utsumi		
Applicant is:	<input checked="" type="checkbox"/> An individual <input type="checkbox"/> Partnership <input type="checkbox"/> Association <input type="checkbox"/> Corporation <input type="checkbox"/> Other _____		
The type and nature of the entertainment proposed (please give a detailed description)	Karaoke		
The amount and names of entertainers, if known	None		
Hours and Days of Presentation of Entertainment	Tue - Sun. 5:00PM - 2:00AM		
State the name and address of each person who has authority or control of business and the nature and extent of such authority or control	Sachiko Utsumi - Owner		
			



COMMUNITY DEVELOPMENT DEPARTMENT
BUSINESS LICENSE DIVISION

1700 W. 162nd Street, Gardena CA 90247
TEL: (310) 217-9518 EMAIL: CDDBusinessLicense.web@cityofgardena.org

Has the applicant, any Officer, Director, or Member of applicant ever been arrested or convicted in any court for any crime involving moral turpitude? [X] No [] Yes (give details below)
Date of Arrest Location Arresting Agency Disposition

Has any business or entertainment permit ever been revoked or denied to the applicant in the past? [X] No [] Yes
If yes, explain in detail the circumstances of such revocation or denial and give name and address of authoritative body:

Notice, when required, to be sent to the following address ste
2021 W. Redondo Beach Blvd. F&G Gardena, CA. 90247

Are alcoholic beverages served at this location? [] No [X] Yes
If yes, what type of license (number) do you hold? (attach a copy of conditions, as well) Type 47
If no, do you plan to file with ABC for an application? [] No [] Yes
If yes, what type (number)?

If the applicant is an individual, the residence and business address of applicant: 90278

Residence Address 2017 Clark Ln #A, Redondo Beach, CA. Phone No. (310) 972-9960
Business Address 2021 W. Redondo Beach Blvd, Gardena, CA 90247 Phone No. (310) 575-5246
Social Security No. 561-02-7162 Driver's License No. N0366926

If the applicant is other than an individual, state the name, residence, and business address of each of the Co-Partners or Members of the Firm, Co-Partnership, or Joint Venture, and the name, residence, and business address of each of the Principal Officers and Directors of the Association or Corporation; and, if a Corporation, the same of each Stockholder owning not less than ten percent (10%) of the stock of the Corporation. Use additional forms if necessary.

Name Title
Residence Address Phone No.
Business Address Phone No.
Social Security No. Driver's License No.
Percentage Invested (if Corporation)



City of
Gardena

**COMMUNITY DEVELOPMENT DEPARTMENT
BUSINESS LICENSE DIVISION**

1700 W. 162nd Street, Gardena CA 90247

TEL: (310) 217-9518 EMAIL: CDDBusinessLicense.web@cityofgardena.org

Name		Title
Residence Address		Phone No.
Business Address		Phone No.
Social Security No.	Driver's License No.	
Percentage Invested (if Corporation)		

Name		Title
Residence Address		Phone No.
Business Address		Phone No.
Social Security No.	Driver's License No.	
Percentage Invested (if Corporation)		

Name		Title
Residence Address		Phone No.
Business Address		Phone No.
Social Security No.	Driver's License No.	
Percentage Invested (if Corporation)		



**City of
Gardena**

**COMMUNITY DEVELOPMENT DEPARTMENT
BUSINESS LICENSE DIVISION**

1700 W. 162nd Street, Gardena CA 90247
TEL: (310) 217-9518 EMAIL: CDDBusinessLicense.web@cityofgardena.org

The undersigned applicant understands that the application may be considered by the City Council only after full investigation and report has been made by the Chief of Police and the Building Official of the City of Gardena or their authorized representatives.

The undersigned applicant understands and agrees that any business or activity conducted or operated under any permit and license issued under the application must and shall be operated in full conformity with all laws of the State of California and the laws and regulations of the City of Gardena applicable thereto, and that any violation of any such laws or regulations in said place of business, or in connection therewith, shall render any permit and license therefore subject to immediate suspension or revocation, pursuant to the GMC Section 5.32.050.

I hereby acknowledge notice that the hearing on this application will be held before the City Council of the City of Gardena in the Council Chamber located in City Hall at 1700 West 162nd Street therein.

I, Sachiko Utsomi declare under penalty of perjury that the statements contained in the Entertainment Permit Application are true and correct to the best of my knowledge and belief and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for the refusal to issue or revocation of a permit and/or license hereunder.

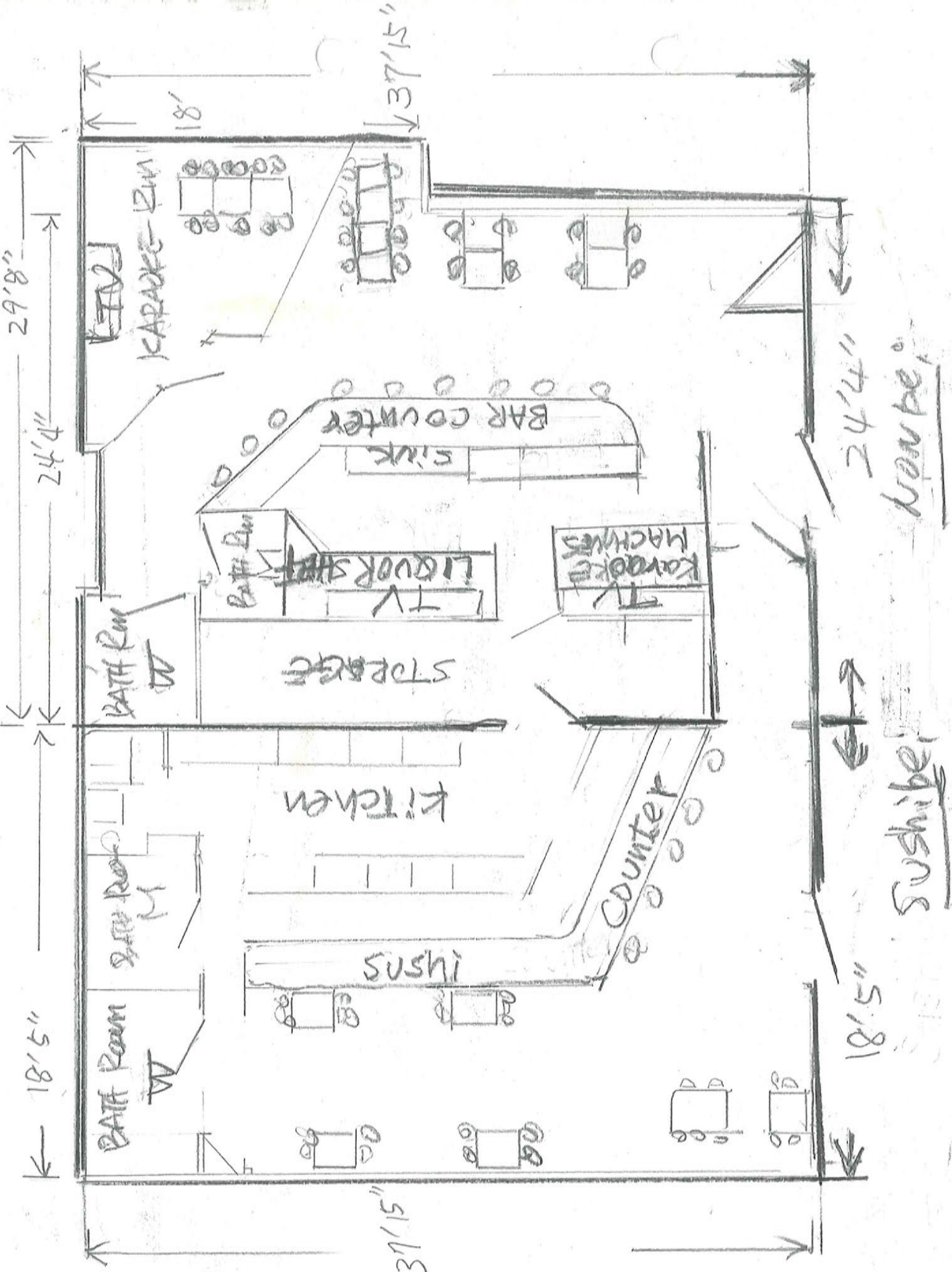
Signature		
Print Name	SACHIKO UTSOMI	Date 12-20-22

City of Gardena 142
1700 W 162nd St
310-217-9500 / 202
12/20/2022 12:18:59.000 Reg CASHIER_COHDEV2
Validation Receipt
Payor: SUSHIBEI #1
CHARGES-
0100020033220 \$ 1829.00
PERMIT

Sub-total \$*****1829.00

PAYMENT-
Check - 7251 \$ 1829.00
UTSUMI BAY ENTERPRISES INC

Change \$*****0.00



Redondo Beach Blvd.

Site/Floor Plan

Front

Grammercy



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning Division

DATE: December 21, 2022

FROM: Greg Tsujiuchi, Director

REF: New Entertainment Permit for 2023

SUBJ: Department Inspection & Investigation Request

CC:

Type of Application: **ENTERTAINMENT PERMIT(NEW)**
Business: **SUSHIBEI #1**
Owner: **Sachiko Utsumi**
Location: **2021 W. Redondo Beach Blvd.
Gardena, CA 90247**
Request Approval for: **Entertainment in the form of Karaoke**

Background:

Attached is an application for an Entertainment Permit from **SushibeI #1**. The applicant is seeking approval to provide entertainment in the form of Karaoke, Tuesday through Sunday between the hours of 5:00 p.m. and 2:00 a.m. The business has been conducting business since 1990.

Please conduct the necessary inspections and/or investigation and reply by December 28, 2022.

Your prompt attention to this request is greatly appreciated so that we can dispose of this matter without delay

Department Response

Name of Department: Planning

Complaints have been received in the past regarding this location (if yes, see attached information): Yes No

Recommend Approval

Recommend Approval with Additional Conditions (see List of Conditions)

Recommend Denial – See comments below/attached Memo.

Comments (Please list conditions/comments here or attach a separate memo)

Division Signature	<i>Amanda Humei</i>
Date	<i>4/4/2023</i>



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Amanda Acuna, Senior Planner

DATE: April 4, 2023

FROM: Kevin La, Assistant Planner *KL*

REF: New Entertainment Permit

SUBJ: Re: Department Inspection & Investigation
Request

CC:

The property located at 2021 W. Redondo Beach Blvd., is zoned as General Commercial (C-3) and the existing restaurant is a permitted use by-right per Gardena Municipal Code (GMC) Section 18.32.020.A. On February 20, 1990, the Planning Commission approved Conditional Use Permit (CUP) #11-82, for the sales of on-site consumption of beer, wine, and spirits, and Variance (VAR) #1-90, to reduce the amount of required parking spaces needed for the restaurant establishment. For the property constructed circa 1979, VAR #1-90 waived the required parking spaces, as the property would have needed 65 parking spaces, but was reduced by Planning Commission approval for 57 parking spaces instead. Since there has been no expansion of the subject restaurant square footage and the property currently provides 60 parking spaces on the premise, the existing parking spaces should be sufficient for the approval of the entertainment permit.

The Planning Division is recommending approval of a new Entertainment Permit for Sushibei located at 2021 W. Redondo Beach Blvd, provided the following conditions of approval are met:

1. The applicant shall comply with all applicable provisions of the Gardena Municipal Code (GMC).
2. The applicant shall abide to all requirements of the Gardena Police Department prior to and during operation.
3. The applicant shall comply with all noise requirements described in Chapter 8.36 of the GMC.
4. Prior to any changes to the operations, all proposed changes shall be reviewed and approved by the Community Development Department.
5. The applicant shall limit the hours of operation from 5:00pm to 2:00am, Tuesdays through Sundays, provided the Community Development Director has the authority to change the hours of operation in order to safeguard the health, safety and welfare of adjacent residential districts at a later time.
6. All exterior doors shall be kept closed during business hours.
7. The applicant shall only install window coverings that do not restrict visibility into the unit.
8. The City retains the right to inspect the business after issuance of a permit and license to ensure the applicant continues compliance with City requirements.
9. The applicant shall remove any person(s) demonstrating disorderly conduct or loitering from the premise.
10. The entertainment permit will expire one year after the approval date and the applicant must contact the Business License office to renew thereafter, in accordance with GMC Chapter 5.32.



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Police Department, Fire Department

DATE: March 20, 2023

FROM: Greg Tsujiuchi, Director

REF: New Entertainment Permit for 2023

SUBJ: Department Inspection & Investigation Request

CC:

Type of Application: **ENTERTAINMENT PERMIT(NEW)**
Business: SUSHIBEI #1
Owner: Sachiko Utsumi
Location: 2021 W. Redondo Beach Blvd.
Gardena, CA 90247
Request Approval for: **Entertainment in the form of Karaoke**

Background:

Attached is an application for an Entertainment Permit from **Sushibei #1**. The applicant is seeking approval to provide entertainment in the form of Karaoke, Tuesday through Sunday between the hours of 5:00 p.m. and 2:00 a.m. The business has been conducting business since 1990.

Please conduct the necessary inspections and/or investigation and reply by **March 27,2023**.

Your prompt attention to this request is greatly appreciated so that we can dispose of this matter without delay

Department Response

Name of Department: Police

Complaints have been received in the past regarding this location (if yes, see attached information): Yes No

- Recommend Approval
- Recommend Approval with Additional Conditions (see List of Conditions)
- Recommend Denial – See comments below/attached Memo.

Comments (Please list conditions/comments here or attach a separate memo)

Department Head Signature	<i>[Signature]</i>
Date	3/28/23



MEMORANDUM
GARDENA POLICE DEPARTMENT

TO: Michael Saffell
Chief of Police

DATE: March 28, 2023

FROM: Joel Martinez 
Detective

REF:

SUBJ: Sushi Bei Entertainment Permit

CC: Chain of Command

Per Gardena Municipal Code Chapter 5.32.010, the Special Investigations Unit recommends that the City Council approves the new entertainment permit for Sushi Bei based on the following results:

- On March 20, 2023, a completed business application was submitted to the City of Gardena Community Development Department by Sachiko Utsumi.
- The business owner's (Sachiko Utsumi) background was checked using DMV, WANTS, Tiburon, and Mark43 databases and those results were negative.
- A calls-for-service check was completed on March 28, 2023, and there were no recent calls for service directly associated with the business.

NRB/CAR/FOX 3/29/23



MEMORANDUM
DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Police Department, Fire Department

DATE: December 21, 2022

FROM: Greg Tsujuchi, Director

REF: New Entertainment Permit for 2023

SUBJ: Department Inspection & Investigation Request

CC:

Type of Application: ENTERTAINMENT PERMIT(NEW)
Business: SUSHIBEI #1
Owner: Sachiko Utsumi
Location: 2021 W. Redondo Beach Blvd. Gardena, CA 90247
Request Approval for: Entertainment in the form of Karaoke

Background:

Attached is an application for an Entertainment Permit from SushibeI #1. The applicant is seeking approval to provide entertainment in the form of Karaoke, Tuesday through Sunday between the hours of 5:00 p.m. and 2:00 a.m. The business has been conducting business since 1990.

Please conduct the necessary inspections and/or investigation and reply by December 28, 2022.

Your prompt attention to this request is greatly appreciated so that we can dispose of this matter without delay

Department Response

Name of Department:

Fire

Complaints have been received in the past regarding this location (if yes, see attached information): [] Yes [] No

- [X] Recommend Approval
[] Recommend Approval with Additional Conditions (see List of Conditions)
[] Recommend Denial - See comments below/attached Memo.

[] Comments (Please list conditions/comments here or attach a separate memo)

Department Head Signature CA Johnson [Signature]
Date 3/21/23



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.B
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: April 25, 2023

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

AGENDA TITLE: PUBLIC HEARING: Consideration of a Resolution to Approve a Mitigated Negative Declaration, Conditional Use Permit and Site Plan Review for a 190,860 Square Foot Warehouse Building in the Industrial Zone

LOCATION: 1600 and 1606 W. 135th Street (APNs: 6102-013-026, 027)

APPLICANT: Gardena Owner LP

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, and Adopt Resolution No. 6626, Upholding the Decision of the Planning Commission.

RECOMMENDATION AND STAFF SUMMARY:

On March 21, 2023, the Planning Commission held a duly noticed public hearing on the project to develop a new 190,860 square foot industrial building at 1600 West 135th Street, after which the Commission voted to adopt Resolution No. 4-23, approving the project.

On March 28, 2023, Councilmember Love called for review of the project, which was seconded by Mayor Pro Tem Francis.

The staff report provided to the Planning Commission on March 21, 2023, is attached for further information regarding the project. The presentations given by staff and the applicant at the Planning Commission meeting, are also attached for the City Council's review.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

[Planning Commission Staff Report and Resolution Dated March 21, 2023.pdf](#)

[Staff Presentation dated March 21, 2023.pdf](#)

[Applicant Presentation dated March 21, 2023.pdf](#)

[RESOLUTION_NO._6626.pdf](#)

[Exhibit A - Final IS_MND dated March 2023.pdf](#)

[Exhibit B - Response to Comments dated February 2023.pdf](#)

[Exhibit C - Mitigation Monitoring and Reporting Program.pdf](#)

[Exhibit D - Architectural Plans.pdf](#)

Exhibit E - Conditions of Approval.pdf

Exhibit F - Technical Memo Dated March 16, 2023.pdf

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio".

Clint Osorio, City Manager

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 4-23
ENVIRONMENTAL ASSESSMENT #18-21
CONDITIONAL USE PERMIT #7-21 & SITE PLAN REVIEW #9-21
AGENDA ITEM #6.A

DATE: March 21, 2023

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

FROM: Greg Tsujiuchi, Director of Community Development

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: Gardena Owner LP

LOCATION: 1600 and 1606 W. 135th Street (APNs: 6102-013-026, 027)

REQUEST: The applicant is requesting the following to construct a new 190,860 square foot industrial building on an 8.46 acre property:

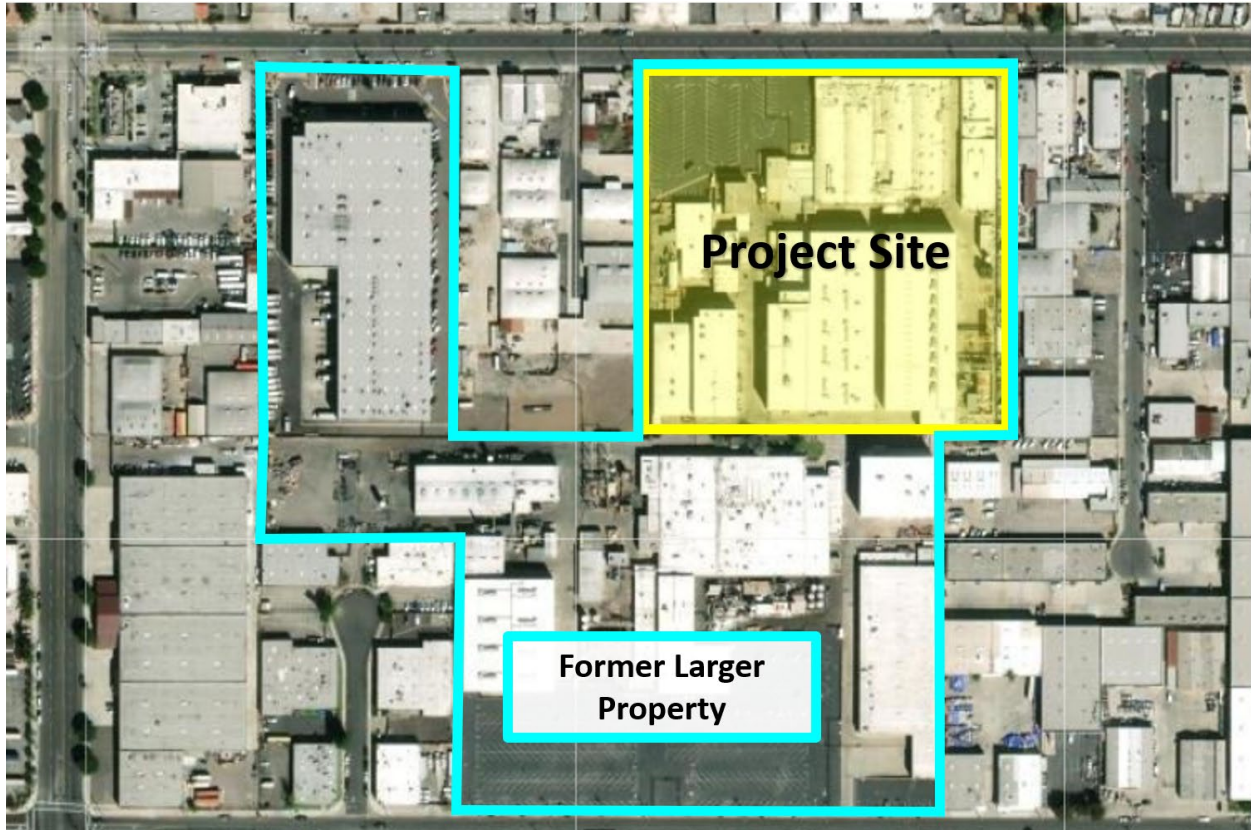
1. Conditional Use Permit (CUP #7-21) – To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code; and
2. Site Plan Review (SPR #9-21) – Demolition of all existing on-site buildings to construct a new 190,860 square foot tilt-up industrial building, with 22 dock doors, a new parking area, lighting, and landscaping site improvements; and
3. Environmental Assessment (EA #18-21) – Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

BACKGROUND/SETTING

On December 1, 2021, an application for a conditional use permit and site plan review was submitted to develop a 190,860 square foot industrial building that would include 10,000 square feet of office space on the properties at 1600 and 1606 W. 135th Street. The project site consists of two parcels that total 8.46 acres, located at the northern end of the City between West 135th Street to the north, West 139th Street to the south, Normandie Avenue to the east, and South Western Avenue to the west. The site is currently developed with 22 existing industrial buildings that are occupied by AVCorp Composite Fabricators (AVCorp) who uses the site to manufacture silica and carbon-based products for aerospace and commercial applications. The site was formerly part of a larger property that was occupied by various owners including British Petroleum Advanced Materials (BP) and HITCO Carbon Composites, Inc. (HITCO) (see Figure 1:

Aerial Map). All existing structures were constructed between 1950 and 2010 and have been used to manufacture silica and carbon based products since construction.

Figure 1: Aerial Map



The project site has a land use designation of General Industrial and a corresponding zoning of General Industrial (M-2), as shown in Figure 2. The site is bounded by the same land use and zoning designation in all directions. Adjacent land uses include a metal fabricator and furniture manufacturer, located immediately west of the site, a small parts manufacturing facility is located north of the site and beyond West 135th Street, fabrication shop to the east and a similar manufacturing facility of carbon-based products for aerospace and commercial applications continues to operator on the properties to the south (Table 1- Surrounding Uses)

Figure 2: Zoning Map

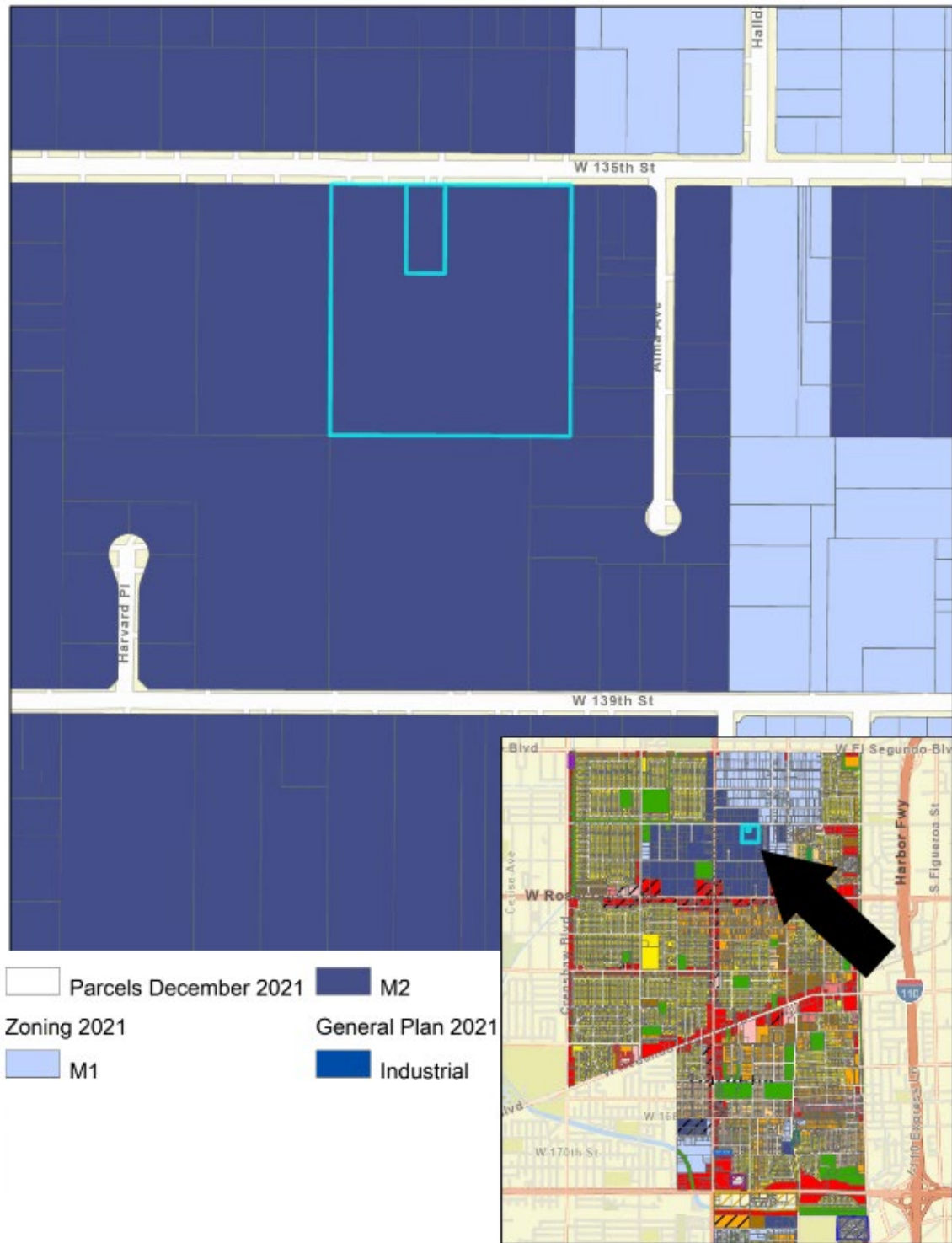


Table 1 – Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-2	Industrial	Manufacturing
North	M-1/M-2	Industrial	Manufacturing
South	M-1	Industrial	Manufacturing
East	M-2	Industrial	Machine Shop
West	M-2	Industrial	Metal Fabricator

PROJECT DESCRIPTION

The applicant is proposing to demolish all existing buildings, structures, parking lots and associated improvements to construct a new 190,860 square foot (-sf) industrial building consisting of 180,860-sf for industrial uses and 10,000-sf for office use. The applicant is proposing to construct a shell industrial building which has been designed to accommodate up to two tenants for a variety of uses including light assembly, manufacturing, and warehousing. As the property is located in the M-2 zone, use of the building for light assembly and manufacturing are allowed by-right under the Gardena Municipal Code (GMC). However, the building has also been designed with large unobstructed spaces that will accommodate warehousing. In accordance with GMC Section 18.46.030.C.18, warehouses in the M-1 and M-2 zones are subject to a conditional use permit. Therefore, the applicant is requesting approval of a conditional use permit and has designed the project plans to meet those requirements for warehousing, and all other applicable provisions for the M-2 zone.

Additionally, pursuant to GMC Section 18.44.010.A, whenever a conditional use permit for a development project is being sought, a site plan review shall be processed concurrently. Therefore, a site plan was prepared to show all the uses proposed with full dimensions of all buildings, building heights, spaces between buildings, off-street parking and loading spaces, points of ingress and egress, fences, and landscaping features.

The proposed structure is of modern design with concrete panel elements to be used as accents and multi-colored paint compositions to break down the scale of the concrete tilt up walls. The project will introduce 20,289-sf of new landscaping including ten-foot landscape planters along the front property line. All parking areas, walkways, and driveways will have proper outdoor lighting that will be cast downward and will be shrouded to prevent glare.

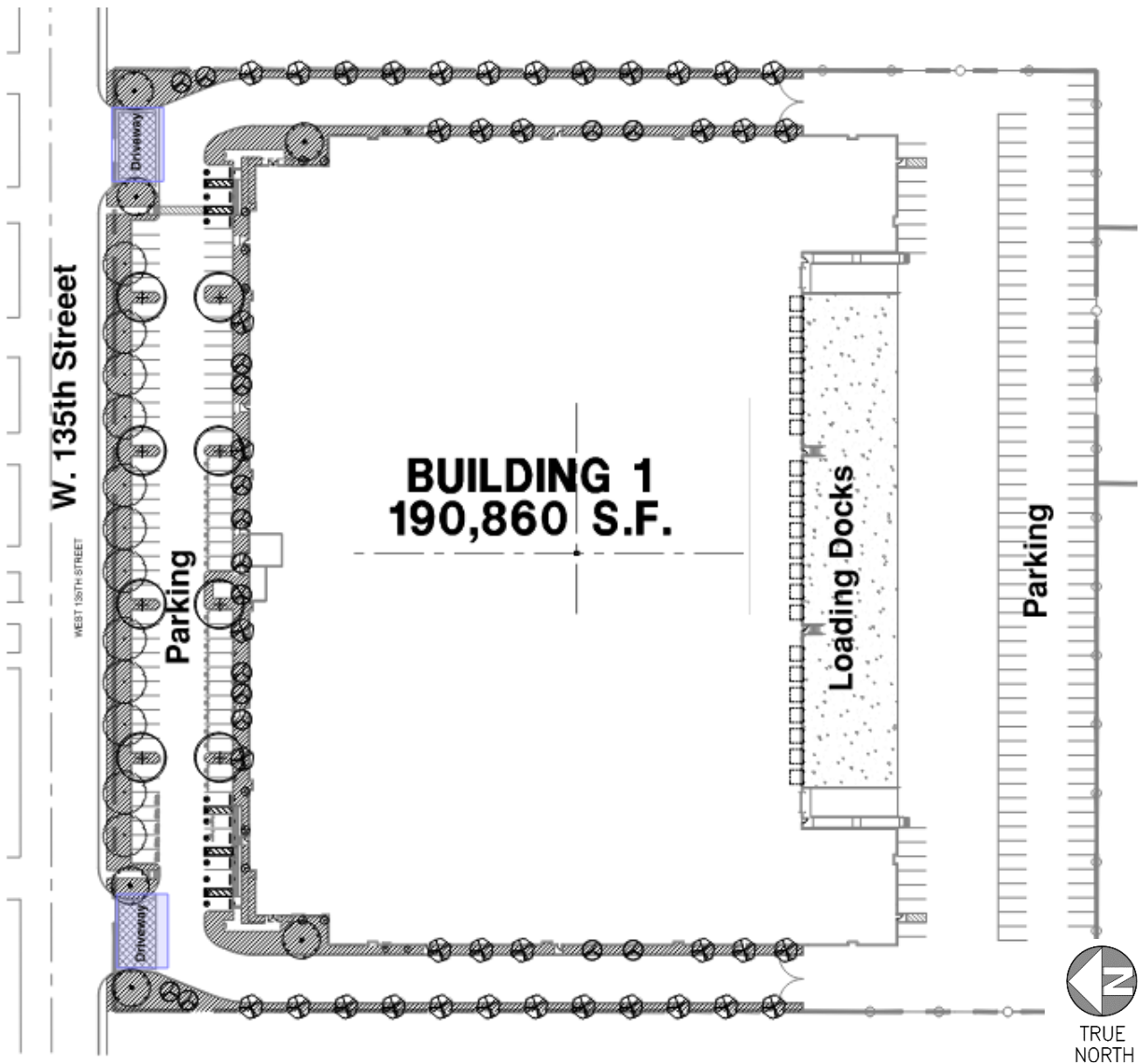
Vehicular access to the site is provided by two 45-foot wide driveways on West 135th Street. Parking is proposed to be located in surface parking lots on the north side of the

proposed building fronting West 135th Street with additional stalls available to the rear of the property.

To allow for the construction of the 190,860-sf industrial building for warehouse use, the applicant is seeking approval of the following entitlements:

1. Conditional Use Permit (CUP #7-21) – To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code; and
2. Site Plan Review (SPR #9-21) – Demolition of all existing on-site buildings to construct a new 190,860 square foot tilt-up industrial building, with 22 dock doors, a new parking area, lighting, and landscaping site improvements; and
3. Environmental Assessment (EA #18-21) – Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Figure 3: Site Plan



ANALYSIS

CONDITIONAL USE PERMIT #7-21

In order to grant a conditional use permit for warehousing at the 1600 and 1606 W. 135th Street, the Planning Commission must make the following findings pursuant to GMC Section 18.46.040.F for the proposed use of a warehouse:

- 1. That the use if one for which a conditional use permit is authorized;**

In accordance with GMC Section 18.46.030.C.18, warehouses in the M-1 and M-2 zones are subject to a conditional use permit. Pursuant to GMC Section 18.04.476, warehouse means a building where goods or products are stored, whether on a short-term or long-term basis. This classification does not include self-storage facilities but does include the storage of products for wholesale distribution. The applicant's proposal for a new industrial building is designed to accommodate a variety of uses including warehousing.

- 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 building has been designed to accommodate up to two tenants for a variety of uses that will allow all activities to be contained within the enclosed structure and loading areas that are oriented away from the public rights-of-way. The site is located in a predominantly industrial area. Surrounding uses include manufacturing and other similar warehouse facilities. The project will be an improvement to the property as it will remove buildings that are 74 years old and replace them with a new 190,860-square foot tilt-up concrete industrial building. The project will not be detrimental to the public health, safety or welfare. As shown in Tables 4a-4f, the project will be compatible with various goals and policies of the City's Land Use Plan, Economic Development Plan, Community Design Plan, Circulation Plan, Conservation Plan, Public Safety Plan, and Noise Plan.

- 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 620 feet in depth and 600 feet in width. As shown in the analysis of the site plan further in the report, the project meets or exceeds all of the minimum development standards of the M-1 zone, including setbacks, walls, fencing, landscaping, and parking. Additionally, the project will meet all the requirements for a warehouse use set forth in GMC Section 18.46.030.C.18.

- 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**

The Circulation Plan of the Gardena General Plan designates West 135th Street as a major collector roadway. Major collector roadways are intended to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Major collector roadways are designed to carry moderate levels of traffic, with an average right-of-way width of 80 feet, generally in the range of 15,000 to 25,000 vehicles per day. The use of the property for light assembly, manufacturing, and warehousing 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 #7-21, will ensure that the warehouse use will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

In addition to the above findings, pursuant to GMC Section 18.46.030.C.18, the following requirements apply to all warehouse uses in the manufacturing zones:

- 1. Loading and unloading. Loading and unloading activities shall take place in areas designed and permanently designated solely for such purpose;**
 - a. Loading spaces shall be designed so as to permit vehicular and truck traffic to move into and out of the loading spaces without backing into or upon a street;**

The proposed loading and unloading areas are located along the south end of the building and oriented away from public view. There are 22 loading docks and two overhead bay doors with concrete ramps. Each loading space is designed to allow vehicular and truck traffic to move into and out of the loading spaces without the backing of any truck into or upon parking spaces. Each loading dock space has a dimension of approximately 13-feet in width and at least 40-feet in length and are cleared to the sky. The loading area has a backup clearance of approximately 83 feet. There is no loading space that backs into or upon a public street or alley.

- b. Truck loading areas shall be screened from public view by an eight-foot-high wall, accessory structures, or landscaping and foliage so arranged as to conceal the loading facility;**

The proposed loading and unloading areas are located along the south end of the building and not visible from public view.

2. Setbacks. Landscape setbacks of at least ten feet shall be required along all street frontages, except alleys;

Ten-foot landscape planters will be located along the front property line that will include 15-gallon and 24-inch box trees along with various ground covering, plants, and shrubbery.

3. Fencing. Barbed wire shall not be used in areas visible to the public;

The applicant's proposal does not include the use of barbed wire. Further, a condition has been added to prohibit barbed wire to be used in areas visible from the public right-of-way.

4. Driveways. Driveways must be at least forty-five feet wide;

The project includes two driveways along West 135th Street that each have a width of 45 feet.

5. Parking. Customer parking must be separate from truck parking and loading areas;

The applicant is proposing 82 parking stalls, including eight accessible stalls, along the north side of the proposed building which fronts West 135th Street. This area is intended for customer parking and has access to the building entrances on the northeast and northwest corners of the building. Additional parking is available in the rear of the property which is intended for employees. The loading area is located on the south side of the property and is separated from customer parking.

6. Applicant shall be required to pay an annual service impact fee to be imposed in accordance with the Mitigation Fee Act (Government Code Section 66000 et seq.);

The Gardena Municipal Code needs to be amended as to this provision. Mitigation fees are not imposed on an annual basis. The applicant has agreed to pay a one-time fee in the amount of \$100,245.60 for its pro rata share of rehabilitation of W. 135th Street from Western to Normandie Avenues. A condition has been added to this effect.

SITE PLAN REVIEW #9-21

In accordance with GMC Section 18.44.010.A, site plan review is required when a conditional use permit or other discretionary permit is being sought. Site plan review approval requires the following findings to be made:

- (1) The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structure on the site and the location of proposed uses within the project are consistent with applicable standards.
- (2) The development is consistent with the intent and purpose of the general plan and provisions of the municipal code, and
- (3) The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development; and
- (4) The project is compatible with the surrounding sites and neighborhoods; and
- (5) The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

The following analysis is presented to describe the proposed project, as shown the architectural plans dated November 8, 2021 (Exhibit D of Resolution No. PC 4-23) and any anticipated effects it may have on other properties in the vicinity and the city as a whole.

The subject property is located in the M-2 zone. In accordance with Chapter 18.38, all regulations of the M-2 zone are identical to those of the M-1 zone. The proposed structure complies with the development standards set forth in GMC Chapter 18.36 (Table 2-Development Standards).

Table 2 – Development Standards

Development Standard	M-2 Zone Requirement	Project Proposal	Project Compliant?
Maximum Floor Area Ratio (FAR) – Maximum	1.0	0.52	Yes
Building Height – Maximum	65 ft	42 ft	Yes
Minimum Setbacks - Minimum			
Front	10 ft	84 ft	Yes
Side	None	41 ft	Yes
Rear	None	121 ft	Yes
Landscaping - Minimum			
Street frontage	First 10 ft	First 10 ft	Yes
5% of parking area	8,882-sf	20,289-sf	Yes
Height of Walls/Fencing - Maximum	8 ft	8 ft	Yes

Development Standard	M-2 Zone Requirement	Project Proposal	Project Compliant?
Parking – Minimum			
1 space/1,000-sf	33 spaces	220 spaces	Yes
1 space/300-sf	181 spaces		

A total of 220 parking spaces are provided, which meets the required amount of parking spaces for 190,860-sf of warehouse and 10,000-sf of office use. As mentioned, the proposed building is designed to accommodate up to two tenants for a variety of uses including light assembly, manufacturing, and warehousing. As shown above, the parking ratio for warehouse uses is 1 space per 1,000-sf of warehouse area 1 space per 300-sf of office. However, parking for manufacturing uses is based on a rate of 1 space per 750-sf of manufacturing area. As shown below, the project will allow for flexibility in use for up to 19,500-sf of manufacturing uses. A condition has been added to ensure that parking requirements continue to be met.

Table 3 – Alternative Uses Parking Requirements

Minimum Parking Requirement	M-2 Zone Requirement	Project Proposal	Project Compliant?
Warehouse (161,360-sf)			
1 space/1,000-sf	161 spaces		
Manufacturing (19,500-sf)			
1 space/750-sf	26 spaces		
Office (10,000-sf)			
1 space/300-sf	33 spaces		
TOTAL	220 spaces	220 spaces	Yes

As shown, the project meets or exceeds all of the minimum development standards of the M-2 zone, therefore, the physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structure on the site and the location of proposed uses within the project are consistent with applicable standards.

The General Plan Land Use Plan designates the subject property as Industrial. Allowing the warehouse use would be consistent with various goals and policies of the General Plan including the following:

Table 4 – General Plan Consistency

Table 4a – 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.

<p>LU 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.</p>	<p>The project will introduce 20,289-sf of new landscaping including ten-foot landscape planters along the front property line. Further landscaping will run along the drive-aisles located on the west and east sides of the property.</p>
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LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.

<p>LU 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.</p>	<p>220 parking spaces are proposed to be located in surface parking lots on the north side of the proposed building fronting West 135th Street and to the rear of the property. There are two drive aisles along the west and east sides of the property that will provide proper internal circulation.</p>
<p>LU 3.5: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.</p>	<p>The project will demolish all existing industrial buildings that were constructed between 1950 and 2010. The existing conditions of the property had inadequate parking supply and little landscaping through the property. The applicant is proposing to meet all minimum development standards including parking and landscaping.</p>
<p>LU 3.7: Require the mitigation or remediation of potential hazardous conditions in the City.</p>	<p>The site has historically impacted groundwater. As a condition, the applicant shall prepare and implement a Remedial Action Plan to the Los Angeles Regional Water Quality Control Board.</p>
<p>LU 3.9: Require loading and unloading of materials to be conducted completely on</p>	<p>There are 22 loading docks proposed at the south side of the building which is</p>

private property and out of sight from a public street.	completely on private property and out of sight from a public street.
LU 3.10: Ensure new development provides adequate improvements, dedications, and fees to the City to fully cover the cost of the City services and facilities.	As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.

Table 4b – Economic Development Plan

ED 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.	
ED 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.	The project will bring in a new industrial business into the area that will support the local economy and will contribute to the city’s revenue stream.

Table 4c – Community Design Plan

DS Goal 5 Improve the aesthetic quality of the industrial environment for both workers and residents of the City.	
DS 5.1: Industrial projects should be designed to convey visual interest and a positive image.	The project will introduce new landscape along the street frontage that will include various trees and plants that will assist in the establishing a positive image to not only the subject site but to the surrounding neighborhood. The building includes vertical changes in materials and colors in order to convey visual interest to the site.
DS 5.2: Encourage the design of industrial buildings to consider the visual and physical relationship to adjacent uses. An industrial structure, which dominates the surrounding environment by its relative size, shall be discouraged.	The proposed structure is of modern design with concrete panel elements to be used as accents and multi-colored paint compositions to break down the scale of the concrete tilt up walls.
DS 5.3: Industrial projects shall be required to: incorporate landscape setbacks and buffers; aesthetically treat	The project will introduce 20,289-sf of new landscaping including ten-foot

horizontal and vertical design elements on building and perimeter walls; and conceal storage yards, parking, and service areas to minimize visual impacts on the public.	landscape planters along the front property line.
DS 5.4: Long, blank walls should be broken up with vertical and horizontal façade articulation achieved through stamping, colors, materials, modulation and landscaping.	The structure has a height of 42 feet and that includes two-story lanterns of glass that accentuate the office corners of the facility creating solid and void in the massing of the 42-foot-tall facilities.

Table 4d – Conservation Plan

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

Table 4e – Public Safety Plan

PS Goal 2 Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.	
PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.	The project will be conditioned to comply with the California Building Code relating to seismic safety.
PS 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.	The applicant is required to submit and comply with a Geotechnical investigation.

Table 4f – Noise Plan

N Goal 3 Develop measures to control non-transportation noise impacts.	
N 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.	The project will be conditioned to show compliance with interior and exterior noise standards.
N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.	The project will be conditioned to comply with the City’s hours of construction. Additionally, the project is conditioned on implementing noise reduction methods.

In addition to all other applicable zoning and development requirements and policies, the following factors shall also be considered by the Planning Commission in determining whether the site plan shall be approved:

1. The dimensions, shape and orientation of the parcel.

The property is an 8.46-acre square shaped lot with approximately 620 feet in depth and 600 feet in width. The project requires a lot line adjustment of two parcels to combine them into one, which has been included as a condition of approval.

2. The placement of buildings and structures on the parcel.

The applicant is proposing to construct one warehouse building designed to accommodate two tenant spaces. The building is designed to be in the center of the property with parking and landscape within the first 84 feet of the property and

truck dock doors and additional parking in the rear that is accessible by two drive aisles along the west and east sides of the property.

3. The height, setbacks, bulk and building materials.

The structure has a height of 42 feet and that includes two-story lanterns of glass that accentuate the office corners of the facility creating solid and void in the massing of the 42-foot-tall facilities. Concrete panel elements are proposed to be used as accents and multi-colored paint compositions to break down the scale of the concrete tilt up walls.

4. The distance between buildings or structures.

The applicant's proposal includes one warehouse building. The only other proposed structure on the lot is a trash enclosure located at the southwest corner of the lot, approximately 120 feet away from the main structure.

5. The location, number and layout of off-street parking and loading spaces.

Parking is proposed to be located in surface parking lots on the north side of the proposed building fronting West 135th Street with additional stalls available in the rear of the property. There are 22 loading docks and two overhead bay doors with concrete ramps on the south side of the building, away from public view.

6. The internal vehicular patterns and pedestrian safety features.

The circulation for the proposed project has been designed to ensure efficient movement of cars and trucks throughout the project site. The subject site currently has six different driveways along West 135th street. The applicant is proposing to replace those with two 45-foot wide driveways on the west and east ends of the property frontage. As mentioned, customer parking is located to the north side of the property with access to the building on the west and east corners of the building. Employee parking is designed to be located on the south end of the property. All walkways and common areas will be properly lit.

7. The location, amount and nature of landscaping.

The new landscaping will have various tree species and shrubs with plant species that are consistent with the surrounding area and will meet drought tolerant requirements. The landscaping includes a mix of 15-gallon and 24-inch box with Chinese Pistache and Yew Pine trees along the street frontage and Crape Myrtle and Brisbane Box trees along the building front. Further landscaping will run along the drive-aisles located on the west and east sides of the property.

8. The placement, height and direction of illumination of light standards.

The proposed project is required to comply with the City's requirements for outdoor lighting, which is an average of two footcandles with no single point less than one footcandle for all public/common areas. The project's lighting plan includes night lighting for parking areas, walkways, and driveways. Outdoor lights will be cast downward and would be shrouded to prevent glare.

9. The location, number, size and height of signs.

All signs are conditioned to meet the requirements of GMC Chapter 18.58.

10. The location, height and materials of walls, fences or hedges.

The site currently has a nonconforming eight-foot high wrought iron fence that abuts the public right-of-way. The applicant is proposing to remove the nonconforming fencing and install a eight-foot high wrought iron fence along the side and rear property lines. Two eight-foot high metal swinging vehicular gates will be located on each aide of the building and provide access to the loading dock area and designated employee parking spaces.

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development.

The project includes a trash enclosure at the southwest corner of the property, with a roof and metal gate that is out of view from public rights-of way. The project has been conditioned to require any equipment, whether on the roof, side of building, or ground to be concealed from public view.

12. For residential developments, the above factors shall be considered satisfied if the project meets the objective criteria relating to those items set forth in the zone and the applicable general provisions, including residential design criteria, contained in Chapter 18.42.

The project does not include the development for residential uses.

13. For non-residential development, such other information which the community development director or commission may require to make the necessary finding that the provisions of this code are being complied with.

- Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located 1718 West 162 Street, which is located roughly 1.7 miles south of the project site. The project site is already within the PD service area, and once operational, the project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The project site is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 miles west of the site. The project site is already

within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the city's current health and safety services and public infrastructure are sufficient to accommodate the new development.

- As mentioned above, the site is bounded by the same land use and zoning designation in all directions and adjacent land uses include other industrial establishments such as manufacturers and fabrication shop. Therefore, the project is compatible with the surrounding sites and neighborhoods.
- As shown below the appropriate environmental document has been completed and required findings have been made.

Subject to the approval of the site plan review and the issuance of the conditions of approval, the proposed use will be consistent with the General Plan and Gardena Municipal Code, compatible with the surrounding area, and will not be detrimental to the public health, safety, or welfare.

ENVIRONMENTAL CONSIDERATIONS

Harris and Associates 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 30-day public review period of October 13, 2022, to November 14, 2022. Additionally, an extension of time to respond was given to the Los Angeles Regional Water Quality Control Board. During the public review period five comment letters were submitted to the City, and an additional comment letter was received on November 30, 2022, from the Los Angeles Regional Water Quality Control Board. All comments, including staff's responses have been included in the document entitled Response to Comments (Exhibit B to Resolution No. PC 4-23) and the changes have been incorporated into the Final IS/MND (Exhibit A to Resolution No. PC 4-23). The Final IS/MND includes an additional change to Mitigation Measure HAZ-1 as discussed further below (Exhibit F to Resolution No. PC 4-23).

The IS/MND determined that there were no impacts or a less than significant impacts 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 Geology and Soils resources, the project has the potential for significant impacts relating to soil instability and expansive soil. These potential impacts will be mitigated by Mitigation Measure GEO-1 which requires that grading plans be

prepared in conformance with the recommendations in the Geotechnical Report for the project.

- Under Geology and Soils, the Project has the potential for significant impacts relating to soil instability and expansive soil. These potential impacts will be mitigated by Mitigation Measure GEO-1 which requires that grading plans be prepared in conformance with the recommendations in the Geotechnical Report for the project.
- Under Hazards and Hazardous Materials, the project has the potential for significant impacts due to the release of hazardous materials into the environment and being located on a hazardous materials site. Potential impacts under these topics will be mitigated by HAZ-1 which requires a remedial program to be reviewed and approved by the Los Angeles Regional Water Quality Control Board (RWQCB). Minor changes were made for clarification purposes after comments were received by the RWQCB and further consultation with the applicant and the RWQCB. The RWQCB has approved the language of the final mitigation measure in a phone call with staff. This change is a minor technical clarification and does not represent a substitution of the original mitigation measure.
- Under Tribal Cultural Resources, the Project has the potential for adverse changes to tribal cultural resources. Potential impacts will be mitigated by TCR-1 through TCR-3. TCR-1 requires the Developer to retain a Native American Monitor to be on-site for ground-disturbing activities. If any tribal cultural resources are found, construction activities will cease until the find is evaluated. TCR-2 provides that the requirements of state law shall be followed if there is any discovery of human remains and associated funerary objects; construction activities must also cease until it is determined by the Tribal Monitor that resuming activities is acceptable. TCR-3 sets forth procedures to be followed for burials and funerary remains. These same mitigation measures would also reduce any cumulative impacts in this area to below a level of significance.

The Mitigation Measures are set forth in the Mitigation Monitoring and Reporting Program. (Exhibit C to Resolution No. PC 4-23).

No other impact areas require mitigation as the impacts would be less than significant. Additionally, the lot line adjustment, which is a condition of approval, does not create any additional environmental impacts that were not examined as part of the overall project. 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.

The IS/MND was independently reviewed by City staff. In making all of the required findings, the Planning Commission will exercise its independent judgment and analysis.

NOTICING

The public hearing notice for the project was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on February 9, 2023, for the February 21, 2023, Planning Commission meeting. On February 21, 2023, the public hearing was opened for the project and the Planning Commission continued the item to the March 7, 2023, meeting. At the March 7, 2023 meeting, the public hearing was continued to the March 21st meeting. 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) Continue the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution PC 4-23 approving, Conditional Use Permit #7-21 and Site Plan Review #9-21 and subject to the attached conditions of approval and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program.

ATTACHMENTS

Resolution No. PC 4-23

- Exhibit A – Final IS/MND dated March 2023
- Exhibit B – Response to Comments dated February 2023
- Exhibit C – Mitigation Monitoring and Reporting Program
- Exhibit D – Architectural Plans, dated November 8, 2021
- Exhibit E – Conditions of Approval
- Exhibit F – Technical Memo dated March 16, 2023

RESOLUTION NO. PC 4-23

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY COUNCIL OF THE CITY OF GARDENA APPROVING A MITIGATED NEGATIVE DECLARATION AND A CONDITIONAL USE PERMIT AND SITE PLAN FOR A 190,860 SQUARE FOOT WAREHOUSE BUILDING LOCATED AT 1600 W. 135TH STREET

WHEREAS, on December 2, 2021, Gardena Owner LP (“Developer”), owner of the 296,630 square foot parcel located at 1600 W. 135th Street (the “Property”), filed an application for development of a 190,860 square foot warehouse building that would include 10,000 square feet of office space; and

WHEREAS, the Property has a land use designation of General Industrial and a corresponding zoning of General Industrial (M-2);

WHEREAS, development of the Project requires approval of a lot line adjustment of two parcels to combine them into one, a conditional use permit (“CUP”) for the warehouse use, and a site plan for the warehouse (the “Project”); and

WHEREAS, the lot line adjustment shall be approved by the Community Development Director; and

WHEREAS, on March 22, 2022, the City entered into a consultant agreement with Harris & Associates (“Consultant”) to prepare the required environmental documentation for the project; and

WHEREAS, the City, through Consultant, prepared an Initial Study/Mitigated Negative declaration for the Project; and

WHEREAS, on February 21, 2023 the Planning Commission opened and continued the public hearing to March 7, 2023; and

WHEREAS, on March 7, 2023 the Planning Commission opened and continued the public hearing to March 21, 2023; and

WHEREAS, on March 21, 2023 held a duly, noticed public hearing at which time it considered all evidence presented, both written and oral.

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. Consultant prepared an Initial Study/Mitigated Negative Declaration (hereafter "MND"). A Notice of Intent to adopt the MND was timely distributed and the public review period was from October 13, 2022 to November 14, 2022. This deadline was extended to the end of November 2022 for the California Regional Water Quality Control Board ("RWQCB") as it was inadvertently left off of the notice list.

B. 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.

C. City received public comments on the MND from the Los Angeles Regional Water Quality Control Board (RWQCB), the South Coast Air Quality Management District (SCAQMD), the Los Angeles County Sanitation Districts, the Los Angeles County Fire Department, Supporters Alliance for Environmental Responsibility ("SAFER"), and Golden State Environmental Justice Alliance. Both SAFER and the Environmental Justice Alliance withdrew their comment letters. All other comments were responded to and incorporated into a separate document entitled Response to Comments, dated March 2023, attached hereto as Exhibit B.

D. As a result of the comment received by the RWQCB, minor changes were made to Mitigation Measure HAZ-1 for clarification purposes. The Mitigation Measure now recognizes that the remedial cleanup program for the shallow VOC impacted soils may be through a document other than a Remedial Action Plan (RAP), includes a reference to the document which contains the clean-up standards, and specifies that cleanup shall be to the criterial protective of human health and the environment. Additionally, the Mitigation Measure provides that additional cleanup that may be required for deeper soils and groundwater is not required for mitigation of the project. The RWQCB is an agreement with the revisions to the mitigation measure and a technical memorandum was prepared by the City's consultant regarding this change (Exhibit F attached hereto).

E. No substantive changes were required to the MND as a result of the comments and recirculation of the document was not required. The changes merely clarify or make insignificant changes in the Draft IS/MND which are incorporated into the Final IS/MND, dated March 2023 (Exhibit A attached hereto).

F. In adopting the MND and adopting the Mitigation Monitoring and Reporting Program (Exhibit C attached hereto), the Planning Commission has exercised its independent judgement and analysis. The MND is an accurate and complete statement of potential environmental impacts of the Project. 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 MND 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 each can be mitigated below a level of significance.

1. Under Geology and Soils, the Project has the potential for significant impacts relating to soil instability and expansive soil. These potential impacts will be mitigated by Mitigation Measure GEO-1 which requires that grading plans be prepared in conformance with the recommendations in the Geotechnical Report for the Project.

2. Under Geology and Soils, the Project has the potential for significant impacts relating to paleontological resources. Potential impacts under this topic will be mitigated by Mitigation Measure GEO-2 which requires a Worker Awareness and Environmental Program training for construction workers as well as Mitigation Measure GEO-3 which work to cease and a professional vertebrate paleontologist to be contacted if fossil bearing deposits are encountered.

3. Under Hazards and Hazardous Materials, the Project has the potential for significant impacts due to the release of hazardous materials into the environment and being located on a hazardous materials site. Potential impacts under these topics will be mitigated by HAZ-1 which requires a remedial cleanup program to be reviewed and approved by the Los Angeles Regional Water Quality Control Board as set forth in the MMRP.

4. Under Tribal Cultural Resources, the Project has the potential for adverse changes to tribal cultural resources. Potential impacts will be mitigated by TCR-1 through TCR-3. TCR-1 requires the Developer to retain a Native American Monitor to be on-site for ground-disturbing activities. If any tribal cultural resources are found, construction activities will cease until the find is evaluated. TCR-2 provides that the requirements of state law shall be followed if there is any discovery of human remains and associated funerary objects; construction activities must also cease until it is determined by the Tribal Monitor that resuming activities is acceptable. TCR-3 sets forth procedures to be followed for burials and funerary remains. These same mitigation measures would also reduce any cumulative impacts in this area to below a level of significance.

C. The lot line adjustment, which is a condition of approval, does not create any additional environmental impacts that were not examined as part of the overall Project.

SECTION 3. Adoption of MND and MMRP. Based on the above, the Planning Commission hereby adopts the Final and Complete Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A (Final IS/MND) and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit C.

SECTION 4. Conditional Use Permit. Warehouse uses in the M-2 zone require a CUP and conformance with the requirements set forth in Gardena Municipal Code section 18.46.030C.18. (GMC § 18.36.030M.) The Planning Commission hereby approves Conditional Use Permit #7-21 for the warehouse use based on the following findings and subject to the conditions attached hereto as Exhibit E.

A. That the use applied for in one for which a conditional use permit is authorized by Chapter 18.46.

Analysis: The General Industrial (M-2) zone (Chapter 18.38) incorporates all provisions of the M-1 zone (Chapter 18.36). Both Chapter 18.36 and Chapter 18.46 allow for warehouse uses in the M-2 zone pursuant to a CUP.

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 uses specifically permitted in the zone; and will not be detrimental to the public health, safety or welfare.

Analysis: The Project is compatible with the surrounding uses as it is an industrial project being located in an industrial zoned and developed area. As set forth in the staff report, the Project is consistent with the General Plan. The Project will be an improvement to the Property as it will remove buildings that are approximately 73 years old and replace them with a new 190,860 square foot industrial building designed to accommodate a variety of uses including warehousing. The Project will not be detrimental to the public health, safety or welfare.

C. That the site for the intended use is adequate in size and shape to accommodate such use an all of the yards, setbacks, walls, fences, landscaping and other features required.

Analysis: As set forth in the staff report, the site is adequate in size and shape as the Project complies with all required development standards.

D. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated.

Analysis: The Circulation Plan of the Gardena General Plan designates West 135th Street as a major collector roadway. Major collector roadways are intended to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Major collector roadways are designed to carry moderate levels of traffic, with an average right-of-way width of 80 feet, generally in the range of 15,000 to 25,000 vehicles per day.

The use of the property for light assembly, manufacturing, and warehousing 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.

E. That the conditions are necessary to protect the public health, safety and general welfare.

Analysis: The conditions of approval for Conditional Use Permit #7-21, set forth in Exhibit E, will ensure that the warehouse use will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

F. The Project will comply with the requirements set forth in Gardena Municipal Code section 18.46.030C.18.

Analysis: As indicated in the staff report which is incorporated herein by reference, the project complies with all of the additional requirements set forth in the above-referenced section. As the mitigation fee act cannot impose annual service impact fees and one has not been adopted by resolution, the applicant has agreed to pay a one-time fee of \$100,245.60 for its pro rata share of rehabilitation of West 135th Street from Western Avenue to Normandie Avenue due to wear and tear resulting from trucking operations from the warehouse facility. A condition of approval has been added to address the one-time payment.

SECTION 5. Site Plan Review. A site plan review is required under Gardena Municipal Code section 18.44.010 as this Project also requires a CUP. A site plan shall be approved or conditionally approved when the following two findings are made. The Planning Commission hereby approves Site Plan Review # 9-21 dated November 8, 2021, attached hereto as Exhibit D, as presented to the Planning Commission based on the following findings and subject to the conditions attached hereto as Exhibit E.

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structure on the site and the location of proposed uses within the Project are consistent with applicable standards.

Analysis: As set forth in the staff report, the physical location, size, massing, setbacks, pedestrian orientation, and placement of structures within the Project and location of the uses are consistent with applicable standards of the Gardena Municipal Code.

B. The development is consistent with the intent and general purpose of the general plan and provisions of the municipal code.

Analysis: The General Plan land use designation is Industrial which is designed for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities and business parks. The proposed use replaces 296,630 square feet of building space that was built between 1950 and 2010 and most recently has been

occupied by a manufacturing company of aerospace components. The site is on a list of contaminated sites. Development of the site will require clean-up of the contamination in accordance with a Remedial Action Plan approved by the California Department of Toxic Substances Control (DTSC). The new development that will replace the existing manufacturing facilities will meet the most current building standards and will be more energy efficient, using less gas and fuel than the previous use. Additionally, the Project will result in fewer vehicular trips, reduce GHGs and other pollutants and will improve stormwater control measures.

The Project is consistent with a number of goals and policies of the General Plan as more fully set forth in the staff report, which is incorporated by reference.

As set forth in the staff report which is incorporated by reference, the Project will comply with all development standards of the M-1 zone as well as the development standards of the CUP requirements for warehouse uses.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

Analysis: Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located 1718 West 162 Street, which is located roughly 1.7 miles south of the Property. The Property is already within the PD service area, and once operational, the Project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The Property is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 miles west of the site. The Property is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the city's current health and safety services and public infrastructure are sufficient to accommodate the new development.

D. The Project is compatible with the surrounding sites and neighborhoods.

Analysis: The Project is located in an area of the City that is zoned for and has been developed for industrial uses. The Project is keeping within the development pattern of the area and will not have any impacts on the general welfare of the City.

E. The Project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

Analysis: As set forth in Section 2 of this resolution, the appropriate environmental document has been completed and required findings have been made.

SECTION 6. 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 7. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the 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 8. Effective Date. This Resolution shall become effective immediately.

SECTION 9. Certification. The Secretary shall certify the passage of this resolution.

PASSED, APPROVED AND ADOPTED this 21st day of March, 2023.


DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION
Stephen Langley, Vice Chair

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 March 2023, by the following vote of the Planning and Environmental Quality Commission:

AYES: KANHAN, LANGLEY, SHERMAN

NOES:

ABSENT:

APPROVED AS TO FORM:



LISA E. KRANITZ, Assistant City Attorney

Attachments:

- Exhibit A – Final IS/MND
- Exhibit B – Response to Comments
- Exhibit C – Mitigation Monitoring and Reporting Program
- Exhibit D – Architectural Plans, Dated November 8, 2021
- Exhibit E – Conditions of Approval
- Exhibit F – Technical Memo

MARCH 21, 2023

PLANNING & ENVIRONMENTAL QUALITY

COMMISSION

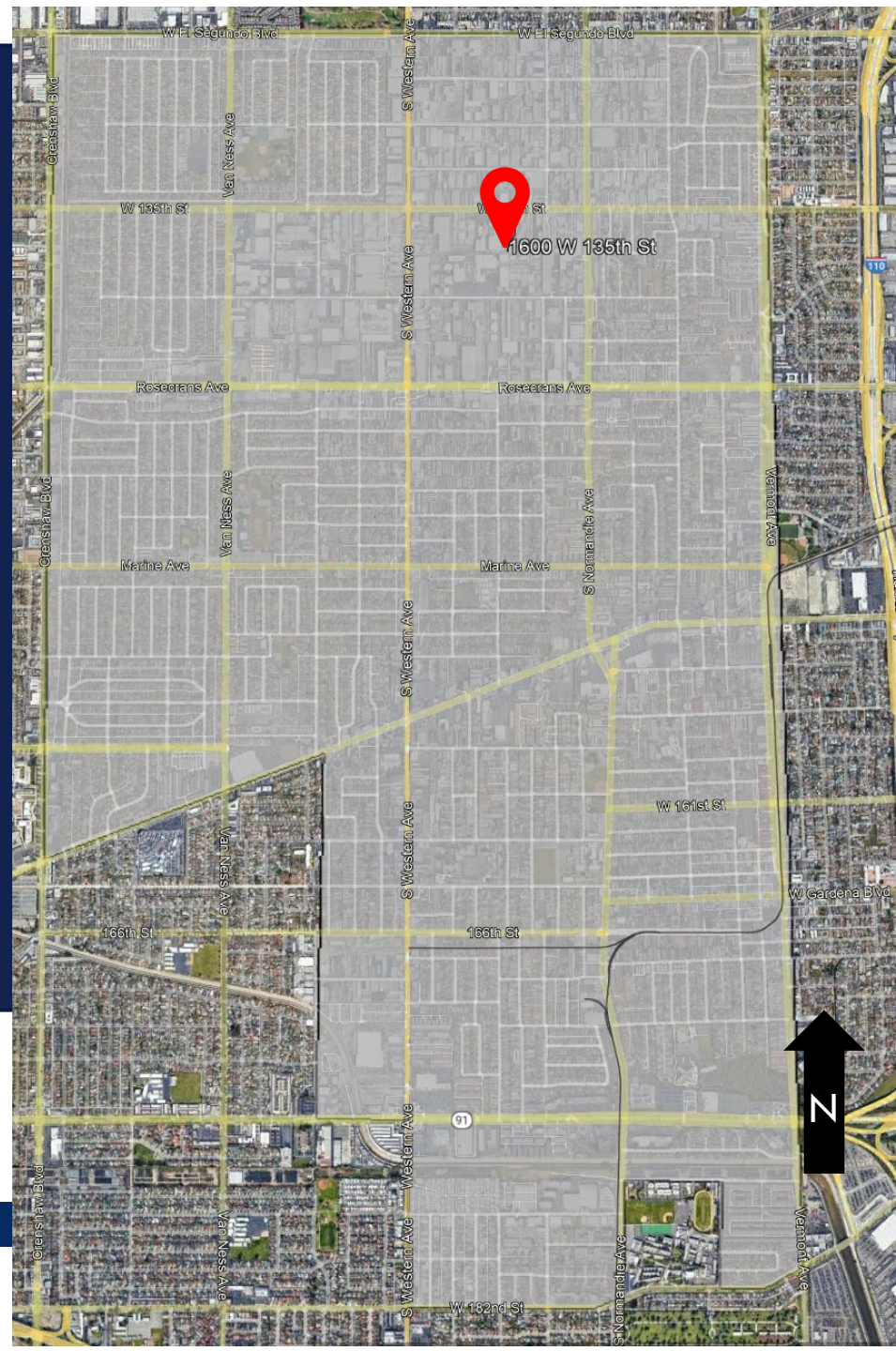


ENVIRONMENTAL ASSESSMENT #18-21
CONDITIONAL USE PERMIT #7-21
SITE PLAN REVIEW #9-21

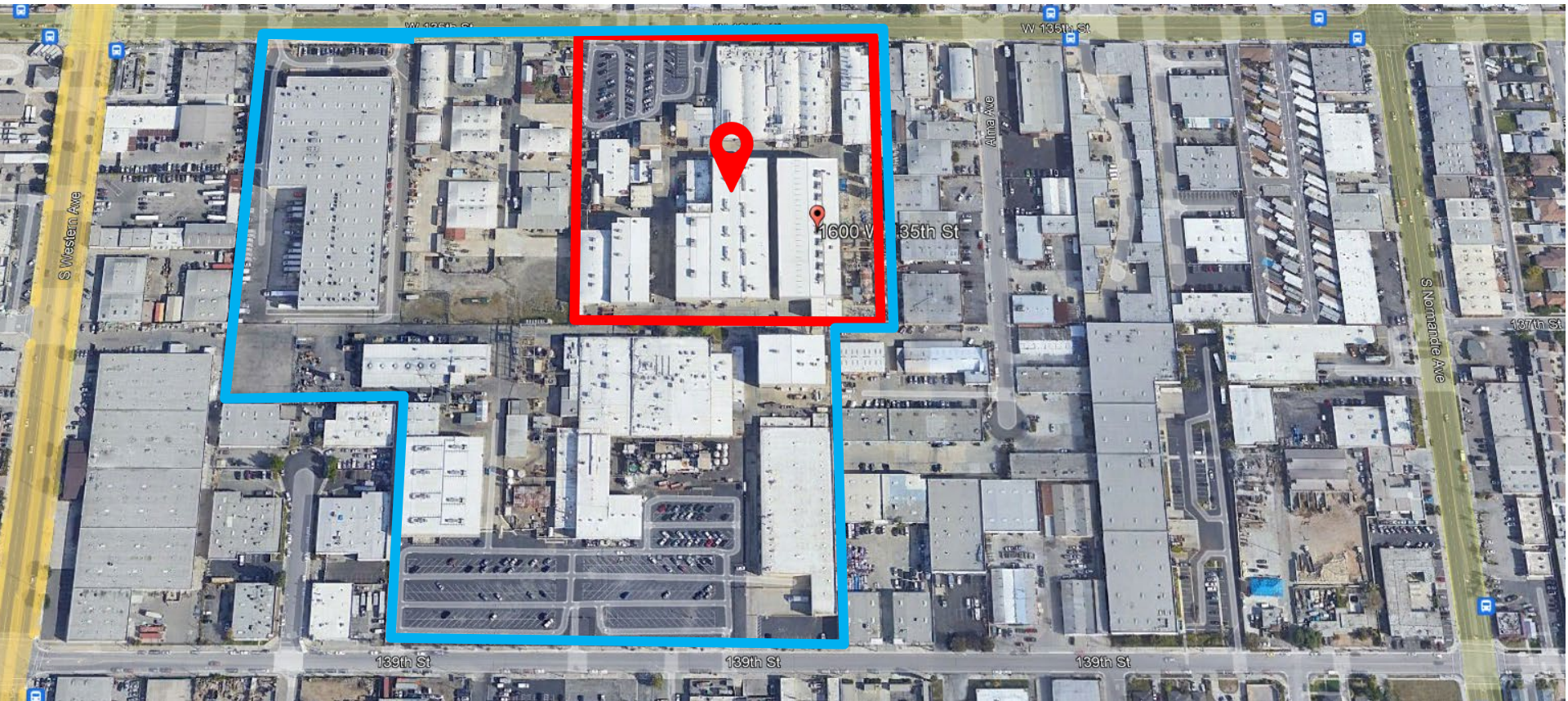


Vicinity Map

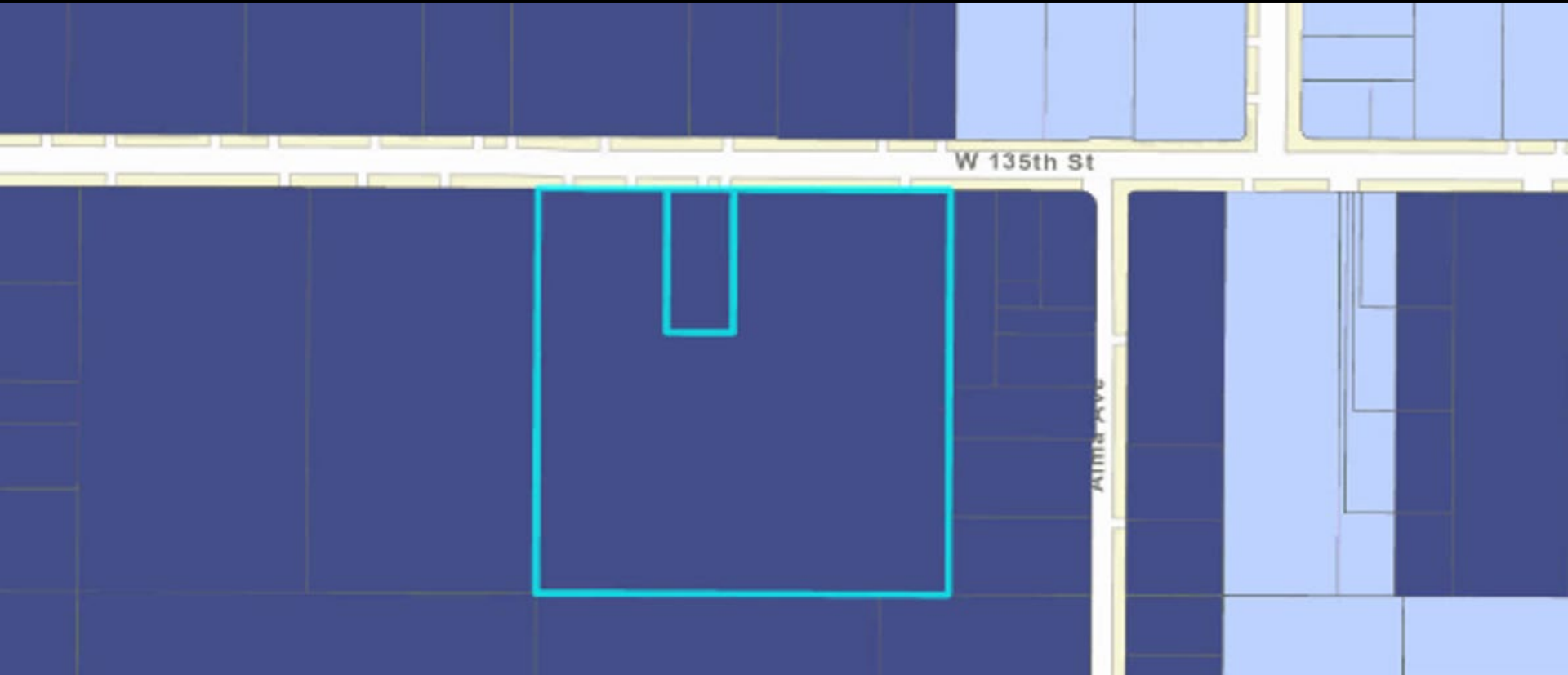
1600 & 1606 W 135th Street



LOCATION



Zoning Map



 Parcels

Zoning 2021

 M1

 M2

General Plan 2021

 Industrial



Project Description

- ❑ Demolish all existing on-site structures, **18 existing buildings, which consisted of 23 bay doors**
- ❑ 190,860 gross square foot (-sf), 42-foot-high industrial building.
 - *180,860-sf open area for industrial use with 22 dock doors*
 - *10,000-sf Office*
- ❑ Site Improvements
 - ❑ New landscaping along street frontage
 - ❑ Proper outdoor lighting
 - ❑ New repaved parking areas, 220 spaces
- ❑ Vehicular access to the site is provided by two 45-foot wide driveway



Entitlements Requested

- 1) Conditional Use Permit (CUP #7-21) – To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code.
- 2) Site Plan Review (SPR #9-21) – Demolition of all existing on-site buildings to construct a new 190,860 square foot tilt-up industrial building, with 22 dock doors, a new parking area, lighting, and landscaping site improvements;
- 3) Environmental Assessment (EA #18-21) – Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).;



134TH ST

BUILDING 1
190,860 S.F.

POTENTIAL OFFICE

FIRE PUMP ROOM

ELECTRICAL ROOM

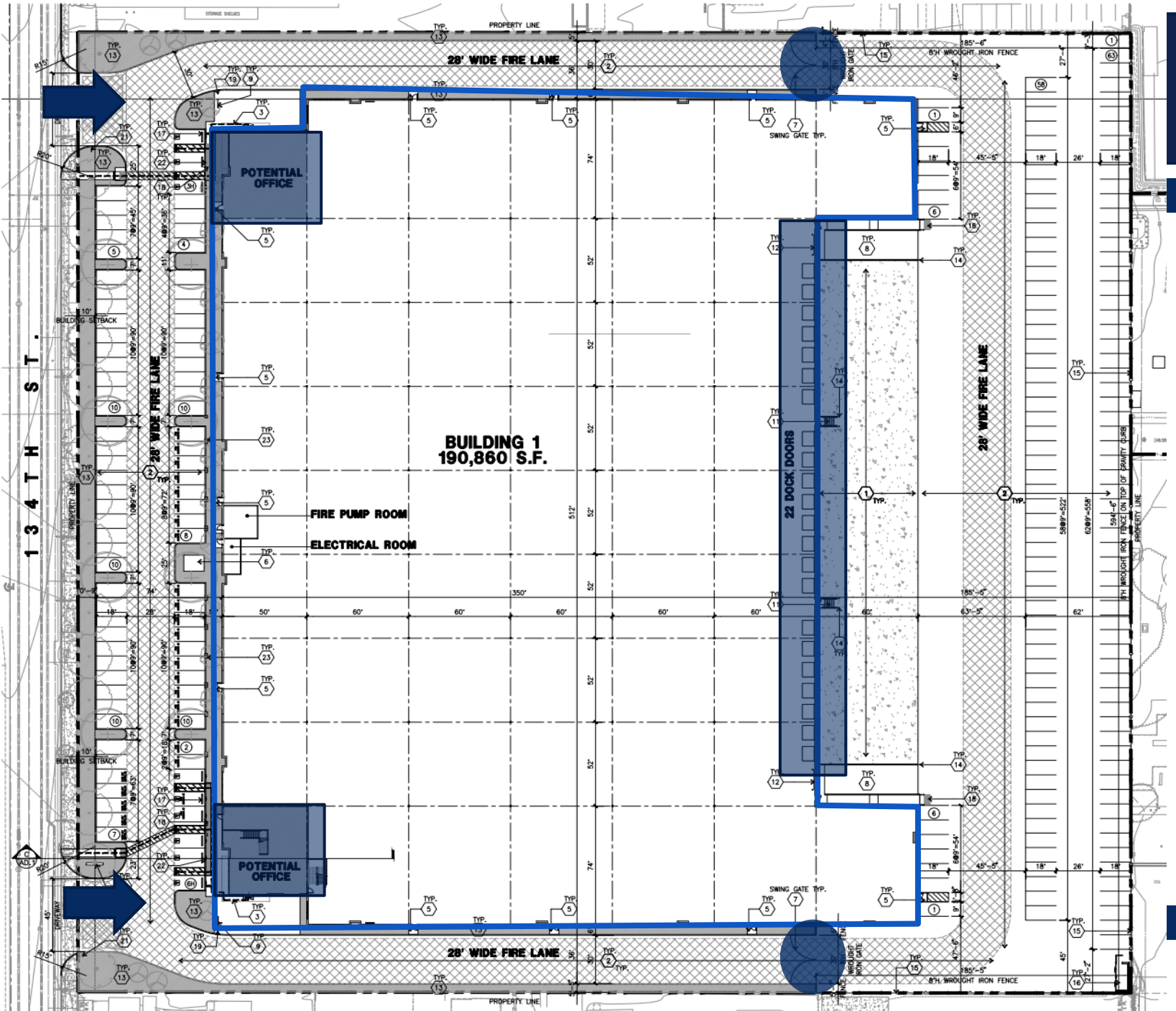
22 DOCK DOORS

POTENTIAL OFFICE

28' WIDE FIRE LANE

28' WIDE FIRE LANE

28' WIDE FIRE LANE



Elevations/Colors and Materials



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Conditional Use Permit

1. Conditional Use Permit (CUP #7-21) – To permit the operations of a warehouse facility in the General Industrial (M-2) zone in accordance with Section 18.46.030.C.18 of the Gardena Municipal Code



Conditional Use Permit

Warehouse uses are subject to specific provisions in set forth in GMC Section 18.46.40.F

- Loading and unloading. Loading and unloading activities shall take place in areas designed and permanently designated solely for such purpose.
- Setbacks. Landscape setbacks of at least ten feet shall be required along all street frontages, except alleys
- Fencing. Barbed wire shall not be used in areas visible to the public



Conditional Use Permit

Warehouse uses are subject to specific provisions in set forth in GMC Section 18.46.40.F

- Driveways. Driveways must be at least forty-five feet wide
- Parking. Customer parking must be separate from truck parking and loading areas
- Applicant shall be required to pay an annual service impact fee to be imposed in accordance with the Mitigation Fee Act (Government Code Section 66000 et seq.)



Site Plan Review – Analysis

GMC Section 18.44.010.a, site plan review is required when a conditional use permit or other discretionary permit is being sought

Findings:

- *The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structure on the site and the location of proposed uses within the project are consistent with applicable standards.*
- *The development is consistent with the intent and purpose of the general plan and provisions of the municipal code, and*
- *The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development; and*
- *The project is compatible with the surrounding sites and neighborhoods; and*



Site Plan Review – Analysis

GMC Section 18.44.010.a, site plan review is required when a conditional use permit or other discretionary permit is being sought

Findings:

- *The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.*



Environmental Considerations

- De Novo Planning Group prepared an Initial Study, Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) under contract to the City
- Initial Study was available for public review from October 13, 2022, to November 14, 2022. Extension to Water Board.
- The IS/MND determined that there were potentially significant impacts with regard to the following:
 - Geology and Soils resources,
 - Hazards and Hazardous Materials,
 - Tribal Cultural Resources.

Mitigated below a level of significance - Mitigation Monitoring and Reporting Program



Public Noticing

- Public hearing notices were advertised in the Gardena Valley News and mailed to owners and occupants within a 300-foot radius of the project site on February 21, 2023. On March 7, 2023, and March 23, 2023, the hearing was continued.
- No Public Comments received.



STAFF RECOMMENDATION

- Receive testimony from the public; and
- Adopt Resolution PC 4-23 approving, Conditional Use Permit #7-21 and Site Plan Review #9-21, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program



Resolution No. PC 10-22

RESOLUTION NO. PC 4-23

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY COUNCIL OF THE CITY OF GARDENA APPROVING A MITIGATED NEGATIVE DECLARATION AND A CONDITIONAL USE PERMIT AND SITE PLAN FOR A 190,860 SQUARE FOOT WAREHOUSE BUILDING LOCATED AT 1600 W. 135TH STREET





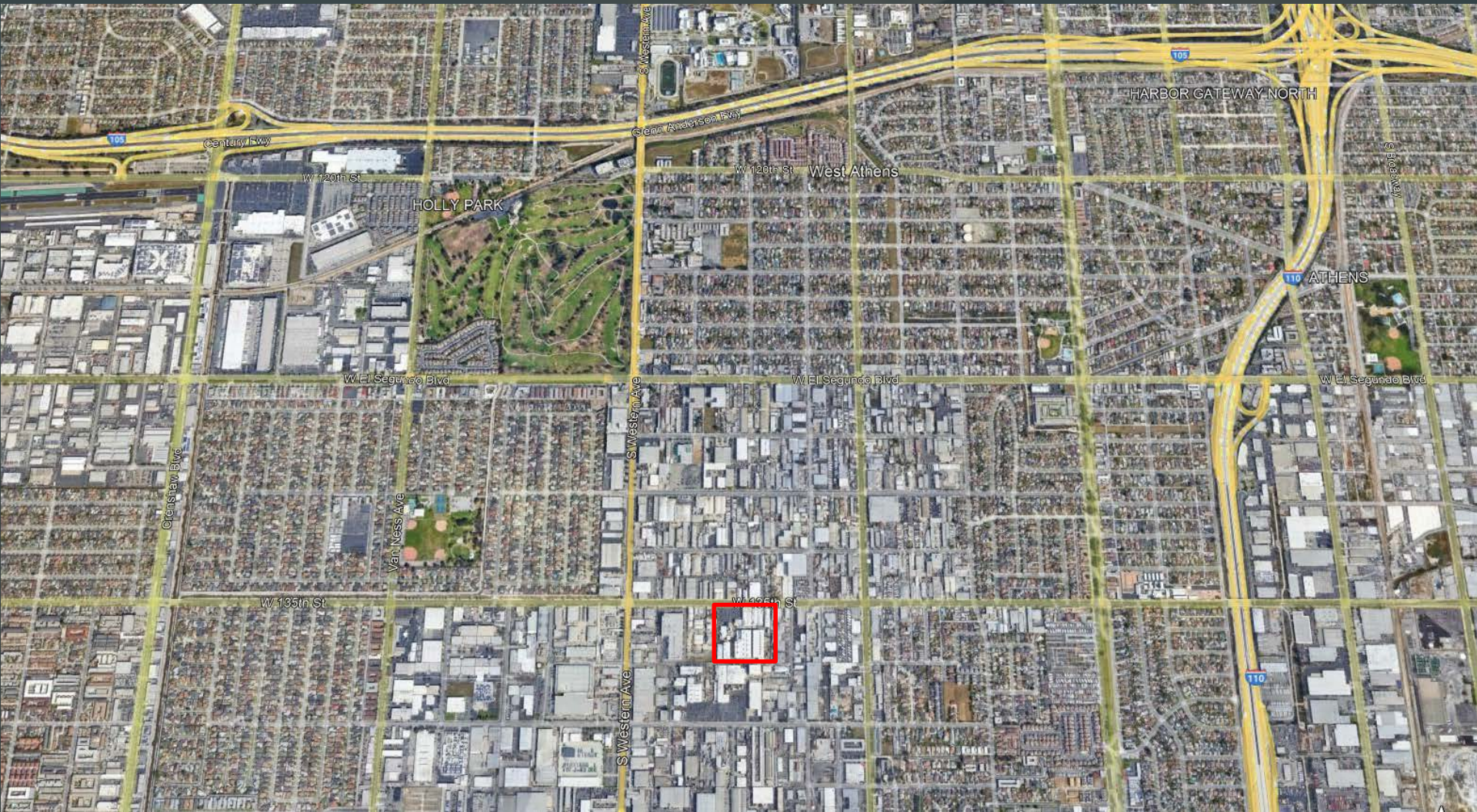
1600 W 135th Street, Gardena CA

OMP
OVERTON MOORE PROPERTIES

Overview

- 8.46 acres of M2 Zoning
- Existing tenant, Avcorp, has elected to close its operations and vacate the property. Current lease expires on March 31, 2023
- Older, functionally obsolete mix of 18 buildings to be replaced with modern, state of the art, class A industrial building of 190,860 square feet





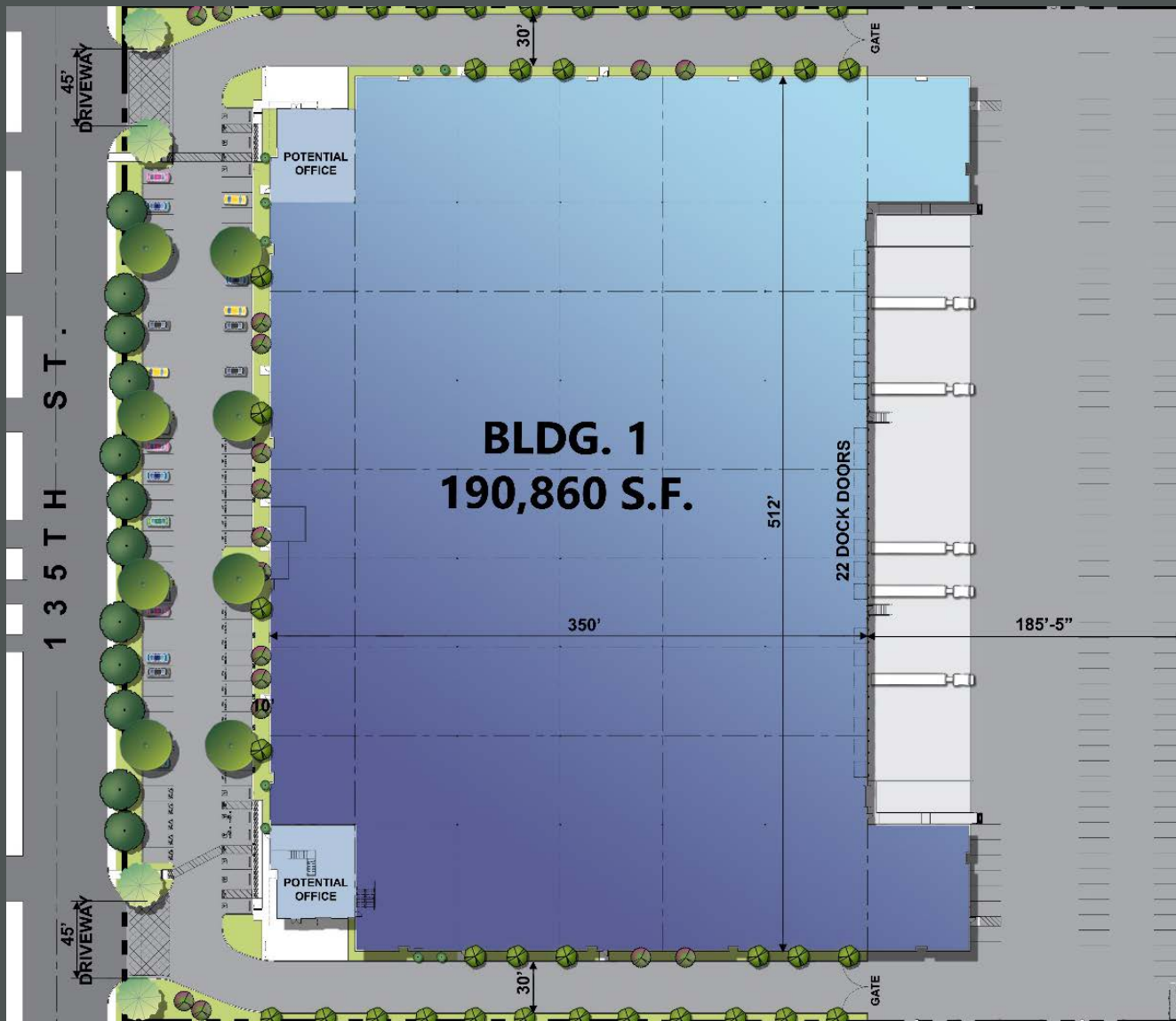
OMP
OVERTON MOORE PROPERTIES



135th Street



OMP
OVERTON MOORE PROPERTIES



Project Tabulation

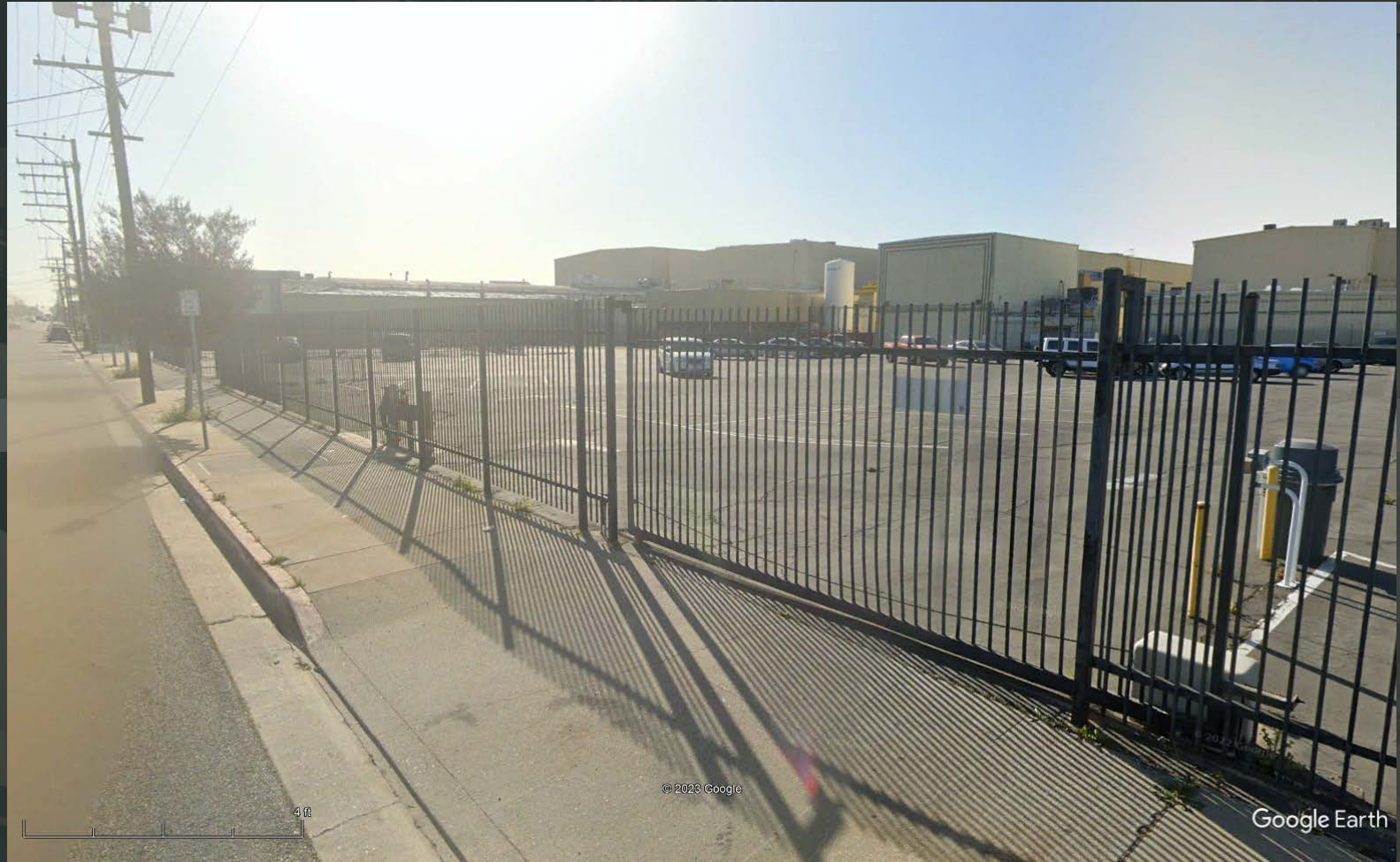
Net Site Area	8.46 Acres
Building SF (Incl. 5,000 second floor office)	190,860
Auto Parking Provided (Min. 214, Max. 220)	220 Stalls (1.15 per 1,000 SF)
Landscape	20,289 SF (5.5%)
Building Height	42'



Project Design

- Noteworthy design elements
 - High image architectural design suitable for corporate headquarters
 - Landscape enhancements
 - Functional ingress and egress
 - Screening of loading areas
 - Ability to increase parking for higher employment uses
 - Customer parking separate from truck parking and loading areas
 - New street improvements including sidewalks, driveways, landscaping and curb/gutters
 - Divisible to two tenants





Current 135th Street Frontage





Proposed 135th Street Frontage





135TH STREET ELEVATION - NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Elevations



Sustainability

- Expandable power for manufacturing or value-add occupiers
- EV chargers installed day 1, plus conduits for additional future stalls
- Conduits for future EV truck charging
- Solar Ready roof
- Drought tolerant landscaping
- Excess bicycle parking
- High quality insulation
- High performance windows and doors
- 2.5% Skylights to reduce daytime lighting use
- Recycled concrete and asphalt materials from former structures to be re-used onsite
- Trees for shading of parking per city requirements, focusing on street frontage
- Full concrete paving for heat island reduction



OMP Case Study: 1720 W 135th, Gardena



- 101,890 SF industrial building built by OMP in 2017
- Leased long term to Airfayre, providing in flight catering manufacturer providing significant employment



OMP Case Study: 12901 Western Ave, Gardena



- 40,511 SF industrial building built by OMP in 2018
- Sold to Genexus, a leading apparel company as its corporate headquarters



Project Benefits

The project will provide numerous benefits to the residents and City of Gardena. Some examples of the benefits include:

- New high quality jobs expected to generate millions of dollars in annual salaries and wages
- Redevelopment opportunity to demo functionally obsolete buildings to address current market needs
- New construction jobs
- Additional fee revenue for the City of other agencies
- Expansion opportunities for a new or existing companies in Gardena
- Support for Gardena retail and restaurants
- Local hiring and supplier opportunities for businesses and residents in the City of Gardena



Thank You



OMP
OVERTON MOORE PROPERTIES

RESOLUTION NO. 6626

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION AND A CONDITIONAL USE PERMIT AND SITE PLAN FOR A 190,860 SQUARE FOOT WAREHOUSE BUILDING LOCATED AT 1600 W. 135TH STREET

WHEREAS, on December 2, 2021, Gardena Owner LP (“Developer”), owner of the 296,630 square foot parcel located at 1600 W. 135th Street (the “Property”), filed an application for development of a 190,860 square foot warehouse building that would include 10,000 square feet of office space; and

WHEREAS, the Property has a land use designation of General Industrial and a corresponding zoning of General Industrial (M-2);

WHEREAS, development of the Project requires approval of a lot line adjustment of two parcels to combine them into one, a conditional use permit (“CUP”) for the warehouse use, and a site plan for the warehouse (the “Project”); and

WHEREAS, the lot line adjustment shall be approved by the Community Development Director; and

WHEREAS, on March 22, 2022, the City entered into a consultant agreement with Harris & Associates (“Consultant”) to prepare the required environmental documentation for the project; and

WHEREAS, the City, through Consultant, prepared an Initial Study/Mitigated Negative Declaration for the Project; and

WHEREAS, on March 7, 2023 the Planning Commission opened and continued the public hearing to March 21, 2023; and

WHEREAS, on March 21, 2023 held the public hearing at which time it considered all evidence presented, both written and oral after which it adopted Resolution No. PC 4-23 approving the mitigated negative declaration, conditional use permit and site plan review; and

WHEREAS, On March 28, 2023, Councilmember Love called for review of the project, which was seconded may Mayor Pro Tem Francis; and

WHEREAS, on April 13, 2023, a public hearing was duly noticed for the City Council meeting of April 25, 2023, at which time it held a public hearing; and

WHEREAS, in making the various findings set forth herein, the City Council 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

RESOLUTION NO. 6626

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.

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

SECTION 1. CEQA Procedures. The Planning Commission of the City of Gardena does hereby find as follows:

- A. Consultant prepared an Initial Study/Mitigated Negative Declaration (hereafter "MND"). A Notice of Intent to adopt the MND was timely distributed and the public review period was from October 13, 2022 to November 14, 2022. This deadline was extended to the end of November 2022 for the California Regional Water Quality Control Board ("RWQCB") as it was inadvertently left off of the notice list.
- B. 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.
- C. City received public comments on the MND from the Los Angeles Regional Water Quality Control Board (RWQCB), the South Coast Air Quality Management District (SCAQMD), the Los Angeles County Sanitation Districts, the Los Angeles County Fire Department, Supporters Alliance for Environmental Responsibility ("SAFER"), and Golden State Environmental Justice Alliance. Both SAFER and the Environmental Justice Alliance withdrew their comment letters. All other comments were responded to and incorporated into a separate document entitled Response to Comments, dated March 2023, attached hereto as Exhibit B.
- D. As a result of the comment received by the RWQCB, minor changes were made to Mitigation Measure HAZ-1 for clarification purposes. The Mitigation Measure now recognizes that the remedial cleanup program for the shallow VOC impacted soils may be through a document other than a Remedial Action Plan (RAP), includes a reference to the document which contains the clean-up standards, and specifies that cleanup shall be to the criterial protective of human health and the environment. Additionally, the Mitigation Measure provides that additional cleanup that may be required for deeper soils and groundwater is not required for mitigation of the project. The RWQCB is an agreement with the revisions to the mitigation measure and a technical memorandum was prepared by the City's consultant regarding this change (Exhibit F attached hereto).
- E. No substantive changes were required to the MND as a result of the

RESOLUTION NO. 6626

comments and recirculation of the document was not required. The changes merely clarify or make insignificant changes in the Draft IS/MND which are incorporated into the Final IS/MND, dated March 2023 (Exhibit A attached hereto).

- F. In adopting the MND and adopting the Mitigation Monitoring and Reporting Program (Exhibit C attached hereto), the City Council has exercised its independent judgement and analysis. The MND is an accurate and complete statement of potential environmental impacts of the Project. The City Council 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 MND 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 each can be mitigated below a level of significance.
1. Under Geology and Soils, the Project has the potential for significant impacts relating to soil instability and expansive soil. These potential impacts will be mitigated by Mitigation Measure GEO-1 which requires that grading plans be prepared in conformance with the recommendations in the Geotechnical Report for the Project.
 2. Under Geology and Soils, the Project has the potential for significant impacts relating to paleontological resources. Potential impacts under this topic will be mitigated by Mitigation Measure GEO-2 which requires a Worker Awareness and Environmental Program training for construction workers as well as Mitigation Measure GEO-3 which work to cease and a professional vertebrate paleontologist to be contacted if fossil bearing deposits are encountered.
 3. Under Hazards and Hazardous Materials, the Project has the potential for significant impacts due to the release of hazardous materials into the environment and being located on a hazardous materials site. Potential impacts under these topics will be mitigated by HAZ-1 which requires a remedial cleanup program to be reviewed and approved by the Los Angeles Regional Water Quality Control Board as set forth in the MMRP.
 4. Under Tribal Cultural Resources, the Project has the potential for adverse changes to tribal cultural resources. Potential impacts will be mitigated by TCR-1 through TCR-3. TCR-1 requires the Developer to retain a Native American Monitor to be on-site for ground-disturbing activities. If any tribal cultural resources are found, construction activities will cease until the find is evaluated. TCR-2 provides that the requirements of state law shall be followed if there is any discovery of human remains and associated

RESOLUTION NO. 6626

funerary objects; construction activities must also cease until it is determined by the Tribal Monitor that resuming activities is acceptable. TCR-3 sets forth procedures to be followed for burials and funerary remains. These same mitigation measures would also reduce any cumulative impacts in this area to below a level of significance.

- C. The lot line adjustment, which is a condition of approval, does not create any additional environmental impacts that were not examined as part of the overall Project.

SECTION 3. Adoption of MND and MMRP. Based on the above, the City Council hereby adopts the Final and Complete Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A (Final IS/MND) and adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit C.

SECTION 4. Conditional Use Permit. Warehouse uses in the M-2 zone require a CUP and conformance with the requirements set forth in Gardena Municipal Code section 18.46.030C.18. (GMC § 18.36.030M.) The City Council hereby approves Conditional Use Permit #7-21 for the warehouse use based on the following findings and subject to the conditions attached hereto as Exhibit E.

- A. That the use applied for in one for which a conditional use permit is authorized by Chapter 18.46.

Analysis: The General Industrial (M-2) zone (Chapter 18.38) incorporates all provisions of the M-1 zone (Chapter 18.36). Both Chapter 18.36 and Chapter 18.46 allow for warehouse uses in the M-2 zone pursuant to a CUP.

- 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 uses specifically permitted in the zone; and will not be detrimental to the public health, safety or welfare.

Analysis: The Project is compatible with the surrounding uses as it is an industrial project being located in an industrial zoned and developed area. As set forth in the staff report, the Project is consistent with the General Plan. The Project will be an improvement to the Property as it will remove buildings that are approximately 73 years old and replace them with a new 190,860 square foot industrial building designed to accommodate a variety of uses including warehousing. The Project will not be detrimental to the public health, safety or welfare.

- 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.

Analysis: As set forth in the staff report, the site is adequate in size and shape as the Project complies with all required development standards.

RESOLUTION NO. 6626

- D. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated.

Analysis: The Circulation Plan of the Gardena General Plan designates West 135th Street as a major collector roadway. Major collector roadways are intended to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Major collector roadways are designed to carry moderate levels of traffic, with an average right-of-way width of 80 feet, generally in the range of 15,000 to 25,000 vehicles per day. The use of the property for light assembly, manufacturing, and warehousing 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.

- E. That the conditions are necessary to protect the public health, safety and general welfare.

Analysis: The conditions of approval for Conditional Use Permit #7-21, set forth in Exhibit E, will ensure that the warehouse use will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

- F. The Project will comply with the requirements set forth in Gardena Municipal Code section 18.46.030C.18.

Analysis: As indicated in the staff report which is incorporated herein by reference, the project complies with all of the additional requirements set forth in the above-referenced section. As the mitigation fee act cannot impose annual service impact fees and one has not been adopted by resolution, the applicant has agreed to pay a one-time fee of \$100,245.60 for its pro rata share of rehabilitation of West 135th Street from Western Avenue to Normandie Avenue due to wear and tear resulting from trucking operations from the warehouse facility. A condition of approval has been added to address the one-time payment.

SECTION 5. Site Plan Review. A site plan review is required under Gardena Municipal Code section 18.44.010 as this Project also requires a CUP. A site plan shall be approved or conditionally approved when the following two findings are made. The City Council hereby approves Site Plan Review # 9-21 dated November 8, 2021, attached hereto as Exhibit D, as presented to the City Council based on the following findings and subject to the conditions attached hereto as Exhibit E.

- A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structure on the site and the location of proposed uses within the Project are consistent with applicable standards.

Analysis: As set forth in the staff report, the physical location, size, massing, setbacks, pedestrian orientation, and placement of structures within the Project and location of the uses are consistent with applicable standards of the Gardena Municipal Code.

RESOLUTION NO. 6626

- B. The development is consistent with the intent and general purpose of the general plan and provisions of the municipal code.

Analysis: The General Plan land use designation is Industrial which is designed for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities and business parks. The proposed use replaces 296,630 square feet of building space that was built between 1950 and 2010 and most recently has been occupied by a manufacturing company of aerospace components. The site is on a list of contaminated sites. Development of the site will require clean-up of the contamination in accordance with a Remedial Action Plan approved by the California Department of Toxic Substances Control (DTSC). The new development that will replace the existing manufacturing facilities will meet the most current building standards and will be more energy efficient, using less gas and fuel than the previous use. Additionally, the Project will result in fewer vehicular trips, reduce GHGs and other pollutants and will improve stormwater control measures.

The Project is consistent with a number of goals and policies of the General Plan as more fully set forth in the staff report, which is incorporated by reference.

As set forth in the staff report which is incorporated by reference, the Project will comply with all development standards of the M-1 zone as well as the development standards of the CUP requirements for warehouse uses.

- C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

Analysis: Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located 1718 West 162 Street, which is located roughly 1.7 miles south of the Property. The Property is already within the PD service area, and once operational, the Project would continue to be served by the PD. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The Property is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 miles west of the site. The Property is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the city's current health and safety services and public infrastructure are sufficient to accommodate the new development.

- D. The Project is compatible with the surrounding sites and neighborhoods.

Analysis: The Project is located in an area of the City that is zoned for and has been developed for industrial uses. The Project is keeping within the development pattern of the area and will not have any impacts on the general welfare of the City.

- E. The Project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

RESOLUTION NO. 6626

Analysis: As set forth in Section 2 of this resolution, the appropriate environmental document has been completed and required findings have been made.

SECTION 6. 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 25th day of April, 2023.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

Carmen Vasquez

CARMEN VASQUEZ, City Attorney

FINAL

Initial Study/Mitigated Negative Declaration

Gardena Industrial Center Project

Prepared for:



**City of Gardena
1700 West 162nd Street
Gardena, California 90247
Contact: Amanda Acuna, Senior Planner**

Prepared by:



**22 Executive Park, Suite 200
Irvine, California 92614
(949) 655-3900
Contact: William Halligan, Esq., Senior Director/Senior Environmental Counsel**

March 2023

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Table of Contents

Acronyms and Abbreviations	v
Document Overview.....	ix
Section 1 Project Description	1
1.1 Project Location	1
1.2 Environmental Setting	1
1.2.1 Surrounding Land Uses	1
1.2.2 Existing General Plan and Zoning	2
1.3 Project Description	2
1.3.1 Proposed Project Description	2
1.3.2 Proposed Project Design	2
1.3.3 Open Space and Landscaping	2
1.3.4 Lighting	3
1.3.5 Access, Circulation, and Parking	3
1.3.6 Grading and Drainage.....	3
1.3.7 Demolition and Construction.....	3
1.3.8 Project Phasing	3
1.4 Project Approvals and Permits	3
Section 2 Initial Study Checklist.....	23
2.1 Project Information	23
2.2 Environmental Factors Potentially Affected	25
2.3 Lead Agency Determination	26
2.4 Evaluation of Environmental Impacts	27
2.4.1 Aesthetics	28
2.4.2 Agriculture and Forestry Resources	32
2.4.3 Air Quality	34
2.4.4 Biological Resources	45
2.4.5 Cultural Resources.....	49
2.4.6 Energy	52
2.4.7 Geology and Soils	56
2.4.8 Greenhouse Gas Emissions	62
2.4.9 Hazards and Hazardous Materials	67
2.4.10 Hydrology and Water Quality	76
2.4.11 Land Use and Planning.....	81
2.4.12 Mineral Resources	82
2.4.13 Noise	83
2.4.14 Population and Housing.....	89
2.4.15 Public Services.....	90

2.4.16 Recreation	92
2.4.17 Transportation	93
2.4.18 Tribal Cultural Resources	97
2.4.19 Utilities and Service Systems.....	103
2.4.20 Wildfire.....	109
2.4.21 Mandatory Findings of Significance.....	111

Section 3 List of Preparers113

3.1 Lead Agency	113
3.2 Consultants	113

Section 4 References115

Figures

Figure 1. Regional Location	5
Figure 2. Project Site.....	7
Figure 3. Previous Recognized Environmental Conditions	9
Figure 4. Site Plan	11
Figure 5a. Elevations	13
Figure 5b. Elevations	15
Figure 6a. Grading Plan.....	17
Figure 6b. Grading Plan.....	19
Figure 7. Building Numbers.....	21

Tables

Table 1. Anticipated Discretionary Actions/Approvals.....	4
Table 2. South Coast Air Quality Management District Air Quality Mass Daily Thresholds	37
Table 3. Source Receptor Area Southwest Coastal Los Angeles County Localized Significance Thresholds	37
Table 4. Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day).....	39
Table 5. Operational Daily Maximum Air Pollutant Emissions	40
Table 6. Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day) Relative to Localized Significance Thresholds	42
Table 7. Existing Energy Use	52
Table 8. Construction Diesel Fuel and Gasoline Use	53
Table 9. Existing and Project Electricity Use	54
Table 10. Existing and Project Natural Gas Use.....	54
Table 11. Existing and Proposed Project Vehicle Fuel Use.....	54
Table 12. Project Greenhouse Gas Emissions	66
Table 13. Noise Plan Community Noise Exposure Levels (dBA CNEL)	85
Table 14. Allowable Exterior and Interior Noise Levels.....	86
Table 15. Project Trip Generation	95

Table 16. Multiple-Dry Years Supply and Demand Comparison (DWR Table 7-4W)..... 104
Table 17. Existing and Project Natural Gas Use..... 106

Appendices

Appendix A. Transportation Impact Analysis
Appendix B. Air Quality Memo
Appendix C. GHG Memo
Appendix D. Energy Memo
Appendix E. Noise Memo
Appendix F. Phase I Soil Report
Appendix G. Phase II Soil Report and Environmental Summary
Appendix H. Low Impact Development Plan
Appendix I. Geotechnical Report

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Acronyms and Abbreviations

°F	degrees Fahrenheit
µg/kg	micrograms per kilogram
µg/L	micrograms per liter
AB	Assembly Bill
ADT	average daily traffic
Alquist-Priolo	Alquist-Priolo Earthquake Fault Zoning Act
AMSL	above mean sea level
AST	aboveground storage tank
bgs	below ground surface
BMP	best management practice
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAP	climate action plan
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFG Code	California Fish and Game Code
CFR	Code of Federal Regulations
CH ₄	methane
CNDDB	California Rare Plant Rank
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
cy	cubic yard
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
DTSC	California Department of Toxic Substances Control
EIR	environmental impact report
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act

GHG	greenhouse gas
GIS	geographic information system
gpm	gallons per minute
GPS	Global Positioning System
GSF	gross square feet
GWP	global warming potential
HFC	hydrofluorocarbon
HRA	health risk assessment
HVAC	heating, ventilation, and air conditioning
I-	Interstate
IS	initial study
L _{dn}	day-night average sound level
L _{eq}	equivalent continuous sound level
L _{max}	maximum sound level
L _{min}	minimum sound level
LOS	level of service
LUST	leaking underground storage tank
MBTA	Migratory Bird Treaty Act
mg/kg	milligrams per kilogram
mg/L	milligrams per liter
MMRP	Mitigation Monitoring and Reporting Program
MMT	millions of metric tons
mpg	miles per gallon
mph	miles per hour
MSCP	Multiple Species Conservation Program
MT	metric ton
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	natural community conservation plan
ND	negative declaration
NO	nitric oxide
NO ₂	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O&M	operations and maintenance
O ₃	ozone
OEHHA	California Office of Environmental Health Hazard Assessment
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
PFC	perfluorocarbon
PM	particulate matter
PM ₁₀	particulate matter measuring no more than 10 microns in diameter

PM _{2.5}	fine particulate matter measuring no more than 2.5 microns in diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	California Public Resources Code
project	Hitco Industrial
RAQS	Regional Air Quality Strategy
RCRA	Resource Conservation and Recovery Act
ROG	reactive organic gas
ROW	right-of-way
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SAA	streambed alteration agreement
SB	Senate Bill
SF ₆	sulfur hexafluoride
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SO _x	sulfur oxides
SR-	State Route
SVOC	semivolatile organic compound
SWPPP	stormwater pollutant prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TCR	tribal cultural resource
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Services
USGS	U.S. Geological Survey
UST	underground storage tank
v/c	volume to capacity
VdB	vibration decibel
VMT	vehicle miles traveled
VOC	volatile organic compound

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Document Overview

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with California Environmental Quality Act (CEQA) and the CEQA Guidelines for the proposed Gardena Industrial Center Project. The primary intent of this document is to determine whether project implementation would result in potentially significant impacts to the environment.

In accordance with CEQA, projects that have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment must undergo analysis to disclose potential significant effects. The provisions of CEQA apply to California governmental agencies at all levels, including local agencies, regional agencies, state agencies, boards, commissions, and special districts. CEQA requires preparation of an IS for a discretionary project to determine the range of potential environmental impacts of that project and to define the scope of the environment review document. As specified in Section 15064(f) of the CEQA Guidelines, the lead agency may prepare a Mitigated Negative Declaration if, in the course of the IS analysis, it is recognized that the project may have a significant impact on the environment, but that implementation of specific mitigation measures would reduce potentially significant impacts to a less than significant level. As the lead agency for the Proposed Project, the City of Gardena has the principal responsibility for conducting the CEQA environmental review to analyze the potential environmental effects associated with project implementation. During the review process, it was determined that no potentially significant impacts would occur. Therefore, an IS/MND has been prepared for the Proposed Project.

This IS/MND is organized as follows:

- **Section 1: Project Description.** This section introduces the document and discusses the project description including location, setting, and specifics of the lead agency and contacts.
- **Section 2: Initial Study Checklist.** This section discusses the CEQA environmental topics and checklist questions and identifies the potential for impacts.
- **Section 3: List of Preparers.** This section lists the organizations and individuals who were consulted and/or prepared this IS/MND.
- **Section 4: References.** This section presents a list of reference materials consulted during preparation of this IS/MND.

Public Review

The IS/MND will be circulated for a 30-day public review period from October 13, 2022 through November 14, 2022.

Comments regarding this IS/MND must be made in writing and submitted to:

City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, California 90247
Attn: Amanda Acuna, Senior Planner

or by email to AAcuna@cityofgardena.org.

The City invites you to submit written comments describing your specific environmental concerns. If you are representing a public agency, please identify your specific areas of statutory responsibility if applicable. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after the receipt of this notice. If a responsible or trustee agency fails to respond within this time period, the Company may presume that your agency has no response to make pursuant to CEQA Guidelines Section 15082(b)(2).

Section 1 Project Description

The following Initial Study (IS) and Environmental Checklist presents information on the Project and an evaluation of the probable environmental effects anticipated by the Gardena Industrial Center Project (Proposed Project). This Initial Study has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended, the CEQA Guidelines, and the City of Gardena's City Guidelines.

1.1 Project Location

The Proposed Project is located at 1600 West 135th Street in the City of Gardena (City). The 296,630 square foot Project Site is located between the following local thoroughfares: 135th Street to the north, 139th Street to the south, Normandie Avenue to the east, and South Western Avenue to the west. The Project Site is approximately 1 mile west of Interstate 110, approximately 1.2 miles south of Interstate (I) 105, and 3.8 miles east and 0.5 miles north of I-405. Figure 1, Regional Location, shows the Project regional location, while Figure 2, Project Site, depicts the Project Site and the surrounding area.

1.2 Environmental Setting

The City of Gardena is located in the South Bay region of the County of Los Angeles (County). The Project Site is in an urban area of the southwest region of the County and is currently occupied by a silica and carbon-based products manufacturing company. Generally, the City is an urbanized community. Surrounding the Project Site is 135th Street to the north and industrial uses to the east, south, and west. The Project Site is located within 0.25 miles of bus stops at the intersection of Western Avenue and 135th Street, which provide service to GTrans Line 2 and Line 4. The City is surrounded by the unincorporated community of Athens to the north, the Los Angeles neighborhood of Harbor Gateway to the east and south, the city of Torrance to the southwest, the Los Angeles neighborhood of Alondra Park and Hawthorne to the west, and the city of Hawthorne to the northwest.

1.2.1 Surrounding Land Uses

The Proposed Project is surrounded by industrial uses on all sides, as well as commercial and residential uses in the peripheral areas. Some residences are located between industrial buildings. The closest residences are located at the intersection of West 135th Street and Halldale Avenue, approximately 350 feet northeast of the Project Site, and near the intersection of West 135th Street and Normandie Drive, approximately 800 feet west of the site. 135th Street Elementary is located further east of the Proposed Project. Purchase Avenue Elementary is located further west of the Proposed Project. Rowley Memorial Park is also located further west of the Proposed Project.

1.2.2 Existing General Plan and Zoning

The Project Site is currently designated as General Industrial by the City of Gardena General Plan Land Use Map and is zoned as General Industrial (M-2).

1.3 Project Description

1.3.1 Proposed Project Description

The Proposed Project involves the demolition of all existing on-site buildings, totaling 296,630 square feet of building space, parking lots, and associated improvements. This consists of buildings 1-13, 21, 32, 44, 46, 51, 65, 69 73 and 75 as shown on Figure 3, Previous Recognized Environmental Conditions. The Proposed Project would entail the demolition of all structures on site. The site has been used to manufacture silica and carbon-based products since original construction. The site was formerly part of a larger property that was occupied by various owners. Most recently, the site has been occupied by Avcorp Composite Fabricators, manufacturers of composite aerospace components. As shown in Figure 4, Site Plan, the Proposed Project consists of a new 190,860-square foot tilt-up concrete industrial building, constituting of 180,860 square feet of industrial uses and 10,000 square feet of office uses. The proposed building has been designed to accommodate up to two tenants with a wide variety of uses, including light assembly, manufacturing, e-commerce, and warehousing/distribution. The Proposed Project is concurrently applying for a conditional use permit (CUP) for warehousing/distribution and a site plan review (SPR).

1.3.2 Proposed Project Design

The forward-looking configuration of the proposed industrial building includes two-story lanterns of glass that accentuate the office corners of the facility creating solid and void in the massing of the 42-foot-tall facilities as shown in Figure 5a, Elevations, and Figure 5b, Elevations. Clearstories of glazing are proposed high on the concrete tilt up panels between the transparent corners providing natural light deep into the building footprint. Concrete panel elements are proposed to be used as accents and multi-colored paint compositions to break down the scale of the concrete tilt up walls. At 36 feet clear, the tall envelope of the building has been designed to accommodate a wide range of users that require efficient facilities.

1.3.3 Open Space and Landscaping

Ten foot setbacks with landscaping along the property lines are proposed for compliance with the development code. The new landscaping would have varied tree species and shrubs with plant species that are consistent with the surrounding area and meet drought tolerant requirements.

1.3.4 Lighting

The Proposed Project is required to comply with the City's requirements for outdoor lighting, which shall demonstrate an average of two footcandles with no single point less than one footcandle for all public/common areas. The Proposed Project's lighting plan would include night lighting for parking areas, walkways, and driveways. Outdoor lights would cast downward and would be shrouded to prevent glare.

1.3.5 Access, Circulation, and Parking

The circulation for the Proposed Project has been designed to ensure the safe and efficient movement of cars and trucks throughout the Project Site. Two 45-foot wide driveways would be provided on West 135th Street. Parking is proposed to be located in surface parking lots on the North side of the proposed industrial building fronting West 135th Street with additional stalls available in the rear of the proposed building. The Proposed Project does not provide more parking than what is required by the City, but includes 220 parking spaces. Parking impacts, in and of themselves, are exempt from CEQA review.

1.3.6 Grading and Drainage

The approximate earthwork numbers are 20,749 cubic yards of cut, 20,749 cubic yards of fill and 17,721 cubic yards of over-excavation as shown in Figure 6a, Grading Plan, and Figure 6b, Grading Plan. The site is expected to balance cut with fill. The Proposed Project includes the construction of low impact development (LID) stormwater management systems. Infiltration is not an option at this site so the site will use two (2) interconnected WetlandMod units (at-grade with plants) and two (2) sets of StormTech MC-3500 detention chambers sized to treat 1.5x the StormWater Quality Design Volume.

1.3.7 Demolition and Construction

The Proposed Project would result in the demolition of the existing buildings and all surface pavements on the site. See Figure 7, Building Numbers, for existing on site buildings.

1.3.8 Project Phasing

The Proposed Project would be implemented in phases upon approval of necessary discretionary actions and permits. The current tenant is set to vacate the site between December 2022 and April 2023. The demolition and construction phases of the Proposed Project are tentatively scheduled to start in 2023 and anticipated to take approximately 12-14 months.

1.4 Project Approvals and Permits

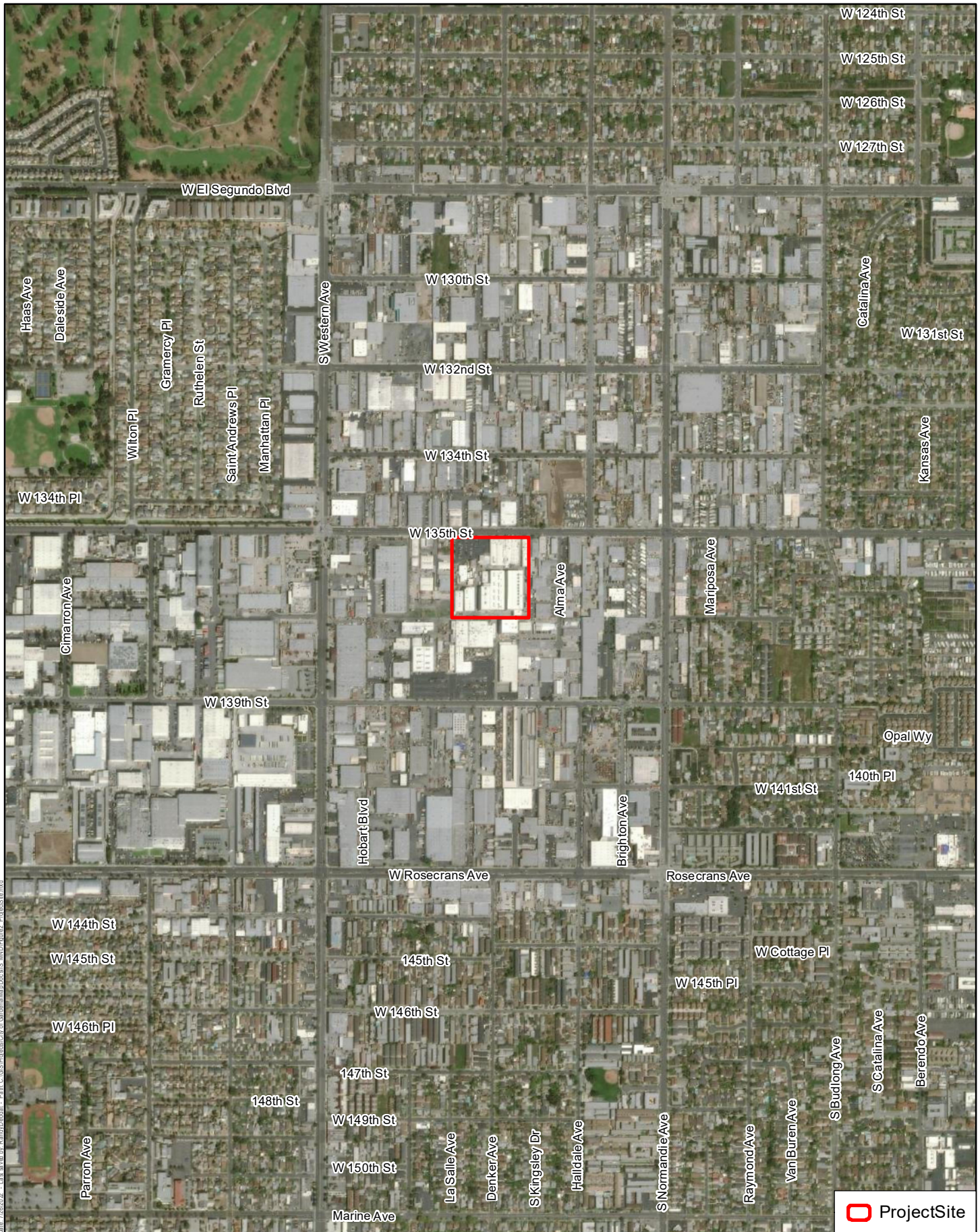
The City is the lead agency under CEQA and has the principal approval authority over the Proposed Project. A responsible agency is a public agency other than the lead agency that has

responsibility for carrying out or approving a project (CEQA Guidelines, Section 15381, and California Public Resources Code, Section 21069). The following discretionary actions would be required to implement the Project (Table 1, Anticipated Discretionary Actions/Approvals).

Table 1. Anticipated Discretionary Actions/Approvals

Lead Agency	Action
City of Gardena	CUP: Conditional Use Permit
	SPR: Site Plan Review
Responsible Agencies	Action
Los Angeles Regional Water Quality Control Board.	Approval of a Remedial Action Plan (RAP).

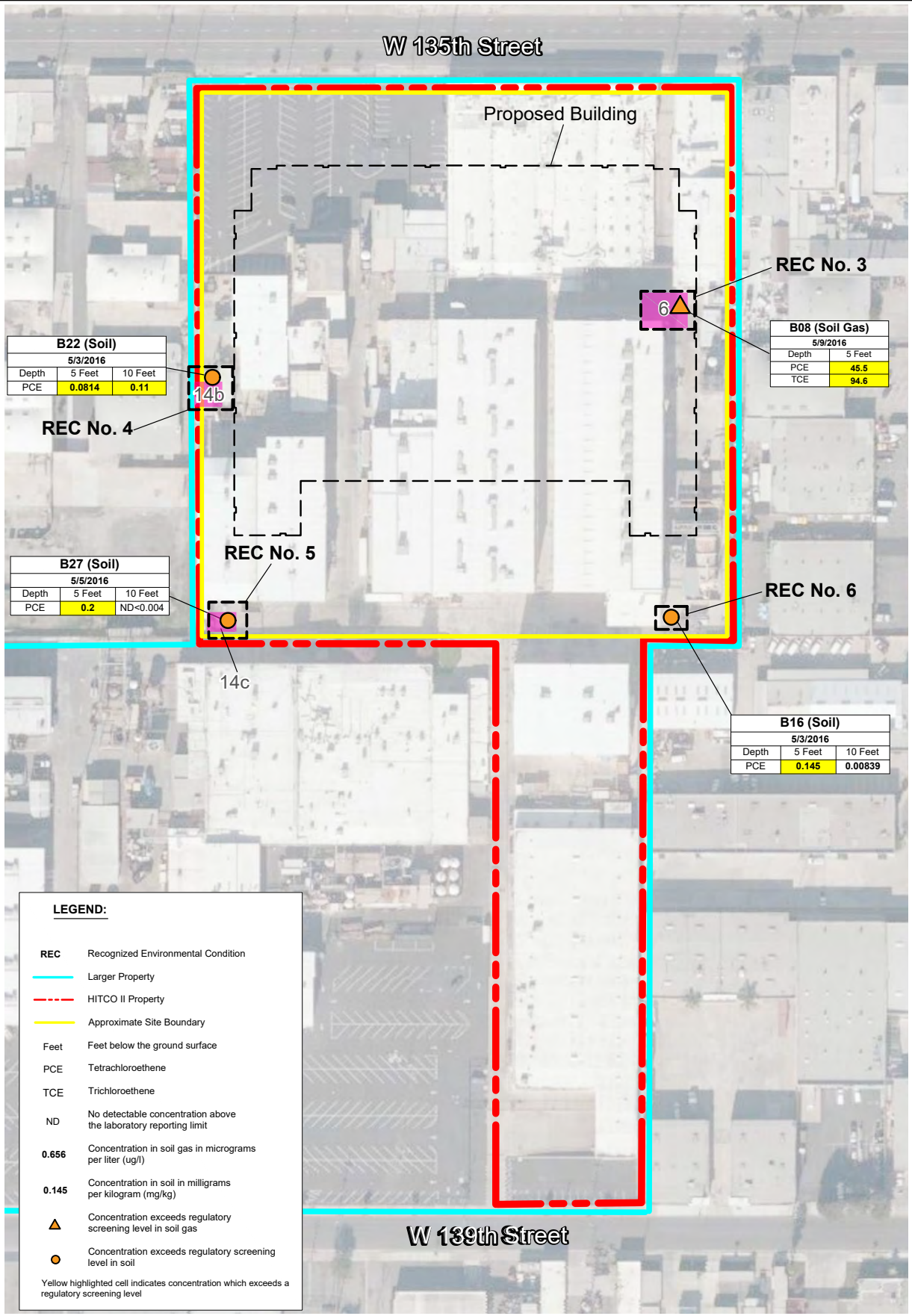
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Source: Enercon 2022.

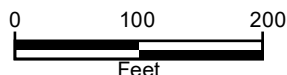
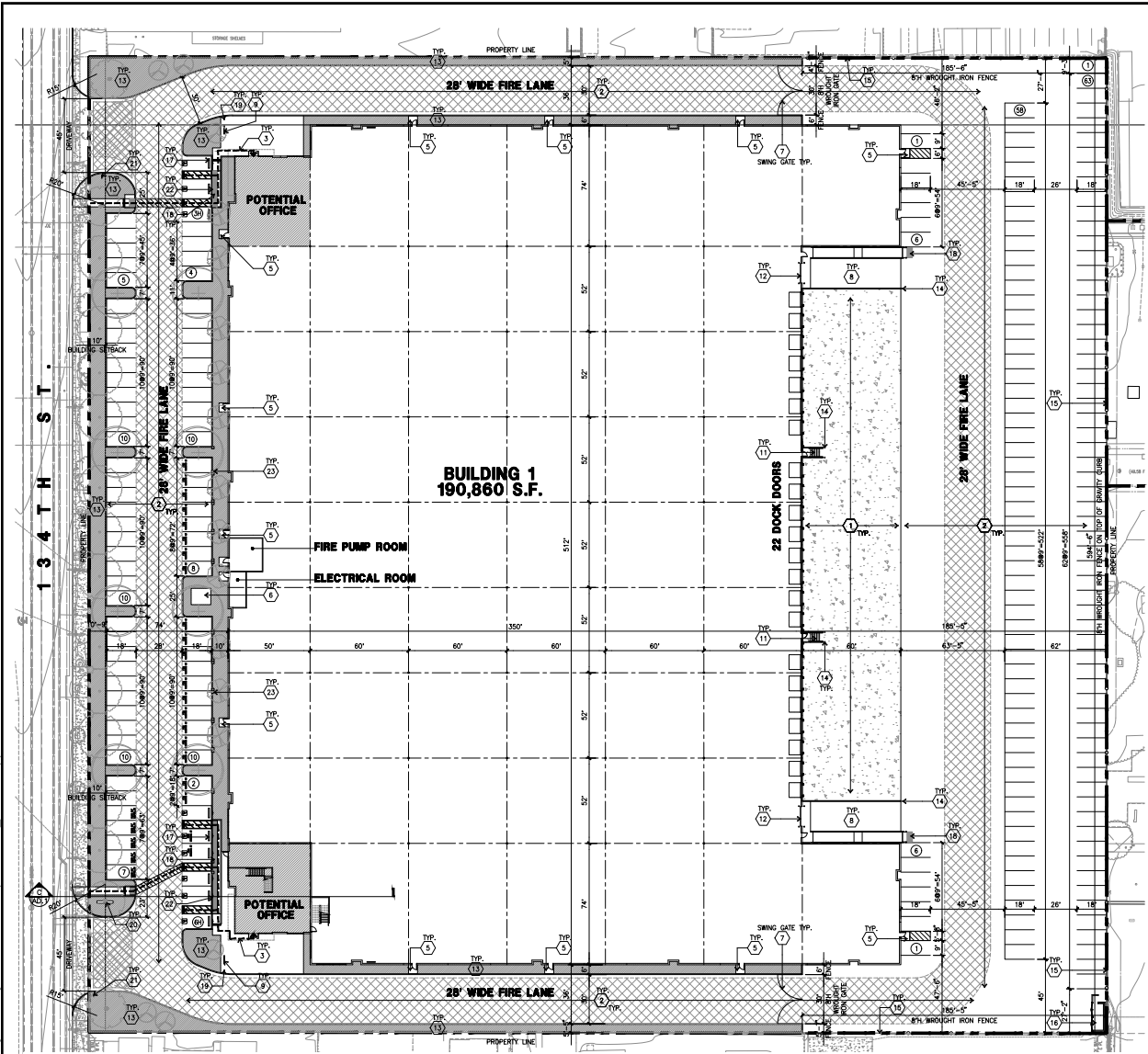


Figure 3
Previous Recognized Environmental Conditions

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SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT
- 2 ASPHALT CONCRETE (AC) FINISH
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 NOT USED
- 5 5'-6" x 5'-6" THICK CONCRETE EXTERIOR LANDING PAD TYP. ALL EXTERIOR WALK DOORS TO LANDSCAPE AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
- 7 8'-0" HIGH METAL SWING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS FOR FIREWORKS. CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE CONCRETE RAMP.
- 8 5-SPACE BIKE RACK.
- 9 FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POST
- 10 EXTERIOR CONCRETE STAIR.
- 11 12'W X 14'H OVERHEAD DOOR @ DRIVE THRU.
- 12 ALL LANDSCAPE AREAS INDICATED BY SHADING
- 13 CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 14 8'H WROUGHT IRON FENCE
- 15 TRASH ENCLOSURE
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRIMMATED CONC. POLE.
- 18 SHAWNEE HOLE.
- 19 FUTURE MONUMENT SIGN
- 20 ACCESSIBLE ENTRY SIGN.
- 21 ACCESSIBLE PARKING STALL SIGN
- 22 FUTURE EV CHARGER, PROVIDE ELECTRICAL CONDUIT

SITE PLAN GENERAL NOTES

1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
8. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' CA MAX. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. SITE PLAN SHALL MEET ALL ENGINEERING AND NOTES REQUIREMENT.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE COLORED PANELING MATERIAL, ETC.).
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

PROPERTY OWNER

OVERTON MOORE PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORRANCE, CA 90502
CONTACT: MONTANA KANEN
EMAIL: MKanen@omprop.com

ADDRESS OF THE PROPERTY

1600 & 1606 W. 135TH STREET, GARDENA, CA 90249

ASSESSOR'S PARCEL NUMBER

8102-013-026, 027, & 028

LEGAL DESCRIPTION

LOT 12 AND PORTION OF LOT 13 OF THE REPLAT OF BLOCKS "D" AND "E" OF THE STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 136 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING

GENERAL PLAN DESIGNATION - INDUSTRIAL
ZONING DESIGNATION - M2

APPLICANT

OVERTON MOORE PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORRANCE, CA 90502
CONTACT: MONTANA KANEN
EMAIL: MKanen@omprop.com

APPLICANT'S REPRESENTATIVE

HPA INC.
11811 BARBEREN AVE., SUITE 100
IRVINE, CA 92612
CONTACT: JACOBIA LI
TEL: 949-862-2117

SITE PLAN GENERAL NOTES

CONCRETE PAVING - RE: CIVIL	LIGHTING FIXTURE
DRAWINGS THICKNESS	28' WIDE FIRE LANE. PROVIDE RED CURBS AND 5" PER FIRE DEPT REQUIREMENT
STANDARD PARKING STALL 9'x18'	LANDSCAPE
ACCESSIBLE PARKING STALL 9'x18' + 5' W ACCESSIBLE AISLE	PROPERTY LINE
VAN ACCESSIBLE 12'x18' + 5' W ACCESSIBLE AISLE	ACCESSIBILITY PATH OF TRAVEL
CLEAN AIR/VANPOOL/EV	
EV CHARGING STATION 9' X 18'	

PROJECT DATA

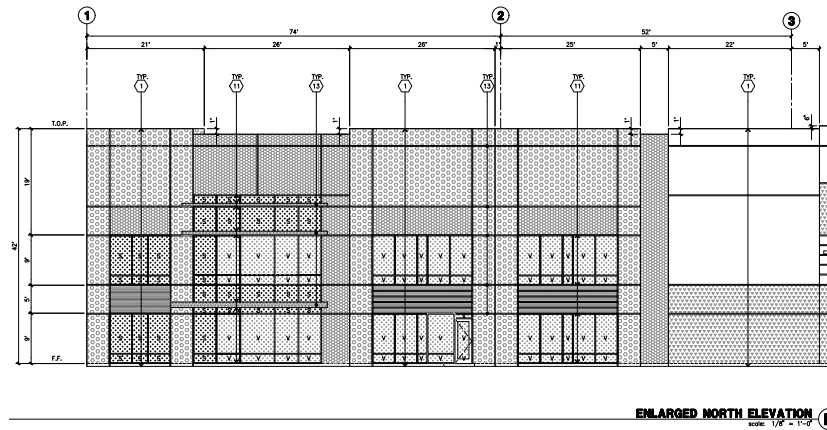
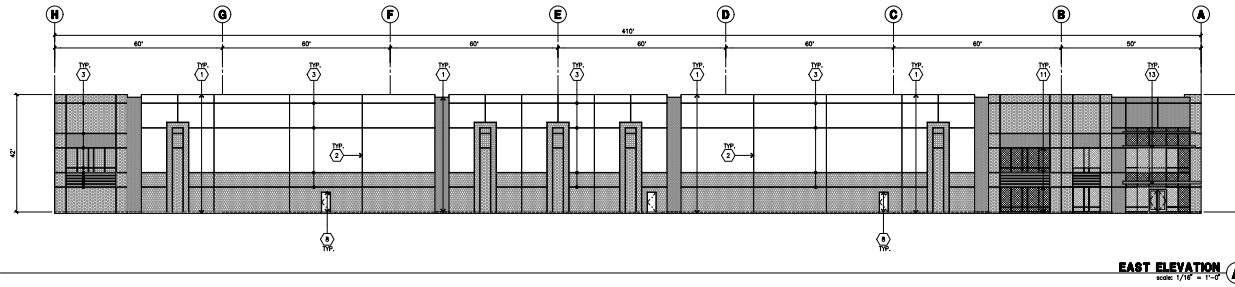
BLDG. 1	
SITE AREA	368,673 s.f.
	8.46 ac.
BUILDING AREA	
Office 1st Floor	5,000 s.f.
Office 2nd Floor	5,000 s.f.
Warehouse	180,860 s.f.
TOTAL	190,860 s.f.
COVERAGE	51.8%
AUTO PARKING REQUIRED	
Office: 1/200 sf	33 stalls
Warehouse: 1/1,000 sf	181 stalls
TOTAL	214 stalls
AUTO PARKING PROVIDED	186 stalls
Standard (9'x18')	5
Accessible Standard (12x18)	2
EV/CS Standard (9x18)	20
EV/CS Accessible Standard (9x18)	1
EV/CS Accessible Van (12x18)	1
Clean Air/Vanpool/EV (9x18)	5
TOTAL	220
ZONING ORDINANCE FOR CITY	
Zoning Designation - M2	
SETBACKS	
Building	Landscape
Front - 10'	10' min on street front
Side / Rear - none	5% min of paved area and open parking area
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 65'	
MAXIMUM FLOOR AREA RATIO	
FAR - 1.0	
LANDSCAPE REQUIREMENT	
Percentage	5%
LANDSCAPE PROVIDED	
Percentage	5.5%
AREA	20,289

Note: Future charging spaces qualify as designated parking for clean air vehicles per COBSC 5.106.5.3.5

Source: HPA Architecture 2022.

Figure 4
Site Plan

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KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINTED. FINISH GRADE FINISH. SEE 'C' DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 2\"/>
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 1/8\"/>
- 4 12x14 OVERHEAD DOOR & DRIVE THRU. PROVIDE COMPLETE WEATHER PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 5 12x12 OVERHEAD DOOR & ROCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON-SLIP TROUSERS TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3\"/>
- 7 METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOOR RAMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SILLUTES ADJACENT TO DOORS AND GLAZING.
- 12 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 13 EXTERIOR CANOPY.
- 14 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. (TL) = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LITELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, APPROVED AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPREAD-ON.
- K. EXTERIOR WALL SHALL BE PROVIDED WITH A GRAFFITI-RESISTANT COATING OR PAINT TO A HEIGHT OF 12\"/>

COLOR SCHED. - ELEVATIONS

- | | |
|--|--|
| | 1 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7070 EGGERT WHITE |
| | 2 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7005 PURE WHITE |
| | 3 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7071 GRAY SCREEN |
| | 4 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7073 NETWORK GRAY |
| | 5 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7074 SOFTMARK |
| | 6 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7062 INDIGO BATIK |
| | 7 MULLIONS
COLOR: CLEAR ANODIZED |
| | 8 GLAZING
COLOR: BLUE REFLECTIVE GLAZING |
| | 9 METAL CANOPY
SHERWIN-WILLIAMS ACRYLIC LATEX SYSTEM HIGH PERFORMANCE SW7005 PURE WHITE |

GLAZING LEGEND

- | | | | |
|--|----------------|--|---------------------------------------|
| | TEMPERED GLASS | | TEMPERED VISION INSULATED GLASS |
| | SPANDREL GLASS | | PPG VESTACOO, (2) PACIFICA + SOLARBAN |
| | | | SOLARBAN 60 (3) CLEAR |

Source: HPA Architecture 2022.



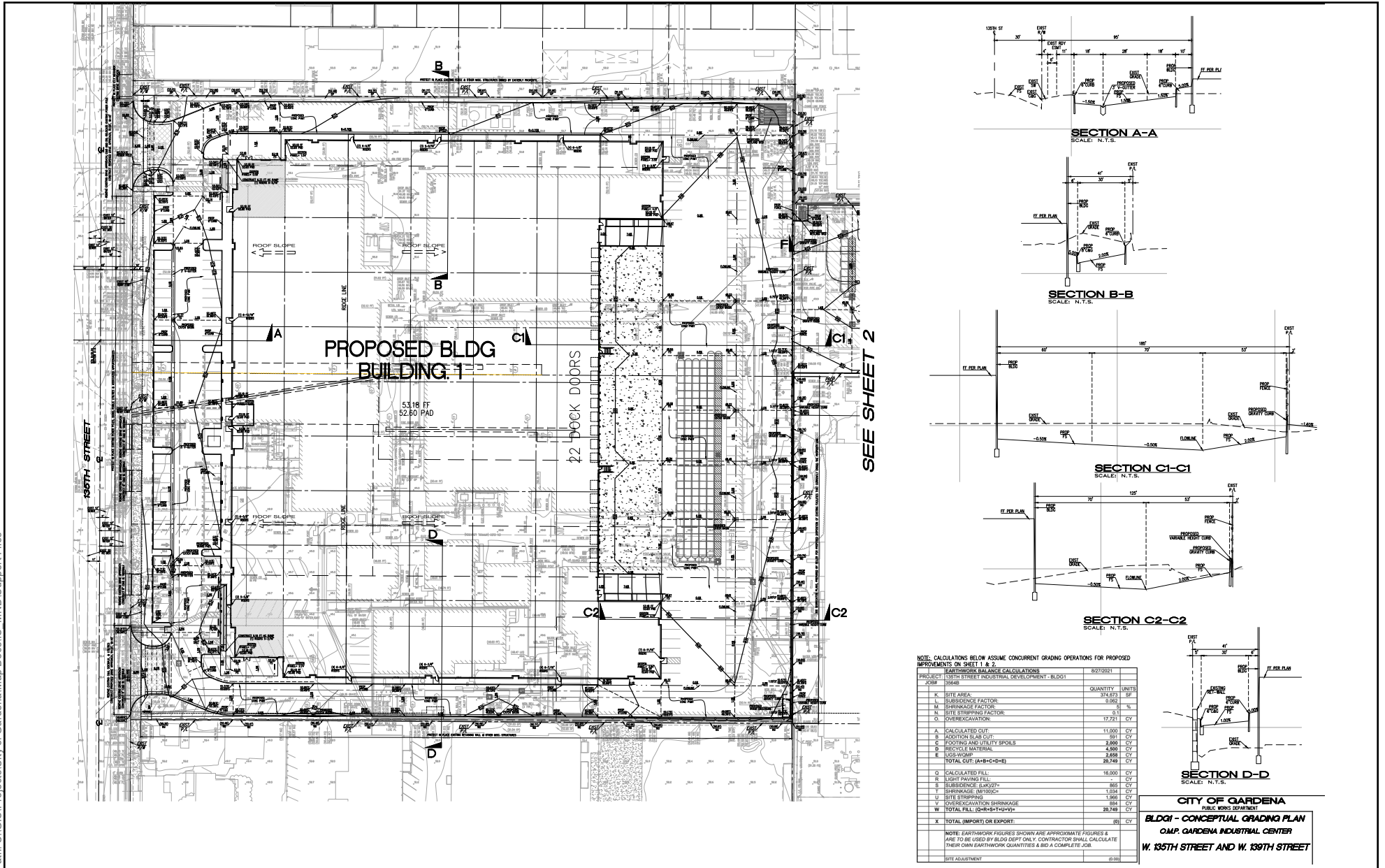
Harris & Associates

Figure 5a
Elevations

Gardena Hitco Project

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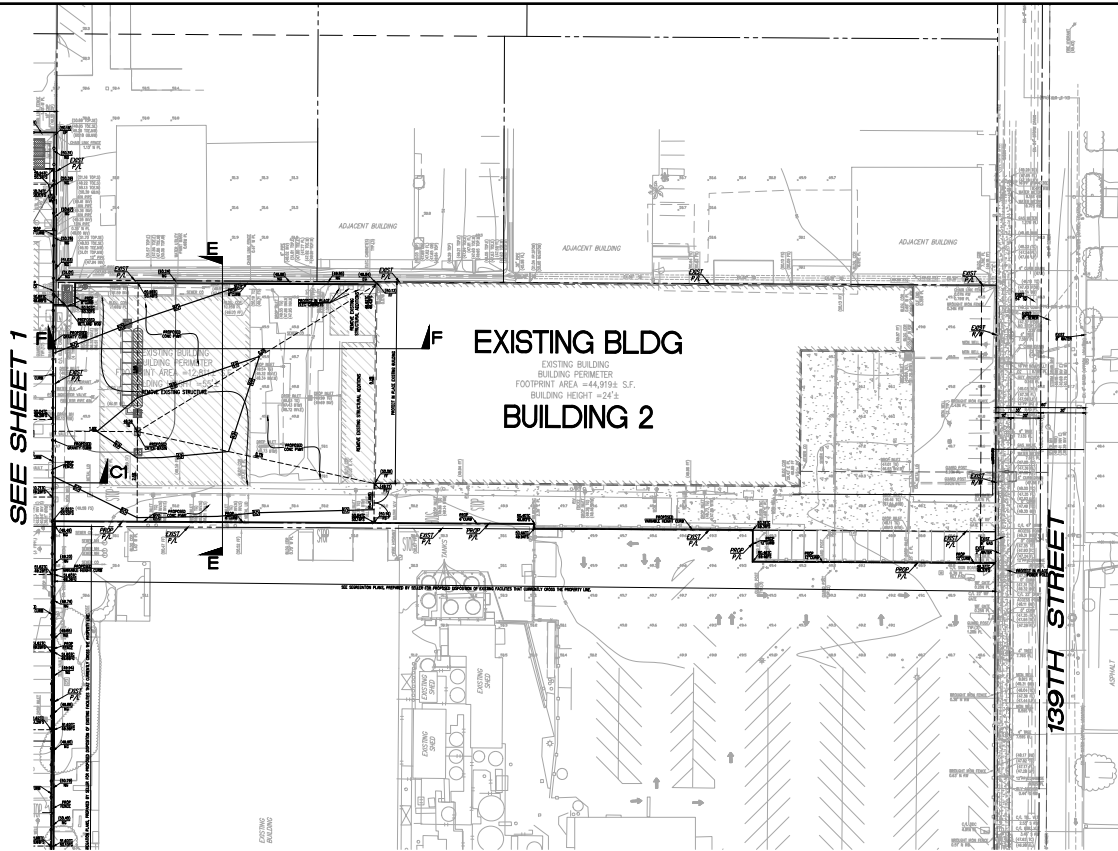
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Source: Thienes Engineering Inc 2022.

Figure 6a
Grading Plan

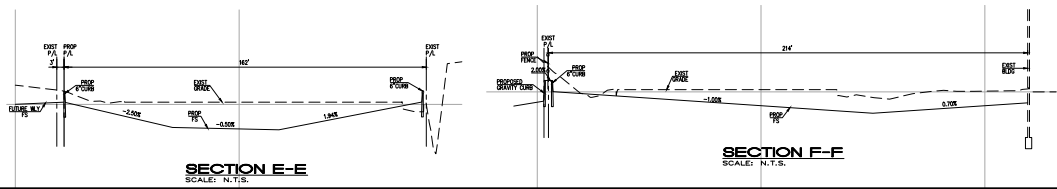
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NOTE: CALCULATIONS BELOW ASSUME CONCURRENT GRADING OPERATIONS FOR PROPOSED IMPROVEMENTS ON SHEET 1 & 2.

EARTHWORK BALANCE CALCULATIONS		8/16/2021
PROJECT: 139TH STREET INDUSTRIAL DEVELOPMENT - BLDG2		
JOB#: 150449		
	QUANTITY	UNITS
K. SITE AREA:	35,000	SF
L. SUBSIDENCE FACTOR:	0.063	
M. SHRINKAGE FACTOR:	5	%
N. SITE STRIPPING FACTOR:	0.11	
O. OVEREXCAVATION:	1,296	CY
A. CALCULATED CUT:	80	CY
B. LOSS-WONK:	289	CY
TOTAL CUT: (A+B)	369	CY
Q. CALCULATED FILL:	20	CY
R. LIGHT PAVING FILL:	-	CY
S. SUBSIDENCE: (L*W)/27*	81	CY
T. SHRINKAGE: (M)/200*	15	CY
U. SITE STRIPPING:	185	CY
V. OVEREXCAVATION SHRINKAGE:	65	CY
W. TOTAL FILL: (Q+R+S+T+U+V)	369	CY
X. TOTAL (IMPORT) OR EXPORT:	(0)	CY
NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES & ARE TO BE USED BY BLDG DEPT ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES & BID A COMPLETE JOB.		
SITE ADJUSTMENT	(0.00)	

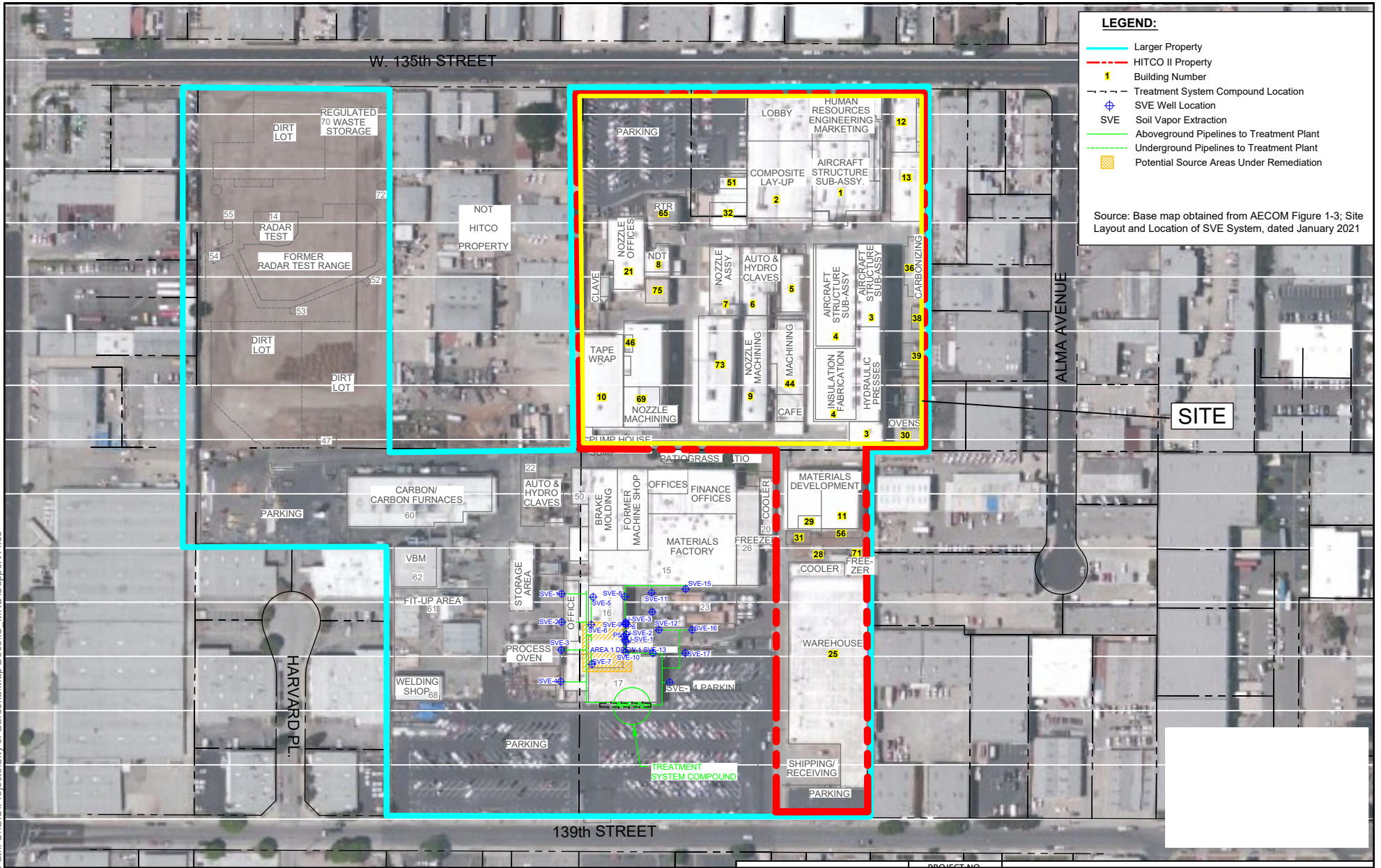
CITY OF GARDENA
 BLDG2 - CONCEPTUAL GRADING PLAN
 O.M.P. GARDENA INDUSTRIAL CENTER
 W. 135TH STREET AND W. 139TH STREET



Source: Thienes Engineering Inc 2022.

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Path: C:\GIS\Projects\City of Gardena\Map Docs\GIS_MND\Support Files



LEGEND:

- Larger Property
- HITCO II Property
- Building Number
- Treatment System Compound Location
- + SVE Well Location
- SVE Soil Vapor Extraction
- Aboveground Pipelines to Treatment Plant
- Underground Pipelines to Treatment Plant
- Potential Source Areas Under Remediation

Source: Base map obtained from AECOM Figure 1-3; Site Layout and Location of SVE System, dated January 2021

Source: Enercon 2022.

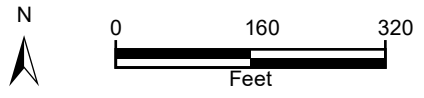


Figure 7
 Building Numbers
 Gardena Hitco Project

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Section 2 Initial Study Checklist

The following discussion of potential environmental effects was completed in accordance with Section 15063 of the CEQA Guidelines to determine if the Proposed Project may have a significant effect on the environment.

2.1 Project Information

1. **Project title:** Gardena Industrial Center Project
2. **Lead agency name and address:** City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, California 90247
3. **Contact person name, address, and phone number:** Amanda Acuna, Senior Planner
Community Development Department
1700 West 162nd Street
Gardena, California 90247
310-217-9524
4. **Project location:** 1600 West 135th Street
Gardena, California 90249
APNs 6102-013-026, 6102-013-027
5. **Project sponsor's name and address:** Gardena Owner LP
19700 S Vermont Ave, STE 101
Torrance, CA 90502
6. **General plan designation:** Industrial
7. **Zoning:** M-2: General Industrial
8. **Description of project:** Refer to Section 1, Project Description, of this IS/MND.
9. **Surrounding land uses and setting:** Refer to Section 1 of this IS/MND.
10. **Other public agencies whose approval is required:** Los Angeles Regional Water Quality Control Board

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.?

Tribal consultation has been completed in accordance with Assembly Bill 52.

2.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

2.3 Lead Agency 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.
- 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 (state), including implementation of the mitigation measures identified herein. 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.



Signature
Amanda Acuna, Senior Planner
City of Gardena



Date

2.4 Evaluation of Environmental Impacts

This section documents the screening process used to identify and focus on environmental impacts that could result from the project. The checklist portion of the IS begins below and includes explanations of each CEQA issue topic. CEQA requires that an explanation of all answers be provided along with this checklist, including a discussion of ways to mitigate any significant effects identified. The following terminology is used to describe the potential level of significance of impacts:

- **No Impact.** The analysis concludes that the project would not affect the particular resource in any way.
- **Less than Significant.** The analysis concludes that the project would not cause substantial adverse change to the environment without the incorporation of mitigation.
- **Less than Significant with Mitigation Incorporated.** The analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of mitigation agreed upon by the applicant.
- **Potentially Significant.** The analysis concludes that the project could result in a substantial adverse effect or significant effect on the environment, even if mitigation is incorporated. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

2.4.1 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project have a substantial adverse effect on a scenic vista?

No Impact. The Project Site is currently occupied by a silica and carbon-based products manufacturing company and is visible from surrounding land uses, including surrounding roadways, as well as commercial areas, industrial areas, and residential areas. The Project Site is not located within a designated scenic vista area, and there are no scenic vistas designated in the City. As such, visual changes at the Project Site would not adversely affect scenic vistas. Implementation of the Proposed Project would replace the existing on-site buildings and parking lots with a new 190,860-square foot tilt-up concrete creative industrial building and associated parking and landscaping. Since there are no scenic vistas in the City, the Project would result in no impact to scenic vistas.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no eligible or officially designated state scenic highways located in the City (Caltrans 2019). The closest scenic highway to the Project Site is State Route (SR) 1, located in Orange County approximately 8 miles south/southwest of the Project Site. SR-1 is not visible from the Project Site, nor is the Project Site visible from SR-1. As such, the Project would not impact scenic resources in a state-designated scenic highway. Therefore, no impact would occur.

- c. Would the project, 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. California Public Resources Code, Section 21071, defines an “urbanized area” as “(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.” As of January 2022, the population of Gardena is 59,947 persons (California Department of Finance 2022). However, the City of Torrance borders the City to the south and has a population of 144,433 persons (California Department of Finance 2022). Therefore, the Project is in an urbanized area, and the following analysis considers whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The Project Site is an infill site in a developed commercial, industrial, and residential area and the Proposed Project would not significantly degrade the existing visual character of the surrounding area. The scale and massing of the proposed building are consistent with surrounding uses. In an effort to ensure that any future changes related to visual character and quality do not result in adverse impacts, and to ensure the proposed industrial structure is visually compatible with surrounding land uses, the Proposed Project would be designed in accordance with the City’s Municipal Code, Section 18.36.060, which sets forth development standards for the M-2 zone.

The project would have a maximum height of 42 feet, which is under the maximum allowable height sixty-five (65) feet. The Proposed Project would have a FAR (Floor Area Ratio) of 1.0 for the M-2 zone. The Proposed Project would fall within the allowable setbacks as designated in the M-2 zone, in addition to the minimum distance between buildings. The Project Site is located proximate to a major commercial corridor of Western Avenue in the city. A majority of industrial development is located here and contributes to the highly urbanized nature of the area.

Industrial development along South Western Avenue primarily consists of one- to two-story distribution centers, manufacturing warehouses, and wholesale suppliers. Industrial buildings in the City vary in color; however, the majority consist of off-white, tans, and greys to blues. Residential development near the Project Site, includes residential neighborhoods approximately 350 feet northeast of the Project Site and approximately 800 feet west of the Project Site, consisting of one- to two-story single-family homes, as well as up to three-story multi-family apartment complexes. The Proposed Project would be consistent with the visual character of the area and impacts would be less than significant.

d. Would the project 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 is located in an urbanized area along a main industrial corridor with many surrounding existing sources of light and glare, including streetlights, interior and exterior commercial and residential building lighting, signage lighting, landscape lighting, and security lighting. Nearby sensitive receptors include the residential uses in the periphery of the Project Site.

Construction of the Project would normally occur Monday through Friday between 7:00 a.m. and 6:00 p.m. and Saturday between 9:00 a.m. and 6:00 p.m. Construction activities would typically occur during daylight hours, and nighttime lighting on the Project Site would not typically be required during the construction phase. Therefore, impacts associated with the occasional use of mobile lighting during construction and temporary security lighting would be less than significant.

Existing sources of light on the Project Site include street lights, vehicle headlights, building and security lights, and parking lot lights. Surrounding uses also include a variety of urban and residential uses. Implementation of the Proposed Project would introduce new light sources; however, the lighting would be consistent with existing lighting on site and in the area. The Proposed Project would be consistent with Section 18.42.150 of the City's Municipal Code, which establishes lighting and security standards. Additionally, all proposed light fixtures would be consistent with the California Green Building Standards Code (CALGreen) and the Building Energy Efficiency Standards - Title 24 California Code of Regulations, which set forth minimum requirements based on Lighting Zones. These requirements are designed to minimize light pollution in an effort to maintain dark skies and ensure new development reduces backlight, uplight, and glare (BUG) from exterior light sources (CALGreen 2019). The Project Site is located within Lighting Zone 3, which establishes ambient illumination standards for urban areas (California Administrative Code 2019). The Project would be required to comply with the maximum allowable BUG rating for Lighting Zone 3, as defined in Table 5.106.8 [N] of CALGreen.

With adherence to the above standards for illumination and implementation of the previously outlined design considerations, operational lighting would not adversely affect nighttime views in the area, or result in a new source of substantial light and impacts would be less than significant.

Glare is caused by light reflections from pavement, vehicles, and building materials, such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on intensity and direction of sunlight. Glare can create hazards to motorists and can be a nuisance for pedestrians and other viewers. Proposed exterior building materials primarily include metal trim, concrete panels, and glass windows. Although metallic materials and glass have been incorporated into project design, the façades of the new buildings would not create substantial glare that would affect daytime views. Metallic materials would typically be finished and display a dull veneer.

Selected glass would have a low exterior reflectance percentage to maximize daylighting opportunities to interior building spaces. Therefore, building materials would not create a new source of substantial light or glare that would adversely affect daytime views in the area. With adherence to the above design standards and regulations, proposed building materials and lighting would not result in substantial glare that would be received by off-site receptors. Further, the Project would be required to comply with the California Green Building Code, which establishes maximum allowable BUG ratings, which include backlight, uplight, and glare. Therefore, glare impacts would be less than significant.

2.4.2 Agriculture and Forestry Resources

<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a. **Would the project 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?**

No Impact. The Project Site is located in a highly urbanized area. According to the California Department of Conservation's (DOC) California Important Farmland Finder, most of the County—including the City—is not mapped under the Farmland Mapping and Monitoring Program, and, thus, does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide

Importance (collectively Important Farmland) (DOC 2019a). Therefore, no impacts associated with conversion of Important Farmland would occur.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. According to the California Department of Conservation's Williamson Act Parcel map for Los Angeles County, the Project Site is not located on or adjacent to any lands under a Williamson Act contract. The Project Site is not zoned for agricultural use, and no Williamson Act contract exists for the site (DOC 2017). In addition, the Project Site and surrounding area are not zoned for agricultural uses, but instead for residential, commercial, industrial, and public facility uses (City of Gardena 2021). Therefore, the Proposed Project would not conflict with existing zoning for agricultural use or with a Williamson Act contract. Therefore, no impact would occur.

c. Would the project 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))?

No Impact. The Project Site is located within a highly urbanized area. According to the City's Zoning Map, the Project Site is not located on or adjacent to forest land, timberland, or timberland zoned Timberland Production (City of Gardena 2021). Therefore, no impact would occur.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is located in a highly urbanized area. The Project Site is not located on or adjacent to forest land. No forest land, private timberlands or public lands with forests are located in the City. Therefore, no impact would occur.

e. Would the project 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. See Section 2.4.2(a). The Project Site is not located on or adjacent to any parcels identified as Important Farmland or forestland. In addition, the Project would not involve changes to the existing environment that would result in the indirect conversion of Important Farmland or forestland located away from the Project Site. Therefore, no impact would occur.

2.4.3 Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The Project is in the SCAB, which includes portions of Los Angeles, Riverside and San Bernardino counties and all of Orange County. This area covers approximately 12,000 square miles. The SCAQMD consists of the four counties in the SCAB; therefore, the City is within the jurisdiction of the SCAQMD. The SCAQMD significance criteria are used in this analysis to determine the Project’s impact on air quality based on the SCAQMD California Environmental Quality Act (CEQA) Air Quality Guidelines.

SCAQMD administers SCAB’s Air Quality Management Plan (AQMP), which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recent adopted AQMP for the SCAB is the 2016 AQMP (SCAQMD 2017), which was adopted by SCAQMD’s Governing Board in March 2017. The 2016 AQMP focuses on available, proven, and cost-effective alternatives to traditional strategies while seeking to achieve multiple goals in partnership with other entities seeking to promote reductions in greenhouse gases (GHGs) and toxic risk, as well as efficiencies in energy use, transportation, and goods movement (SCAQMD 2017). An update to the AQMP to address ozone nonattainment, the 2022 AQMP, is currently underway, but has not yet been adopted, however, a draft is available at this time and is dated May 2022.

The purpose of a consistency finding with regard to the AQMP is to determine if a project is consistent with the assumptions and objectives of the regional air quality plans and if it would

interfere with the region's ability to comply with federal and state air quality standards. SCAQMD has established criteria for determining consistency with the currently applicable AQMP in Chapter 12, Sections 12.2 and 12.3, of the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993). These criteria are:

- Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

To address the first criterion, project-generated criteria air pollutant emissions have been analyzed for significance and are addressed under Section 2.4.3(b). As presented in Section 2.4.3(b), construction and operation of the Project would not generate criteria air pollutant emissions that exceed SCAQMD's thresholds.

The second criterion regarding the Project's potential to exceed the assumptions in the AQMP or increments based on the year of project buildout and phase is primarily assessed by determining consistency between the project's land use designations and its potential to generate population growth. In general, projects are considered consistent with, and not in conflict with or obstructing implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the Southern California Association of Governments (SCAG) for its Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (SCAG 2020). This document, which is based on general plans for cities and counties in the SCAB, is used by SCAQMD to develop the AQMP emissions inventory (SCAQMD 2017). The AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The SCAG 2016-2040 RTP/SCS and the associated Regional Growth Forecast are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

The Project Site is currently designated as General Industrial by the City of Gardena General Plan Land Use Map and is zoned as General Industrial (M-2), which does not allow residential development. Based on the maximum allowable lot coverage of 50 percent and the maximum building height of 45 feet (three stories assumed) for the existing M-2 General Industrial zone, the industrial capacity of the site is approximately 200,000 sf. The main source of emissions from the land use development would be vehicle trips; however, the number of daily trips would decrease, not increase, as a result of the completion of the Proposed Project as compared to the existing use.

Modeling conservatively assumes that the Project would be developed as a manufacturing facility, which would result in a reduction of 178 daily trips compared to existing conditions. If the Project operates as a warehousing use, it is anticipated to result in a reduction of 728 daily trips compared to existing conditions. If the Proposed Project is developed as a high-cube distribution center, it is anticipated to result in a reduction of 784 daily trips. Therefore, emissions from development of the Proposed Project can be assumed to have been accounted for in the AQMP. Therefore, impacts relating to the Project's potential to conflict with or obstruct implementation of the applicable AQMP would be less than significant.

b. Would the project 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. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality.

In considering cumulative impacts from the Project, the analysis must specifically evaluate a project's contribution to the cumulative increase in pollutants for which the SCAB is designated as nonattainment for the CAAQS and NAAQS. If a project's emissions would exceed SCAQMD's significance thresholds, it would be considered to have a cumulatively considerable contribution to nonattainment status in the SCAB. If a project does not exceed thresholds and is determined to have less than significant project-specific impacts, it may still contribute to a significant cumulative impact on air quality. The basis for analyzing the Project's cumulatively considerable contribution is if the Project's contribution accounts for a significant proportion of the cumulative total emissions (i.e., it represents a "cumulatively considerable contribution" to the cumulative air quality impact) and consistency with SCAQMD's 2016 AQMP, which addresses cumulative emissions in the SCAB. Table 2, South Coast Air Quality Management District Air Quality Mass Daily Thresholds, details the SCAQMD construction and operation significance thresholds for a project.

Table 2. South Coast Air Quality Management District Air Quality Mass Daily Thresholds

Pollutant	Construction Threshold (pounds/day)	Operational Threshold (pounds/day)
CO	550	550
NO _x	100	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
VOC	75	55

Source: SCAQMD 2019.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM₁₀ = respirable particulate matter; PM_{2.5} = fine particulate matter; SO_x = sulfur oxides; VOC = volatile organic compound

The SCAQMD also identifies localized significance thresholds (LSTs), as shown in Table 3, Source Receptor Area Southwest Coastal Los Angeles County Localized Significance Thresholds, to determine if impacts to air quality are significant based on localized exceedances of the federal and or state ambient air quality standards. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor. LSTs are identified for NO₂, CO, PM₁₀, and PM_{2.5} generated on a project site. Localized construction and operational emissions thresholds are determined as a function of the disturbance area (acres) and receptor distance (meters) from the boundary of a site. The maximum disturbance area for the LSTs is 5 acres. The Project Site is approximately 8.46 acres; however; for the purposes of this analysis, the most conservative LSTs (1-acre disturbance) are used to screen for potential localized impacts from Project construction. The nearest receptor distance is approximately 100 meters. The LSTs applicable to the Project are listed in Table 3.

Table 3. Source Receptor Area Southwest Coastal Los Angeles County Localized Significance Thresholds

Air Pollutant	Allowable Emissions (pounds/day)	
	Construction	Operation
NO _x	107	107
CO	1,156	1,156
PM ₁₀	28	7
PM _{2.5}	9	3

Source: SCAQMD 2009.

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM₁₀ = respirable particulate matter; PM_{2.5} = fine particulate matter

Construction

Project construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0, based on construction information provided by the City and model default assumptions. Project construction is anticipated to last for 12 to 14 months, which is consistent with the CalEEMod default schedule assumptions for the Project. A total of 296,630 square feet of existing development on the Project Site would be demolished and hauled away. Cut and fill would be balanced on site; however, implementation of mitigation measure HAZ-1 below would require soil export and no import or export is assumed. Implementation of REC No. 5 and REC No. 6 are anticipated to require the removal of 1,533 cubic yards (CY) of soil and require 110 truckloads for disposal. This area contains slightly elevated levels of PCE and would be disposed of as non-hazardous material. The default disposal trip length of 20 miles is assumed for this material. REC No. 4 would result in approximately 55 CY of hazardous materials requiring 4 truckloads that would require disposal at Simi Valley Dump Site, approximately 51 miles from the site. As such, implementation of HAZ-1 would require 228 total truck trips, with an average haul distance of 21.3 miles. Modeling assumes implementation of the SCAQMD Rule 403 for fugitive dust control, which includes the following dust control measures during ground-disturbing activities: replacing ground cover in disturbed areas quickly, watering exposed surfaces at least two times daily, implementing equipment loading/unloading procedures to reduce fugitive dust, managing dust by watering two times daily, and reducing speed on unpaved roads to less than 15 miles per hour.

Maximum daily emissions levels associated with construction of the Project are shown in Table 4, Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day). As shown in Table 4, the Project would not exceed SCAQMD construction thresholds for any pollutant. Therefore, the Project would not result in a significant impact related to criteria pollutant emissions during construction. Because emissions of criteria pollutants under the Project would be below applicable thresholds, which are established to assist in maintaining or achieving regional attainment in the SCAB, construction would not result in a cumulatively considerable contribution to regional acute and long-term health impacts related to non-attainment of the ambient air quality standards.

Table 4. Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day)

Construction Phase	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	2	28 30	22	<1	7 9	2
Site preparation	3	28	19	<1	10	6
Grading	2	48 20	45 16	<1	4	2
Building construction and coating	29	18	25	<1	4	1
Paving	2	10	15	<1	1	<1
Maximum Daily Emissions	29	2830	2225	<1	10	6
SCAQMD Threshold	75	100	550	150	150	55
<i>Significant Impact?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod, version 2020.4.0. See Attachment 1 for model output (Appendix B, Air Quality Memo).

Notes: CO = carbon monoxide; NO_x = oxides of nitrogen; PM₁₀ = particulate matter less than 10 microns; PM_{2.5} = particulate matter less than 2.5 microns; SO_x = oxides of sulfur; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Attachment 1 (Appendix B).

Operation

Area sources of air pollutant emissions associated with the Project include fuel combustion emissions from space and water heating, fuel combustion emissions from landscape maintenance equipment, VOC emissions from periodic repainting of interior and exterior surfaces, and natural gas use. Vehicles trips generated by the Project would also contribute to regional emissions of criteria pollutants. However, the Project Site is currently developed with similar facilities. Operational emissions from existing land uses and the Project are modeled with CalEEMod to estimate the net change in emissions as a result of project implementation. Vehicle trip data was obtained from the Project's Transportation Impact Analysis (Gibson 2022). The Project is anticipated to result in a net decrease in vehicle trips compared to existing conditions. Modeling conservatively assumes that the Project would be developed as a manufacturing facility, which would result in a reduction of 178 daily trips compared to existing conditions. If the Project operates as a warehousing use, it is anticipated to result in a reduction of 728 daily trips compared to existing conditions. If the Project is developed as a high-cube distribution center, it is anticipated to result in a reduction of 784 daily trips.

The total estimated and net changes in operational emissions from project implementation are provided in Table 5, Operational Daily Maximum Air Pollutant Emissions. As shown in Table 5, operational emissions from the Project would not exceed any of the SCAQMD significance thresholds and would result in a net decrease from existing conditions. Additionally, Project operational emissions would be further reduced through compliance with SCAQMD Rule 2305, Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Adopted in 2021, this rule reduces regional emissions of NOX and PM associated with warehouse operations by requiring warehouse owners to implement emissions-reducing features, such as electric vehicle charging infrastructure, to achieve a required number of

points based on annual truck trips. Air quality impacts associated with operation of the Project would be less than significant.

Table 5. Operational Daily Maximum Air Pollutant Emissions

Emissions Source	Maximum Daily Emissions (pounds/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Existing Conditions						
Area sources	5	<1	<1	<1	<1	<1
Energy sources	<1	1	1	<1	<1	<1
Vehicular sources	4	4	43	<1	10	3
Existing Total Operational Emissions	9	5	44	<1	10	3
Proposed Project						
Area sources	4	<1	<1	<1	<1	<1
Energy sources	<1	1	1	<1	<1	<1
Vehicular sources	3	4	36	<1	9	2
Total Project Operational Emissions	8	5	37	<1	9	2
Net Change from Project	(1)	0	(7)	0	(1)	(1)
Significance Threshold	55	55	550	150	150	55
<i>Significant Impact?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod, version 2020.4.0. See Attachment 1 for model output (Appendix B, Air Quality Memo).

Notes: CO = carbon monoxide; NO_x = nitrogen oxides; PM₁₀ = respirable particulate matter; PM_{2.5} = fine particulate matter; SO₂ = sulfur dioxide; VOC = volatile organic compound

Emissions quantities are rounded to the nearest whole number. Exact values are provided in Attachment 1 (Appendix B).

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, older adults, people with acute illnesses, and people with chronic illnesses, especially those with cardiorespiratory diseases.

Residential areas are also considered sensitive to air pollution because residents tend to be home for extended periods of time, resulting in sustained exposure to any pollutants present. Other sensitive receptors include retirement facilities, hospitals, and schools. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. Industrial, commercial, and office areas are considered the least sensitive to air pollution. Exposure periods associated with these land use types are relatively short and intermittent because the majority of workers tend to stay indoors most of the time. The Project Site is in a primarily industrial area; however, some residences are located between industrial buildings. The closest residences are at the intersection of West 135th Street and Halldale Avenue, approximately 350 feet northeast of the Project Site, and near the intersection of West 135th Street and Normandie Drive, approximately 800 feet west of the Project Site.

Carbon Monoxide

CO is a colorless, odorless, poisonous gas produced by combustion processes, primarily mobile sources. When CO gets into the body, it combines with chemicals in the blood and prevents blood from providing oxygen to cells, tissues, and organs. Because the body requires oxygen for energy, high-level exposure to CO can cause serious health effects, including death (USEPA 2021b).

Nitrogen Oxides

NO_x is a general term pertaining to compounds including nitric oxide (NO), nitrogen dioxide (NO₂), and other oxides of nitrogen. NO_x is produced from burning fuels, including gasoline, diesel, and coal. NO_x reacts with volatile organic compounds (VOCs) to form ground-level O₃ (smog). NO_x is linked to a number of adverse respiratory systems effects (USEPA 2021d).

Ozone

Ground-level O₃ is not emitted directly into the air but is formed by chemical reactions of “precursor” pollutants (NO_x and VOCs) in the presence of sunlight. Major emissions sources include NO_x and VOC emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents. O₃ can trigger a variety of health problems, particularly for sensitive receptors, including children, older adults, and people of all ages who have lung diseases, such as asthma (USEPA 2021c).

Particulate Matter

Particulate matter includes dust, metals, organic compounds, and other tiny particles of solid materials that are released into and move around in the air. Particulates are produced by many sources, including the burning of diesel fuels by trucks and buses, industrial processes, and fires. Particulate pollution can cause nose and throat irritation and heart and lung problems. Particulate matter is measured in microns, which are 1 millionth of a meter in length (or 1 thousandth of a millimeter). PM₁₀ is small (i.e., respirable) particulate matter measuring no more than 10 microns in diameter, while PM_{2.5} is fine particulate matter measuring no more than 2.5 microns in diameter (CARB 2020b).

Sulfur Dioxide

SO₂ is formed primarily by the combustion of sulfur-containing fossil fuels, especially at power plants and industrial facilities. SO₂ is linked to a number of adverse effects on the respiratory system (USEPA 2022).

Toxic Air Contaminants

TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources such as automobiles; and area

sources such as landfills. The two primary emissions of concern regarding health effects for land development projects are CO and diesel particulate matter (DPM). The health effects of CO are described above. DPM is a mixture of many exhaust particles and gases that is produced when an engine burns diesel fuel. Compounds found in diesel exhaust are carcinogenic. Some short-term (acute) effects of diesel exhaust exposure include eye, nose, throat, and lung irritation and headaches and dizziness. Long-term exposure is linked to increased risk of cardiovascular, cardiopulmonary, and respiratory disease and lung cancer (OSHA 2013).

Construction

Construction equipment exhaust combined with fugitive particulate matter emissions have the potential to expose sensitive receptors to criteria air pollutant emissions because these emissions would occur in the construction area. Consistent with SCAQMD methods, off-site vehicle and truck trips that would be spread out over commute and haul routes are not included in the LST analysis (SCAQMD 2008). As described above, project construction is compared to the most conservative LSTs for the project receptor area and receptor distance. As shown in Table 6, Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day) Relative to Localized Significance Thresholds.

Table 6. Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day) Relative to Localized Significance Thresholds

Construction Phase	NO_x	CO	PM₁₀	PM_{2.5}
Demolition	21	20	68	2
Site preparation	28	18	10	6
Grading	18	15	4	2
Building construction and coating	15	18	1	1
Paving	10	15	<1	<1
Maximum Daily On-Site Emissions	28	20	10	6
1-Acre LST (allowable emissions)	107	1,156	28	9
<i>Significant Impact?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod, version 2020.4.0. See Attachment 1 for model output (Appendix B, Air Quality Memo).

Notes: CO = carbon monoxide; LST = localized significance threshold; NO_x = nitrogen oxides; PM₁₀ = respirable particulate matter; PM_{2.5} = fine particulate matter; SO_x = sulfur oxide; VOC = volatile organic compound

Emission quantities are rounded to the nearest hundredth. Exact values are provided in Attachment 1 (Appendix B).

Relative to Localized Significance Thresholds, project construction emissions would not exceed these LST thresholds. On-site construction associated with Project construction would not result in a significant impact to sensitive receptors. In addition to the potential for localized impacts described previously, construction has the potential to result in DPM emissions. The Project would result in a short-term addition of truck trips occurring over a few months. However, the Project Site is currently a source of truck trips, so the net change in trips during the construction period would not be substantial as there are existing truck trips currently. Total construction emissions would be below SCAQMD significance thresholds for particulate matter. Construction associated

with implementation of the Project would not result in a significant impact to sensitive receptors related to DPM.

Operation

Regarding sensitive receptors, the Project Site is currently developed with industrial uses in an existing industrial area. Operation of the Project would be similar to existing conditions. As shown previously in Table 5, the project would result in a net decrease in vehicle emissions compared to existing site operations. Therefore, the Project does not propose any new facilities that would require a health risk assessment for sensitive receptors.

Future project tenants are currently unknown; however, equipment that would result in potential TAC emissions would require permitting from the SCAQMD. Additionally, because the Project would result in a net decrease in vehicle trips, implementation of the Project would not contribute to any CO hotspots. Therefore, impacts to sensitive receptors would be less than significant.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Construction associated with the Proposed Project could result in minor amounts of odor compounds associated with diesel-heavy equipment exhaust. In addition, the Project could produce objectionable odors during construction from paving, painting, and equipment operation; however, these substances, if present, would be minimal and temporary. Impacts associated with odors during construction would not result in nuisance odors that would result in a significant impact.

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities (SCAQMD 1993). The Project would consist of a new 190,860- square foot tilt-up concrete creative industrial building and would not create any new sources of substantial odor during operation. 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.

Construction of the Project could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. However, all diesel equipment would not be operating at once, and construction near individual receptors would be temporary. Additionally, SO_x is the only criteria air pollutant with a strong, pungent odor (ATSDR 2015). Maximum construction emissions of SO_x would be less than 1 pound per day, which is well below the SCAQMD long-term threshold of 150 pounds per day. Therefore, impacts associated with odors during construction would not result in nuisance odors that would result in a significant impact.

Sources of odor as identified above and in the SCAQMD CEQA Air Quality Handbook would not occur on site. Future Project tenants are currently unknown; however, the proposed building would not accommodate the types of uses that create objectionable odors described above. Additionally, SCAQMD Rule 402 prohibits nuisance odors. Therefore, there would be no long-term operational impacts associated with odors, and this impact would be less than significant.

2.4.4 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a. Would the project 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?**

No Impact. The Project Site is located in a developed part of the City and is surrounded by industrial uses on all sides, as well as commercial and residential uses in the peripheral areas. The nearest open space area as identified by the City's General Plan is Rowley Memorial Park, which is located approximately 0.67 miles west of the Project Site (City of Gardena 2021). No native habitat is located on the Project Site or in the immediately surrounding area. The Project Site consists of a flat, fully developed lot. Plant species surrounding the Project Site are limited to non-native,

ornamental species located within the public right-of-way. These non-native, ornamental plant species form a non-cohesive plant community that is not known to support any candidate, sensitive or special-status plant species.

As previously mentioned, ornamental landscape trees are found within the public right-of-way. Pursuant to Chapter 13.60.110 of the City's Municipal Code, removal of a City tree would require the applicant to obtain a written permit from the City prior to removing a tree located on public property (City of Gardena 2022). However, according to the Project Site plan, trees would not be removed from the public right-of-way. Therefore, the Project would result in no impact to any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

b. Would the project 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 US Fish and Wildlife Service?

No Impact. The Project Site is located in a predominantly urbanized area, and consists of a flat, fully developed lot. Surrounding land uses include industrial uses on all sides, as well as commercial and residential uses in the peripheral areas. The Project Site does not contain any riparian habitat or other sensitive natural community. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, that are known to provide habitat for sensitive wildlife or plant species, or that are known to be important wildlife corridors. Riparian habitats are those occurring along the banks of rivers and streams. No sensitive natural community or riparian habitat are on site. Therefore, no impact would occur.

c. Would the project 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. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support and that normally does support a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. There are no state or federally protected wetlands located on or near the Project Site. Further, no federally defined waters of the United States or state occur within the Project Site. This includes the absence of federally defined wetlands and other waters (e.g., drainages) and state-defined waters (e.g., streams and riparian extent) (USFWS 2021). Therefore, no impact would occur.

d. Would the project 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?

No Impact. Wildlife movement corridors facilitate movement of species between large patches of natural habitat. The Project Site is already fully developed except for non-native landscaping materials and, therefore, lacks suitable habitat for wildlife species and is not a native wildlife nursery site. However, several ornamental trees and other vegetation are on site that require removal, and these may be used for nesting by migratory birds, which are protected under the federal Migratory Bird Treaty Act (USC 16 703–712). The Migratory Bird Treaty Act governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. The Act prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. If removal of the vegetation occurs during nesting season (typically between February 1 and September 1), the project applicant is required to conduct nesting bird surveys in accordance with the California Department of Fish and Wildlife requirements prior to removal of the trees. Compliance with the Migratory Bird Treaty Act would ensure that no significant impacts to migratory birds occur. Additionally, the Project Site is located within a highly urbanized area and would not interfere with the movement of any native residents, migratory fish, or wildlife species. Therefore, no impact would occur.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. As previously mentioned, ornamental landscape trees are found within the public right-of-way. Pursuant to Chapter 13.60.110 of the City’s Municipal Code, removal of a City tree would require the applicant to obtain a written permit from the City prior to removing a tree located on public property (City of Gardena 2022). However, according to the Project Site plan, trees would not be removed from the public right-of-way. Therefore, the Project would result in no impact to any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Notably, the City is located in a highly urbanized and dense area. The City is nearly entirely developed, with the exception of a few vacant infill parcels throughout the community. There are no expansive open space areas, natural features or sensitive natural plant communities, or riparian habitats for which to consider conservation (City of Gardena 2010). Therefore, no impact would occur.

f. Would the project 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 any habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat conservation plan area. Therefore, the Project would not conflict with the provisions of an adopted conservation plan, and no impact would occur.

2.4.5 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 Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
2. Is associated with the lives of persons important in our past
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values
4. Has yielded, or may be likely to yield, information important in prehistory or history

The Project Site is located within an urbanized area and is fully developed. Historic aerials from 1952 through 2018 were reviewed, and eleven of the structures within the Project area of potential effect (APE) were constructed more than 50 years ago. The structures are identified as buildings 1 and 2, 3, 4, 5, 10, 12 and 13, 21, 32, and 65. The architectural style of all but one structure is considered Vernacular Industrial and the function of the structures has been primarily manufacturing. Descriptions of the structures are provided below.

Buildings 10, 12 and 13, and 65 are concrete tilt-up structures over concrete slab. These buildings have metal roll-up style doors, and those that contain windows are multi-pane, steel casement style. All have flat roofs and exterior equipment is either attached to the side or top of the buildings. Building 10 also has standard style, exterior doors and large fixed picture windows. Buildings 12 and 13 are one building; however, the portion identified as Building 13 is at a lower height.

Buildings 3, 4, 5, 21, and 32 are corrugated metal buildings on concrete slabs. They have flat roofs, metal roll-up and/or standard exterior doors, and no windows except for Building 21 that had a large window in the past that is currently replaced with metal sheeting. In addition, this building has an awning on the northeast side, of which the purpose is unclear as there is no door or window at this location. Equipment is attached to the side or top of the buildings. Between 1998 and 1999, an addition was constructed on the southwest side of Building 4, and additions to the north side of Building 32 occurred in 1995 and 2012.

Buildings 1 and 2 are one combined building with different architectural styles. Building 1 is a Quonset style brick building with an addition that was added to the east side of the building. The addition is constructed of brick, and multi-pane, steel casement style windows are present on the addition. At the northerly end of the building, another later addition was constructed. It is adjacent to 135th Street, and is two-story, and of frame-stucco construction with a flat roof. Windows include large, picture frame, and fixed, three-pane styles. The roof is flat and surrounded by a façade. Material awnings are present on the first floor to provide shade where windows and doors are present. Building 2 is also an addition that is located to the west of Building 1. It is a combination of concrete tilt-up and metal corrugated construction with roll up metal and swing exterior doors. Similar to the other buildings, equipment is attached to the side or top of the buildings.

The property is currently used for aerospace manufacturing. The buildings are used for office, manufacturing, and warehouse purposes. The property was initially developed in the 1940s by Zenith Plastics (1947-1956). Other previous owners include 3M Company (1956-1961), H.I. Thompson Company (i.e., HITC; 1960-1961), Armco Steel (1969-1985), Owens-Corning Fiberglass Corporation (1985-1987), BP Advanced Materials (BP, 1987-1995), HITCO Technologies, Inc. (1995-1997), HITCO Carbon Composites, Inc. (1997-present), and AV Corp (2015-present).

The buildings are in fair to good condition. None of the buildings are associated with a historic event or persons important to the past, nor do they have an architectural style of note. They do not embody the distinctive characteristics of a type, period, region or method of construction, or represent the work of an important creative individual, or possess high artistic values. They are not likely to yield information important in history beyond what has been documented with this evaluation. None of the buildings are on federal, state, or local lists of designated historic resources and are not eligible for listing. The development is not historically significant, and therefore, the redevelopment would not cause a substantial adverse change in the significance of a historical resource.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact. The Project Site is located within an urbanized area and is fully developed. Any archaeological resources, which may have existed at one time (on or beneath the

site), have likely been previously disturbed or destroyed. Nonetheless, construction activities associated with project implementation have the potential to unearth undocumented resources. In the event that archaeological resources are discovered during project subsurface activities, all earth-disturbing work within a 25-foot radius must be temporarily suspended or redirected until an archaeologist meeting the Secretary of the Interior's Standards Professional Qualification Standards has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. With implementation of this standard requirement, a less than significant impact would occur.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. California Health and Safety Code, Section 7050.5, requires that in the event that human remains are discovered on a Project Site, disturbance of the site shall halt and remain halted until the County Coroner has conducted an investigation into the circumstances, manner, and cause of any death and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to their authorized representative. If the County Coroner determines that the remains are not subject to their authority and if the County Coroner has reason to believe the human remains are those of a Native American, they shall contact the Native American Heritage Commission by telephone within 24 hours. The Proposed Project would comply with existing law, and potential impacts to human remains would be less than significant.

2.4.6 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a. **Would the project 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 existing site currently includes fuel use (i.e., motor gasoline) from vehicles to and from the existing businesses, electricity use from lighting the existing buildings, and natural gas use from water heating. Energy use for the existing site was estimated using the CalEEMod model (Version 2020.4.0) as part of the greenhouse gas (GHG) emissions modeling for the Project. Vehicle fuel use was calculated by the California Emissions Estimator Model (CalEEMod) output, based on traffic data from the Project’s Transportation Impact Analysis (Gibson 2022), and kilogram/carbon dioxide (kg/CO₂) per gallon conversion factors from the U.S. Environmental Protection Agency (USEPA) (2021) for motor gasoline. Table 7, Existing Energy Use, shows the existing energy use on site. A quantification of existing energy use compared with proposed energy use is discussed below.

Table 7. Existing Energy Use

Energy/Fuel Type	GHG Emissions (MT CO ₂ e)	Amount
Electricity	342	1,921,152 kWh/yr
Natural Gas	192	3,575,859 KBTU/yr
Fossil Fuel	1,594	180,220 gallons

Sources: CalEEMod Version 2040.4.0, USEPA 2021

Notes: GHG = greenhouse gas; KBTU/yr = kilo British thermal unit per year; kWh/yr = kilowatt-hour per year; MT CO₂e = metric tons of carbon dioxide equivalent

Assumes a conversion factor of 10.21 kg/CO₂ for diesel fuel and 8.78 kg/CO₂ for motor gasoline. Detailed calculations are provided in Attachment 1, Fuel Use Calculations (Appendix D, Energy Memo).

Project Construction

Construction of the Project would require temporary energy demand. Construction energy impacts involve the one-time, non-recoverable energy costs associated with construction of structures and associated site features. During construction, the Project would result in an increase in energy

consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment and the use of electricity for small tools and other sources. Construction of the Project would require demolition, grading, building construction, paving, and landscaping installation. All construction would be typical for the region and building type. The Proposed Project does not include unusual circumstances that would require unusually high energy use for construction, such as helicopter delivery or highly specialized construction waste disposal requirements.

Fuel consumption from construction of the Project was calculated using the CalEEMod annual carbon dioxide equivalent (CO₂e) emissions output prepared for the Project GHG emissions analysis and the kg/CO₂ conversion factors from the USEPA (2021) for diesel fuel and motor gasoline. Total diesel fuel use and motor gasoline consumption from operation of construction equipment, haul truck trips, vendor truck trips, and worker vehicle trips is in Table 8, Construction Diesel Fuel and Gasoline Use. When not in use, electric equipment would be powered off to avoid unnecessary energy consumption. Natural gas is not anticipated to be used during construction.

Table 8. Construction Diesel Fuel and Gasoline Use

Fuel Type	GHG Emissions (MT CO ₂ e)	Gallons
Diesel Fuel	537	52,637
Motor Gasoline	171	19,445

Sources: CalEEMod 2020.4.0; USEPA 2021 (conversion factors).

Notes: GHG = greenhouse gas; MT CO₂e = metric tons of carbon dioxide equivalent

Includes fuel use from construction equipment, haul truck trips, vendor truck trips, and worker vehicle trips. Assumes a conversion factor of 10.21 kg/CO₂ for diesel fuel and 8.78 kg/CO₂ for motor gasoline. Detailed calculations are provided in Attachment 1 (Appendix D, Energy Memo).

Project Operation

Operation of the Project would consume energy for things such as water heating, refrigeration, lighting, and electricity. The following includes energy use estimates for electricity, natural gas, and vehicle fuel (fossils fuels) from implementation of the Project. Similar to existing energy use, energy use associated with the Proposed Project was obtained from the Project GHG analysis and was calculated using the CalEEMod output and the kg/CO₂ conversion factors from the USEPA (2021) for diesel fuel and motor gasoline. Electricity, natural gas, and fuel use from the Project are separately compared to existing conditions below.

Operation of the Proposed Project would consume electrical energy for several purposes, including but not limited to lighting and equipment operation. Table 9, Existing and Project Electricity Use, shows existing electricity use on site compared with the Project.

Table 9. Existing and Project Electricity Use

Scenario	GHG Emissions (MT CO ₂ e)	kWh/yr
Existing	342	1,921,152
Proposed Project	302	1,692,813
Net Electricity Use	(40)	(228,339)

Sources: CalEEMod 2040.4.0

Notes: GHG = greenhouse gas; kWh/yr = kilowatt-hour per year; MT CO₂ = metric tons of carbon dioxide equivalent

Operation of the Project would consume natural gas for several purposes, including but not limited to water heating. Table 10, Existing and Project Natural Gas Use, shows existing natural gas use on site compared with the Proposed Project.

Table 10. Existing and Project Natural Gas Use

Scenario	GHG Emissions (MT CO ₂ e)	KBTU/yr
Existing	192	3,575,859
Proposed Project	206	3,754,650
Net Natural Gas Use	14	178,791

Sources: CalEEMod 2040.4.0

Notes: GHG = greenhouse gas; KBTU/yr = kilo British thermal unit per year; MT CO₂ = metric tons of carbon dioxide equivalent

Vehicles trips to and from the Project Site would result in fuel consumption. Table 11, Existing and Proposed Project Vehicle Fuel Use, shows the net fuel use from implementation of the Project compared with existing conditions. Vehicle trip data was obtained from the Project's Transportation Impact Analysis (Gibson 2022). This estimate is conservative because it assumes that the Project would be developed as a manufacturing facility, which would result in a reduction of 178 daily trips compared to existing conditions. If the Project operates as a warehousing use, it is anticipated to result in a reduction of 728 daily trips compared to existing conditions. If the Project is developed as a high-cube distribution center, it is anticipated to result in a reduction of 784 daily trips.

Table 11. Existing and Proposed Project Vehicle Fuel Use

Scenario	GHG Emissions (MT CO ₂ e)	Gallons
Existing	1,594	180,220
Proposed Project	1,399	158,268
Net Fuel Use	(194)	(21,952)

Sources: CalEEMod output 2020.4.0; USEPA 2021 (conversion factors).

Notes: GHG = greenhouse gas; MT CO₂ = metric tons of carbon dioxide equivalent

Assumes a conversion factor of 10.21 kg/CO₂ for diesel fuel and 8.78 kg/CO₂ for motor gasoline. Detailed calculations are provided in Attachment 1 (Appendix D, Energy Memo).

The Project would be subject to the Title 24 Building Energy Efficiency Standards, which apply to new construction and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting, as further discussed below. Compliance with the most recent applicable Building Energy Efficiency Standards would ensure that the energy efficiency of the proposed buildings is maximized

to the extent feasible. The most recent adopted standards, the 2019 Building Energy Efficiency Standards, include requirements for photovoltaic systems and features such as insulation requirements to reduce electricity demand from the energy grid. The Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Project would result in a net decrease in electricity and fossil fuel use compared to existing conditions. The Project would result in a net increase in natural gas use. However, the Project does not include any features that would result in or encourage the wasteful, inefficient, or unnecessary consumption of energy. The net increase in natural gas would likely be less than demonstrated in Table 10, above, because the CalEEMod modeling does not take into account that the Project would be subject to more stringent Title 24 Building Energy Efficiency Standards compared to the existing buildings. Consistency with energy-related regulations would be required to be demonstrated to obtain necessary building permits. Through compliance with existing energy regulations, the Project would be consistent with CN Goal 4 of the City's General Plan Community Resources Element, which encourages energy conservation through Title 24 compliance and energy efficient building design and appliance installation. The Project also supports Measures EE:C4 and EE:D1 of the City's Climate Action Plan, which are to upgrade older commercial buildings and require new buildings to achieve or exceed Title 24 standards.

As discussed previously, the Project would comply with the 2019 CALGreen standards and the Title 24 Building Energy Efficiency Standards.

The Proposed Project would follow applicable energy standards and regulations during construction. In addition, the Proposed Project would be built and operated in accordance with all existing, applicable regulations at the time of construction. Therefore, the Project would not result in a wasteful, inefficient, or unnecessary consumption of natural gas; would decrease electricity and fossil fuel use; and would not conflict with a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

2.4.7 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:				
i. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i. **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.**

No Impact. According to the City's General Plan, no active faults have been identified within the City. According to the Community Safety Element – Public Safety Plan, the closest faults in the

broader project region include the regional San Andreas and San Jacinto faults and the local Newport-Inglewood, Palos Verdes, Whittier-Elsinore, Sierra Madre-Cucamonga, San Fernando and Raymond Hill fault system (City of Gardena 2022). The Newport-Inglewood-Rose Canyon Fault Zone is the closest fault and is located approximately 1.5 miles northeast of the Project Site. The faults do not entirely underlie the City; the faults do not underlie the Project Site. Thus, although the Project could experience strong seismic ground shaking (see Section 2.4.7(a)(ii)), the Project Site is not susceptible to surface rupture. Therefore, the possibility of significant fault rupture on the site is considered to be low. Therefore, there is no potential for the rupture of a known earthquake fault at the Project Site.

ii. Strong seismic ground shaking?

Less Than Significant Impact. Similar to other areas located in the seismically active Southern California region, the City is susceptible to ground shaking during an earthquake. Numerous faults considered active or potentially active have been mapped in Southern California, including in the vicinity of the City. However, as addressed in Section 2.4.7(a)(i), the Project is not located within an active fault zone, and the site would not be affected by ground shaking more than any other area in the seismically active region. The Geotechnical Report, which is included as Appendix I, concluded that there was no evidence of faulting during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low. Additionally, the Proposed Project is required to be constructed in compliance with the 2019 California Building Code (effective January 1, 2020), which contains standards for building design to minimize the impacts from ground shaking. Therefore, impacts from strong ground shaking would be considered less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. Any buildings or structures on these sediments may float, sink, or tilt as if on a body of water. According to Figure PS-2: Seismic Hazard Areas in the City's Community Safety Element – Public Safety Plan, the southern region of City is located in a liquefaction zone. The liquefaction risk is no greater for the Project Site than it is for the surrounding areas and cities. Additionally, the Project would be designed in accordance with all applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity, regardless of the specific geotechnical characteristics of a particular site. The Geotechnical Report also indicated that based on the conditions encountered at the boring locations, and mapping performed by CGS, liquefaction is not considered to be a significant design concern for the Proposed Project. Therefore, impacts associated with liquefaction would be less than significant.

iv. Landslides?

No Impact. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, which are usually present in combination—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, and seismic activity. According to the City’s Community Safety Element – Public Safety Plan, the City does not have any known landslide zones (City of Gardena 2022). The Project Site and surrounding area are predominantly flat and lack any substantial topographical variations. No hillsides are located on or adjacent to the Project Site. Therefore, no impacts associated with landslides would occur.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. According to the Geotechnical Report, the Project Site and surrounding area are relatively flat and underlain primarily by artificial fill and alluvial soils. The fill soils generally consist of medium stiff to stiff silty clays with occasional loose fine sandy silts with varying medium to coarse sands. The alluvium generally consists of medium dense silty sands and clayey sands, and stiff to very stiff silty clays and sandy clays with occasional very stiff clayey silts and medium dense to dense sands.

Construction Impacts

The Project would involve earthwork and other construction activities that would disturb surface soils and temporarily leave exposed soil on the ground’s surface. Common causes of soil erosion from construction sites include stormwater, wind, and soil being tracked off site by vehicles. However, construction activities are short-term in nature and would comply with all applicable state and local regulations for erosion control and grading. The Proposed Project would be required to comply with standard regulations, including SCAQMD Rules 402 and 403, which would reduce construction erosion impacts. Rule 403 requires that fugitive dust be controlled with best available control measures so that it does not remain visible in the atmosphere beyond the property line of the emissions source (SCAQMD 2005). Rule 402 requires dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site (SCAQMD 1976). The Proposed Project would also incorporate Best Management Practices (BMPs), as shown in Appendix H, Low Impact Development Plan, to ensure that potential water quality impacts from water-driven erosion during construction would be reduced to less than significant.

Operational Impacts

Once operational, the Project Site would be developed with a new 190,860-square foot tilt-up concrete industrial building and associated parking and landscaping. Collectively, these on-site areas would reduce the potential for soil erosion and topsoil loss. The structural and paved improvements would be impervious areas lacking any exposed soils. Therefore, impacts associated with soil erosion and topsoil loss would be less than significant.

- c. Would the project 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 with Mitigation. See responses to Section 2.4.7(a)(iii) for liquefaction and (iv) for landslide impacts. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore pressure buildup or liquefaction in a subsurface layer. According to the City’s Community Safety Element – Public Safety Plan, the City is comprised primarily of alluvial soil, containing sand, silt, and clay silts (City of Gardena 2022). The Project Site soil is classified as Urban land-Aquic Xerorthents, fine substratum-Cropley complex, which is described as discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock (USDA 2019).

As addressed in Section 2.4.7(a)(iii), the southern region of the City has been identified as being located in a liquefaction hazard zone. However, the liquefaction risk is no greater for the Project Site than it is for the surrounding areas and cities. As previously discussed, the Proposed Project would be designed in accordance with all applicable provisions established in the current California Building Code, which sets forth specific engineering requirements to ensure structural integrity, regardless of the specific geotechnical characteristics of a particular site. Additionally, the City has relatively flat topography and is not known to have any landslide zones. In accordance with the California Building Code, Appendix J, which has been adopted by the City of Gardena, a geotechnical report has been prepared for the Project. The Geotechnical Report also 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. Therefore, impacts would be less than significant.

- d. Would the project 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 with Mitigation. As described in the City’s Community Safety Element – Public Safety Plan, the City is comprised primarily of alluvial soil, containing sand, silt, and clay silts (City of Gardena 2022). The U.S. Department of Agriculture’s Web Soil Survey does not identify the Project Site or surrounding areas as clay soils, which are typically expansive. The Project Site is classified as Urban land-Aquic Xerorthents, fine substratum-Cropley complex, which is described as discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock (USDA 2021). The Proposed Project would involve excavation of existing soil and import of materials. The imported soil materials would meet the California Building Code standards and would be required to have an expansion index of 20 or less. Such imported materials are anticipated to contain sufficient fines (binder material) to result in a stable

subgrade when compacted, and are required to be approved by the geotechnical engineer of record before being transported to the Project Site. The near-surface soils at this Project Site range from silty clays, sandy clays, clayey sands, and silty sands with occasional sandy silts. Laboratory testing performed on a representative sample of the near-surface soils indicates that these materials possess a medium expansion potential (EI = 51). Based on the presence of expansive soils at this site, care should be given to proper moisture conditioning of all building pad subgrade soils to a moisture content of 2 to 4 percent above the ASTM D-1557 optimum during site grading. The Geotechnical Report also 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. Therefore, the Proposed Project would not be on expansive soil, and substantial risks to life or property due to expansive geologic unit would be less than significant.

e. Would the project 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. Development of the Proposed Project would not require the installation of a septic tank or alternative wastewater disposal system. The Project would use the existing local sewer system. Therefore, no impact would result from septic tanks or other on-site wastewater disposal systems.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation. The Project Site has been previously disturbed. Further, according to the U.S. Department of Agriculture's Web Soil Survey, the Project Site is underlain by Urban land-Aquic Xerorthents, fine substratum-Cropley complex, which is described as discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock (USDA 2021). Human-transported fill materials generally do not contain significant paleontological resources on or very near the surface immediately underlying the Project Site. Therefore, the likelihood of affecting paleontological resources within the Project Site is considered low. Nonetheless, it is always possible that intact paleontological resources are present at subsurface depths that were not impacted by previous grading activities. For instance, at depths below human-transported fill materials, there is a greater likelihood of encountering sediments that are old enough to contain significant paleontological resources. Given these factors, the likelihood of impacting paleontological resources within the Project Site is considered low above the original ground surface, increasing with depth. Nonetheless, paleontological resources may possibly exist at deep levels and could be unearthed with implementation of the Project.

Mitigation Measure GEO-2 would require Worker Awareness and Environmental Program (WEAP) Training for construction personnel involved in ground disturbing activities. Mitigation Measure GEO-3 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. With implementation of the Conditions of Approval, a less than significant impact would occur.

Mitigation Measures

Mitigation Measure GEO-1: Prior to issuance of a grading permit, grading plans shall be prepared in conformance with the grading recommendations included in the Geotechnical Report prepared for the proposed project (see Appendix I).

Mitigation Measure GEO-2: 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.

Mitigation Measure GEO-3: 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.

2.4.8 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

Regulatory Setting

Federal

The U.S. Environmental Protection Agency is responsible for implementing federal policy to address global climate change. In 2009, the U.S. Environmental Protection Agency issued a Final Rule for mandatory reporting of GHG emissions, which applies to fossil fuel and industrial gas suppliers, direct GHG emitters, and manufacturers of heavy-duty and off-road vehicles, and requires annual reporting of emissions. This rule does not regulate the emission of GHGs; it only requires the monitoring and reporting of GHGs for those sources above certain thresholds.

State

California has enacted a variety of legislation relating to climate change, much of which has set aggressive goals for GHG emissions reductions throughout the state. California Executive Order S-03-05 (2005) establishes the goal of reducing GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. In September 2006, Governor Schwarzenegger signed California's Global Warming Solutions Act of 2006 (AB 32), requiring the California Air Resources Board to establish a statewide GHG emissions cap for 2020 based on 1990 emissions and to adopt mandatory reporting rules for significant sources of GHG emissions. In April 2015, Governor Brown signed Executive Order B-30-15, which established the goal of reducing GHG emissions to 40 percent below 1990 levels by 2030.

Regional

The City is in the South Coast Air Basin, and the South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the basin. To provide GHG emissions guidance to the local jurisdictions in the South Coast Air Basin, the SCAQMD organized a working group to develop GHG emissions analysis guidance and thresholds. In 2008, the SCAQMD's governing board adopted a tiered interim approach for

determining GHG emissions significance, whereby the level of detail and refinement needed to determine significance increases with a project's total GHG emissions. The approach defines projects that are exempt under the California Environmental Quality Act (CEQA) (Tier 1) and projects that are in a GHG Reduction Plan (Tier 2) as less than significant. Tier 3 provides numerical GHG significance threshold of 3,000 MTCO_{2e} per year for all land use types (SCAQMD 2008).

Local

In 2017, the City, in cooperation the South Bay Cities Council of Governments, prepared a Climate Action Plan (CAP), which includes the goal to reduce GHG emissions to 15 percent below 2005 levels by the year 2020 and the longer-term GHG reduction goal of 49 percent below 2005 levels by 2035. The interim and longer-term goals put the City on a path toward the state's long-term goal to reduce emissions 80 percent below 1990 levels by 2050. The CAP outlines the City's existing sustainability efforts, including improved bicycle infrastructure and partnerships to increase energy efficiency. The CAP included additional measures to reduce GHG emissions to accomplish the City's GHG reduction targets in five broad categories: Land Use and Transportation, Energy Efficiency, Energy Generation, Solid Waste, and Urban Greening (City of Gardena 2017).

Methodology

SCAQMD Thresholds

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SoCAB. A Proposed Project would be evaluated against the following tiers and a determination would be made as to which tier would be most appropriate for the individual project:

- **Tier 1** consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA. If the project qualifies for an exemption, no further action is required. The project is not exempt from CEQA; therefore, Tier 1 does not apply.
- **Tier 2** consists of determining whether or not the project is consistent with a GHG Reduction Plan that may be part of a local government plan. The GHG Reduction Plan must, at a minimum, comply with AB 32 GHG reduction goals, include an emissions inventory agreed upon by either CARB or the SCAQMD, have been analyzed under CEQA and have a certified final CEQA document, and have monitoring and enforcement components. If the Proposed Project is consistent with the qualifying GHG reduction plan, it is not significant for GHG emissions. The City does not have a qualified CAP, therefore, Tier 2 does not apply.
- **Tier 3** includes a screening level threshold of 3,000 MTCO_{2e} per year that is intended to achieve a regional emissions capture rate of 90 percent. That is, most future projects

would be required to implement GHG reduction measures while excluding small projects that would contribute a relatively small fraction of the cumulative statewide GHG emissions. Consistent with the SCAQMD method, construction emissions should be amortized over a 30-year project life and added to operational emissions. The following analysis uses Tier 3. The project would result in a significant GHG emissions impact if annual project operation and amortized construction emissions would exceed the screening level threshold of 3,000 MTCO_{2e}.

Modeling Methodology

Construction

Project construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0, based on construction information provided by the City and model default assumptions. Project construction is anticipated to last for 12 to 14 months, which is consistent with the CalEEMod default schedule assumptions for the project. A total of 230,889 square feet of existing development on the project site would be demolished and hauled away. Cut and fill would be balanced on site, and no import or export is assumed. Detailed assumptions and modeling datasheets are provided in Appendix C, GHG Memo.

Operation

Operational emissions from existing land uses and the project are modeled with CalEEMod to estimate the net change in emissions as a result of project implementation. Vehicle trip data was obtained from the project's Transportation Impact Analysis (Gibson 2022) (see Appendix A). Modeling assumptions were provided for both the assumption as a manufacturing facility as well as the assumption of a warehouse use.

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Global climate change refers to changes in average climatic conditions on Earth, including changes in temperature, wind patterns, precipitation, and storms. Global warming, a related concept, is the observed increase in average temperature of Earth's surface and atmosphere. One identified cause of global warming is an increase of GHGs in the atmosphere. The GHGs defined under California's Assembly Bill 32 include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Single projects do not generate enough GHG emissions on their own to influence global climate change; therefore, the GHG impact analysis measures the project's contribution to the cumulative environmental impact. Implementation of the project would contribute to global climate change directly through GHG emissions from construction through vehicle engine exhaust from construction equipment, on-road truck trips, and worker commuting trips. Operational sources of

GHG emissions include energy use (electricity and natural gas), area sources (landscaping equipment), vehicle use, solid waste generation, and water conveyance and treatment.

The Project includes the development of a new 190,860-square foot tilt-up concrete creative industrial building. Modeling conservatively assumes that the project would be developed as a manufacturing facility, which would result in a reduction of 178 daily trips compared to existing conditions (see Appendix A). If the project operates as a warehousing use, it is anticipated to result in a reduction of 728 daily trips compared to existing conditions. If the Project is developed as a high-cube distribution center, it is anticipated to result in a reduction of 784 daily trips.

Construction

Total GHG emissions associated with construction of the Project would be approximately ~~72609~~ MTCO_{2e}. Consistent with SCAQMD guidance, construction emissions are amortized over a 30-year project lifetime and added to project operational emissions. Amortized construction emissions would be approximately 24 MTCO_{2e} per year.

Operation

The existing total operational emissions is 2,456 MTCO_{2e}, whereas the total Project operational emissions for the Proposed Project is 2,212 MTCO_{2e}. In addition, construction would contribute minimal emissions when amortized over 30 years. Since the Proposed Project would result in the reduction of GHG emissions from daily trips, the Project would not exceed the 3,000 MTCO_{2e} threshold. Therefore, impacts would be less than significant.

Implementation of the Proposed Project would not result in a significant impact related to GHG emissions.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the Low Carbon Fuel Standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the Proposed Project does not conflict with those plans and regulations.

As mentioned, the City has adopted a CAP; however, the CAP is a planning tool with optional GHG reduction strategies and is not a qualified CAP for use for CEQA streamlining. In the absence of a City-specific threshold, guidance from the SCAQMD is used to evaluate the significance of

project emissions. SCAQMD guidance consists of a tiered approach for evaluating GHG emissions for development projects where the SCAQMD is not the lead agency. The project is not exempt from CEQA, and a local qualified CAP is not adopted; therefore, Tiers 1 and 2 of the SCAQMD approach do not apply to the project. Tier 3 establishes a numerical screening level threshold of 3,000 MTCO_{2e} per year for all land use types. Projects that do not exceed the bright-line threshold would result in a less than cumulatively considerable impact on GHG emissions. This threshold is based on the AB 32 GHG reduction target and 2020 GHG emissions inventory. The SCAQMD has yet to publish a quantified GHG efficiency threshold for the 2030 target. Although the SCAQMD has not published a quantified threshold beyond 2020, this assessment uses the scaled threshold of 2,520 MTCO_{2e} per year, which was calculated for the buildout year of 2024 based on the GHG reduction goals of Senate Bill 32 and Executive Order B-30-15. As shown in Table 12, Project Greenhouse Gas Emissions, below, operational emissions for the Proposed Project would be 2,212 MTCO_{2e} which is below the threshold of 2,520 MTCO_{2e}.

Table 12. Project Greenhouse Gas Emissions

Emissions Source	Annual GHG Emissions (MTCO_{2e})
Existing Conditions	
Area sources	<1
Energy sources	534
Vehicular sources	1,593
Solid waste	131
Water	197
Existing Total Operational Emissions	2,456
Proposed Project	
Area sources	<1
Energy sources	508
Vehicular sources	1,399
Solid waste	117
Water	163
Amortized construction	24
Total Project Operational Emissions	2,212
Net Change from Project	(244)
Significance Threshold	2,520
<i>Significant Impact?</i>	<i>No</i>

As discussed above, the Proposed Project is an energy-efficient project that would result in insignificant GHG emissions, and would comply with all applicable requirements to further minimize GHG emissions. The Proposed Project would not conflict with applicable plans or regional measures to meet statewide GHG emissions reduction goals. Therefore, impacts would be less than significant.

2.4.9 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction of the Proposed Project would likely involve the use of some hazardous materials, such as vehicle fuels, solvents, paints, oils, and grease. Operation of the Proposed Project would involve an unquantifiable, but limited, use of potentially hazardous materials typical of industrial uses, including cleaning fluids, detergents, solvents, adhesives, sealers, paints, fuels/lubricants, and fertilizers and/or pesticides for landscaping. The use, storage, transport, and disposal of hazardous materials by construction workers and tenants of the Proposed Project would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, U.S. Environmental Protection Agency,

Occupational Safety and Health Administration, California Department of Transportation, and City codes. Impacts would be less than significant.

- b. Would the project 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 With Mitigation. The term “hazardous material” can be defined in different ways. For purposes of this environmental document, the definition of “hazardous material” is the one outlined in the California Health and Safety Code, Section 25501:

Hazardous materials that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

“Hazardous waste” is a subset of hazardous materials, and the definition is essentially the same as in the California Health and Safety Code, Section 25117, and in the California Code of Regulations, Title 22, Section 66261.2:

Hazardous wastes are those that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous materials can be categorized as hazardous nonradioactive chemical materials, radioactive materials, and biohazardous materials (infectious agents such as microorganisms, bacteria, molds, parasites, viruses, and medical waste).

Exposure of the public or the environment to hazardous materials could occur through the following: improper handling or use of hazardous materials or hazardous wastes, particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; and/or 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.

Following is a discussion of the Proposed Project’s potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during the construction and operational phases.

In July 2021, Ardent Environmental Group, Inc. completed a Phase I Environmental Assessment (Phase I ESA) (see Appendix F) of the Project Site. As part of its real estate due diligence, the Project Applicant retained Ardent to prepare a Phase I Environmental Site Assessment (ESA) and Document Review for the site (referred to as the “2021 Phase I ESA”; Ardent, 2021). The 2021 Phase I ESA identified a number of recognized environmental conditions (RECs). Some of these RECs needed further evaluation to assess the extent of impacted soil that will be encountered during redevelopment. A Phase II Environmental Site Assessment (see Appendix G) was conducted and presents the results of this further investigation. The Phase II ESA also documents the results of a site-specific HHRA completed using previous soil gas data collected by others. The HHRA was prepared to determine whether a possible vapor intrusion issue was present in the existing buildings that will remain. Also, an Environmental Summary was completed which is also included in Appendix G.

The Phase II ESA was completed in August, 2021. Based on the 2021 Phase I ESA and a review of these previous investigations, Ardent identified four areas needing further evaluation to determine if soil remediation was needed (REC No. 3) and to further assess the extent of impacted soils (REC Nos. 4, 5, and 6). The following presents the results of the Phase I and II ESAs.

- **REC No. 3: Area 6** – Former Acetone UST - Based on the data collected in the vicinity of REC No. 3, the residual concentrations of VOCs, namely PCE and TCE, in soil and soil gas would not pose a threat to future workers or occupants of the site and would not threaten groundwater. Therefore, this area would no longer be considered an REC and no further work is necessary.
- **REC No. 4: Area 14b** – Adjacent East of “Not HITCO Property” - Based on the data collected in the vicinity of REC No. 4, the vertical and lateral extent of PCE impacted soil has not been fully defined and may encroach onto the adjacent property to the west. Further onsite investigations and potential onsite remediation are needed. Since this release was first identified during the 2001 FS, the remediation of these soils would be the responsibility of BP.
- **REC No. 5: Area 14c** – Adjacent East of “Not HITCO Property” - Based on the data obtained in the vicinity of REC No. 5, the depth of PCE-impacted soil exceeding the regulatory screening levels for the protection of groundwater is limited to less than 10 feet bgs. During Ardent’s investigation, the assessment of the lateral extent of impacted soils was limited due to site access constraints (e.g., fenced areas, outbuilding, concrete cut representing possible utilities, and a warehouse building). Based on the data obtained, the lateral extent of impacted soil is anticipated to be approximately 28 feet

wide by 42 feet long. The total volume of bank (i.e., in-place) impacted soils that will need to be remediated during redevelopment is estimated at approximately 436 cubic yards. Since this release was first identified during the 2001 FS, the remediation of these soils would be the responsibility of BP.

- **REC No. 6: Boring 16** – Based on the data collected during this investigation, the depth of PCE/TCE-impacted soil exceeding the regulatory screening levels for the protection of groundwater is limited to less than 10 feet bgs in the vicinity of REC No. 6. During Ardent’s investigation, the assessment of the lateral extent of impacted soils to the west of boring B16 was limited due to the close proximity of the existing warehouse building. Based on the data obtained, the lateral extent of impacted soil is anticipated to be approximately 47 feet wide by 63 feet long. The total volume of bank (i.e., in-place) impacted soils that will need to be remediated during redevelopment is estimated at approximately 1,097 cubic yards.

To further evaluate whether a possible vapor intrusion issue was present in the southern portion of the site associated with Building 25 which is planned to continue to be used for commercial purposes, Ardent completed an HHRA using previous soil gas data. Based on the results of this site specific HHRA, which was completed in accordance with current regulatory guidelines, it was determined that a possible vapor intrusion issue was present.

The Phase II ESA presented a number of recommendations based on the investigation conducted.

- **REC No. 4** – Further investigations should be completed on-site to determine the vertical and lateral extent of impacted soils that will need to be remediated for the protection of groundwater. Shallow soils that will be encountered during site redevelopment should be excavated and removed to the depth of the proposed geotechnical requirements. Any deep impacted soils could be further remediated by in-situ SVE following redevelopment.
- **REC No. 5 and REC No. 6** – Shallow VOC-impacted soils should be remediated to concentrations below the SFRWQCB-ESL guidelines for the protection of groundwater by excavation and off-site disposal during redevelopment activities.
- Indoor air samples should be collected in Building 25 to assess whether a vapor intrusion issue is present and whether soil vapor mitigation measures are needed to protect future occupants of this building.
- All work should be completed under the direction and approval of the LARWQCB.

Implementation of the recommendations set forth in the Phase II ESA would result in a less than significant impact as well as the implementation of Mitigation Measure HAZ-1 under the oversight and approval of LARWQCB, the Proposed Project would not create a significant hazard to the public or the environment.

Project Construction

Construction activities of the Proposed Project would involve the use of small amounts of hazardous materials, such as cleaning fluids, detergents, solvents, adhesives, sealers, paints, fuels/lubricants, and fertilizers and/or pesticides for landscaping. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature, and construction workers would be trained in safe handling and hazardous materials use. Additionally, the use, storage, transport, and disposal of construction-related hazardous materials and waste would be required to conform to existing laws and regulations of the federal, state, and local agencies. Compliance with applicable laws and regulations would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur. Therefore, hazards to the public or the environment arising from the routine use of hazardous materials during project construction would be less than significant and no mitigation measures are necessary.

Project Operation

The project involves construction of a new 190,860-square foot tilt-up concrete creative industrial building. As such, potentially hazardous materials associated with operation of the Project would include those materials typically associated with operation of the Project, such as cleaning and maintenance activities. Although these materials would vary, they would generally include industrial cleaning products, solvents, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered industrial hazardous wastes, common wastes, and universal wastes by the EPA, which considers these types of wastes common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed of (EPA 2021). Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of under less-stringent standards than other hazardous wastes, and many of these wastes do not need to be managed as hazardous waste.

In addition, any potentially hazardous materials handled on the Project Site would be limited in quantity and concentration, consistent with other similar service sector uses located in the City, and any handling, transport, use, and disposal of such material would comply with applicable federal, state, and local agencies and regulations. In addition, as mandated by OSHA, all hazardous materials stored on the Project Site would be accompanied by a Materials Safety Data Sheet, which would inform on-site personnel and residents of the necessary remediation procedures in the case of accidental release (OSHA 2012). Therefore, operational impacts associated with the use, transport, and disposal of hazardous materials would be less than significant.

Mitigation Measures

Mitigation Measure HAZ-1: Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan or other remedial cleanup program document reviewed and approved by LARWQCB (collectively referred to as the “RAP”) in compliance with Water Board Resolution No. 92-49. Subject to the LARWQCB’s requirements, the RAP shall present the scope of work and schedule to remediate and mitigate all impacted shallow soils to the criteria protective of human health and the environment, including groundwater quality. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.

The Remedial Cleanup Program required as mitigation for this project is for the shallow VOC impacted soils on site. Additional remediation for deeper soils and groundwater may be required for this site by LARWQCB, but is not required as part of the mitigation for this project to proceed. However, appropriate access for monitoring, sampling and remediation for impacted deeper soils and impacted groundwater shall be maintained and shall not be affected by the proposed project.

~~Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan or other remedial cleanup program document reviewed and approved by LARWQCB (collectively referred to as the “Final Remedial Cleanup Program”). The LARWQCB may require additional soil, soil vapor, and groundwater investigations prior to submittal of a Final Remedial Cleanup Program. Prior to implementation, the RAP shall be reviewed and approved by the LARWQCB. The Final Remedial Cleanup Program RAP will present the results of the previous work and present a scope of work to facilitate industrial or commercial redevelopment of the Site, including remediation of remediate shallow impacted soil that might be encountered during grading and other redevelopment activities. The Project Applicant shall provide a copy of the Final Remedial Cleanup Program RAP to the City once it has been reviewed and approved by the LARWQCB with confirmation of approval.~~

~~**Subject to the LARWQCB’s discretion, At a minimum, the Final Remedial Cleanup Program RAP should present the scope of work and schedule to remediate and/or mitigate shallow excavate and remove onsite VOC impacted soil associated with REC Nos. 4, 5, and 6 so grading and redevelopment can commence. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.**~~

Prior to issuance of grading permits, a Soil Management Plan (SMP) shall be submitted to the City which shall identify the procedures to manage unknown environmental concerns that might be encountered during redevelopment. This document shall also be submitted to the LARWQCB. The SMP does not need to be approved by the LARWQCB nor the City.

A Vapor Intrusion Mitigation System (VIMS) Design Plan shall be prepared that presents the proposed design and construction details of the vapor mitigation system and submitted to the City along with

construction documents. A VIMS Performance Plan should accompany the VIMS Design Plan and will present baseline indoor air sampling details that will be collected once the building is constructed. The baseline sampling, compared to subsequent sampling results, will provide evidence that the VIMS is performing adequately and that no human health risks are present for site occupancy. The VIMS Performance Plan will include the baseline and startup sampling procedures, on-going performance monitoring, and operation, monitoring, and maintenance (OM&M) operations. The VIMS Performance Plan will also provide contingencies for further mitigation if unfavorable vapor concentrations are discovered. Following completion of these tasks, the Project Applicant will request a determination from the LARWQCB that no further sampling/monitoring be required. ~~from the LARWQCB.~~

Prior to issuance of a temporary or final Certificate of Occupancy, a Land Use Covenant (LUC) shall be recorded with the Los Angeles County Registrar-Recorder restricting the property to be used only for industrial and/or commercial uses. Proof of recording shall be provided to the City. Prior to recording, the LUC shall be presented to the LARWQCB for review and approval.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project Site is not located within 0.25 miles of existing schools. The Project Site is located approximately 0.85 miles west of 135th Street Elementary School, approximately 0.83 miles east of Purchee Avenue Elementary School, and approximately 0.73 miles east of Maria Regina School. Project operations would involve industrial use activities and it is possible that hazardous materials could be used by a future occupant's daily operations; however, future operations at the Project site would be required to comply with all applicable local, State, and federal regulations related to the transport, handling, and usage of hazardous materials. During project construction, potentially hazardous materials would likely be handled on the Project Site. Handling of these potentially hazardous materials would be temporary and would coincide with the short-term construction phase of the Project. Any handling, transport, use, or disposal of hazardous materials would comply with all relevant federal, state, and local agencies and regulations, including the USEPA, the California Department of Toxic Substances Control, the California OSHA, Caltrans, the Resource Conservation and Recovery Act, the SCAQMD, and the Los Angeles County Certified Unified Program Agency. Therefore, impacts associated with the emitting or handling of hazardous materials within 0.25 miles of a school would be less than significant.

d. Would the project 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?

Less Than Significant Impact With Mitigation. California Government Code, Section 65962.5, requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued

certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

A review of Cortese List online data resources identifies the following sites that are active within the vicinity of 1600 West 135th Street (SWRCB 2021):

- Aerodynamic Plating Co., Inc. #3: 13629 Saint Andrews Place (Plant #3)
- Angelus Plating Works: 1713 West 134th Street
- AVCORP Composite Fabrication Inc.: 1600 W. 135th Street
- KB Gardena Building, LLC: 13720 South Western Avenue

All of these sites except for the AVCORP Composite Fabrication Inc. are over 500 feet away from the Proposed Project Site and would not have a significant impact to the site. The larger HITCO property was listed on regulatory databases and is an active remediation site for VOCs in soil and groundwater. These activities are on-going by the responsible party and are located off the subject property. As described above, on-site VOC-impacted soil was historically identified and remediated under the direction of the LARWQCB. Residual contaminants in the shallow soil that is planned to be disturbed during grading will be further remediated by excavation and off-site disposal (see Mitigation Measures HAZ-1). Groundwater beneath the site is still impacted with VOCs due to historical land use. Based on residual contaminants in soil and/or groundwater, a vapor intrusion issue is possible. As noted above, this possible human health risk will be mitigated by installing a VIMS beneath the proposed building. With the implementation of the Mitigation Measure HAZ-1 described above, the Proposed Project would not create a significant hazard to the public or the environment. Therefore, impacts associated with a hazardous materials site would be less than significant with mitigation.

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?

No Impact. The Proposed Project is not located within the airport land use plans for these nearby airports (ALUC 2021). The Project Site is located outside of any airport impact zones, and as such, the Project would not result in a safety hazard for people working at the Project Site. The Project Site is located approximately 1.7 miles southeast of Hawthorne Municipal Airport (HHR), approximately 3.7 miles northwest of Compton/Woodley Airport, and approximately 4.9 miles southeast of Los Angeles International Airport (LAX). Additionally, the City of Hawthorne General Plan Noise Element provides noise contours for Hawthorne which show that the noise contours associated with the airport do not extend beyond the municipal boundaries of the City of Hawthorne. Therefore, no impacts associated with a safety hazard or excessive noise resulting from proximity to an airport would occur.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. As mentioned in the City’s General Plan, the Project would be required to comply with the Gardena Emergency Operations Plan, adopted in 2017. The plan provides a strategy for the City’s planned response to emergency situations. The City’s Community Safety Element – Public Safety Plan shows emergency routes for the City (City of Gardena 2022). The Project would be provided emergency access along West 135th Street and South Western Avenue. The Project Site is also provided regional access via I-110, I-105, and I-405, as well as SR-91 and SR-107. Due to the Proposed Project’s local and regional connectivity, in the unlikely event of an emergency, the project-adjacent roadway facilities would be expected to serve as emergency evacuation routes for first responders and residents. The Project would not adversely affect operations on the local or regional circulation system, and as such, would not influence the use of these facilities as emergency response routes. Therefore, impacts associated with an emergency response plan would be less than significant.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to the California Department of Forestry and Fire Protection’s (CAL FIRE’s) Fire Hazard Severity Zone Map of the County (2020), the Proposed Projects is not located in a Very High Fire Hazard Safety Zone; therefore, the implementation of the Proposed Project would not expose people or structures to a significant risk from wildland fires.

2.4.10 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 groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. Construction of the Project would include earthwork activities that could potentially result in erosion and sedimentation, which could subsequently degrade downstream receiving waters and violate water quality standards. Stormwater runoff during the construction phase may contain silt and debris, resulting in a short-term increase in the sediment load of the municipal storm drain system. Substances such as oils, fuels, paints, and solvents may be inadvertently spilled on the Project Site and subsequently conveyed via stormwater to nearby drainages, watersheds, and groundwater. 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 8.76 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. Also, the Project Site is expected to balance in terms of its construction activities since the approximate earthwork numbers are 20,749 cubic yards of cut, 20,749 cubic yards of fill and 17,721 cubic yards of over-excavation. Therefore, construction impacts associated with water quality standards would be less than significant.

Once operational, the Project Site would be developed with a new 190,860-square foot tilt-up concrete creative industrial building and associated parking and landscaping. Collectively, these on-site areas would reduce the potential for soils erosion and topsoil loss that could affect surface water quality. Additionally, the Proposed Project includes the construction of low impact development (LID) stormwater management systems. Infiltration is not an option at this site so the site will use two (2) interconnected WetlandMod units (at-grade with plants) and two (2) sets of StormTech MC-3500 detention chambers sized to treat 1.5x the StormWater Quality Design Volume. The structural and paved improvements would cover impervious areas lacking any exposed soils. Therefore, operational impacts associated with water quality standards would be less than significant.

b. Would the project 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 Project will require the use of water for dust suppression during project demolition, grading, and construction. The amount of water that will be required to control dust during grading and construction will be minimal and not significantly impact existing groundwater supplies. Once completed, the Project will require potable water to serve the Project site, water the landscaping and provide required fire flow. The City and the Project Site would receive water service from the Golden State Water Company – Southwest Water System. According to the Golden State Water Company, the Southwest Water System is a blend of groundwater pumped from the West and Central Coast Groundwater Basins and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California) (Golden State Water Company 2022).

Additionally, Golden State Water Company (GSWC) has entitlement of groundwater resources in the West and Central Coast Groundwater Basins. Furthermore, GSWC leases additional water rights from entities that no longer pump groundwater but have entitlements, in the attempt to meet the increase in water demand from its service area. As such, GSWC currently has no immediate concern with the availability of water supply to the City. Therefore, impacts associated with groundwater supplies would be less than significant.

The Project involves the construction of a new 190,860-square foot tilt-up concrete creative industrial building and associated parking and landscaping. The Project Site would introduce more pervious areas via landscaping in the front yard and along the perimeters of the Project Site.

Under the existing conditions, the Project Site is occupied by a silica and carbon-based products manufacturing company; therefore, the Project Site is not considered an important location for groundwater recharge. The Project would not substantially impair groundwater recharge necessary to replenish the City's water supply; thus, impacts related to groundwater recharge would be less than significant.

c. Would the project 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:

i. Result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. There are no streams or rivers located on or near the Project Site. Project construction would involve some earth-disturbing activities, including grading, that could expose on-site soils to erosion and surface water runoff. However, the Project Site is located within a developed area, with primarily industrial land uses surrounding the Project Site; as such, the development of the Project would not cause a significant change to surface bodies of water in a manner that could cause siltation or erosion. Therefore, impacts would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact. There are no natural drainage features on or near the Project Site. The Project Site, in its existing condition, is occupied by a silica and carbon-based products manufacturing company. Construction activities would entail grading, excavation, and other ground-disturbing activities, which could temporarily alter surface drainage patterns and increase the potential for flooding, erosion, or siltation. However, the Project would comply with existing local, state, and federal regulations related to drainage and runoff. As such, the Project would not result in flooding on or off site. According to the Low Impact Development Plan (see Appendix H), the Proposed Project within the south property is a redevelopment Project disturbing less than 50 percent of the impervious surface and the previous development project was not subject to post-construction stormwater quality control measures, Therefore, only the proposed disturbed areas

must meet the requirements of the Los Angeles County's Low Impact Development Standards Manual (February 2014). The Proposed Project will disconnect runoff from impervious areas by means of biofiltration systems and underground detention. Additionally, the Project is designed so that pollutants from the impervious surfaces are disconnected prior to discharging offsite. Runoff from the parking lots is conveyed to the biofiltration units for treatment. Additionally, the Project would be required to comply with the NPDES Construction General Permit, which would require implementation of BMPs and erosion control measures, thereby reducing the effects of construction activities on erosion and drainage patterns. The Proposed Project will not substantially increase the rate or amount of surface runoff in a manner, which would result in a flooding on or off-site.

iii. 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?

Less Than Significant Impact. The Proposed Project would comply with existing local, state, and federal regulations related to drainage and runoff. Furthermore, according to the Low Impact Development Plan (see Appendix H), runoff from the northerly portion of the roof and northerly vehicle parking will drain to catch basins in the drive aisle. A private storm drain will convey the storm water westerly then southerly around the west side of the building. Catch basins in the drive aisle will collect runoff and tie into the storm drain. The storm drain will continue southerly then turn easterly into the truck yard. Three catch basins will collect runoff from the southerly portion of the building roof, truck yard, and easterly drive aisle.

The storm drain will then wrap back around the westerly site of the building and flow north towards 135th Street. The private drain will connect to the existing 8'6" x3' box. The south property drains to the existing public storm drain in 139th Street. A catch basin in the proposed truck yard will collect the runoff and a storm drain will convey runoff southerly through the drive aisle towards 139th Street. The southern building adjacent to 139th Street will be left as-is. Therefore, impacts associated with stormwater drainage system capacity would be less than significant.

iv. Impede or redirect flood flows?

Less Than Significant Impact. The Proposed Project Site does not contain any streams or rivers having the potential to be altered by the Project. The Project Site has been previously graded and is located within a highly urbanized area. According to Figure Ps-3: FEMA Flood Zone Map in the City's Community Safety Element – Public Safety Plan, the majority of the City is located outside a Federal Management Agency 500-year floodplain, which indicates that the City has less than a 0.9% probability of flooding annually (City of Gardena 2022). Therefore, no impacts associated with impeding or redirecting flood flows would occur.

d. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. Tsunamis are seismic sea waves generated by sudden movements of the sea floor caused by submarine earthquakes, landslides, or volcanic activity. Seiches are waves that oscillate in enclosed water bodies, such as reservoirs, lakes, ponds, or semi-enclosed bodies of water. Seiches may be triggered by moderate or large submarine earthquakes or by large onshore earthquakes. No significant impacts from an earthquake-induced seiche would occur. Mud and debris flows are mass movements of dirt and debris that occur after intense rainfall, earthquakes, and severe wildfires. The speed of a slide depends on the amount of precipitation and steepness of the slope.

Flooding from tsunami conditions is not expected since the Project Site is located approximately 6.9 miles from the Pacific Ocean. In addition, the National Flood Insurance Program identifies the City as a Zone A area, meaning that the City has a 1 percent annual chance of flooding (i.e., a portion of the City is within the 100-year flood zone). The Project would comply with existing local, state, and federal regulations related to drainage and runoff. Runoff from public streets would be collected into existing curb inlet catch basins and gutters along West 135th Street and 139th Street. Therefore, the Project would not result in flooding on or off site. The Project would not risk release of pollutants due to inundation and a less than significant impact would occur.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The Project Site is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board Basin Plan (RWQCB 2014). Construction activities would comply with applicable requirements of the Los Angeles Regional Water Quality Control Board, including compliance with Stormwater Pollution Prevent Plan-mandated BMPs. Compliance with regional and local regulations related to water quality control plans would reduce potential water quality impairment of surface waters. Therefore, the Proposed Project would not conflict with a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

2.4.11 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project physically divide an established community?

Less Than Significant Impact. The Project Site is currently occupied by a silica and carbon-based products manufacturing company. The project is surrounded primarily by industrial uses. The Project Site does not physically divide any community, and redevelopment of the Project Site would not physically divide an established community. The Proposed Project would entail the development of new 190,860-square foot tilt-up concrete creative industrial building. Therefore, a less than significant impact would occur.

b. Would the project 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. The Project Site is currently designated as General Industrial by the City of Gardena General Plan and is classified as General Industrial (M-2) zone. The Proposed Project is concurrently applying for a conditional use permit (CUP) for warehousing/distribution. If the applicant were to receive approval for the CUP, then the Project would be consistent with the General Plan and Zoning Ordinance. Additionally, the proposed industrial uses would be consistent with the existing industrial uses located in all directions of the Project Site. Thus, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

2.4.12 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. Would the project 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?

No Impact. The Project Site is not a locally important mineral resource recovery site according to maps obtained through the California Department of Conservation and California Geological Survey. The Project Site is located within a Mineral Resource Zone 1 (MRZ-1) zone, which is defined as an area where adequate information indicates that no significant mineral deposits are present (DOC 1981). No known mineral resources of value to the region are located in the Project Site; therefore, no impact would occur.

b. Would the project 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 Project Site is not a locally important mineral resource recovery site according to maps obtained through the California Department of Conservation and California Geological Survey. The Project Site is located within a Mineral Resource Zone 1 (MRZ-1) zone, which is defined as an area where adequate information indicates that no significant mineral deposits are present (DOC 1981). The implementation of the Proposed Project would not result in the loss of availability of a locally important mineral resource; therefore, no impact would occur.

2.4.13 Noise

Would the project result in:	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a. **Would the project result in 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. The California Department of Transportation defines “noise” as sound that is loud, unpleasant, unexpected, or undesired. Sound pressure levels are quantified using a logarithmic ratio of actual sound pressures to a reference pressure squared, called “bels.” A bel is typically divided into tenths, or decibels (dB). Sound pressure alone is not a reliable indicator of loudness because frequency (or pitch) also affects how receptors respond to sound. To account for the pitch of sounds and the corresponding sensitivity of human hearing to them, the raw sound pressure level is adjusted with a frequency-dependent A-weighting scale that is stated in units of decibels (dBA) (Caltrans 2013).

A receptor’s response to a given noise may vary depending on the sound level, duration of exposure, character of the noise sources, time of day during which the noise is experienced, and activity affected by the noise. Activities most affected by noise include rest, relaxation, recreation, study, and communications. In consideration of these factors, different measures of noise exposure have been developed to quantify the extent of the effects from a variety of noise levels. The community noise equivalent level (CNEL) is the average equivalent A-weighted sound level over a 24-hour period. This measurement applies weights to noise levels during evening and nighttime hours to compensate for the increased disturbance response of people at those times. CNEL is the equivalent sound level for a 24-hour period with a +five dBA weighting applied to sound occurring

between 7 p.m. and 10 p.m. and a +10 dBA weighting applied to sound occurring between 10 p.m. and 7 a.m. (City of Garden 2006a).

The dB level of a sound decreases (or attenuates) as the distance from the source of that sound increases. For a single point source, such as a piece of mechanical equipment, the sound level typically decreases by approximately six dBA for each doubling of distance from the source. Sound that originates from a linear (or “line”) source, such as vehicular traffic, attenuates by approximately three dBA per doubling of distance. Other contributing factors that affect sound reception include ground absorption, natural topography that provides a natural barrier, meteorological conditions, and the presence of human-made obstacles, such as buildings and sound barriers (Caltrans 2013).

Noise-sensitive land uses include noise receptors (receivers) where an excessive amount of noise interferes with normal activities. The Project Site is located in a primarily industrial area. Industrial uses are not generally considered noise sensitive. However, some residences are located between industrial buildings. The closest residences are located at the intersection of West 135th Street and Halldale Avenue, approximately 350 feet northeast of the Project Site, and near the intersection of West 135th Street and Normandie Drive, approximately 800 feet west of the site.

The most significant noise-producing activity within the City includes vehicle noise from arterials and train movements on the Union Pacific rail line. In addition, numerous fixed sources of noise exist within portions of the City including noise from commercial and industrial operations (City of Gardena 2006a).

City of Gardena General Plan

Applicable policies and standards governing environmental noise in the City are set forth in the General Plan Community Safety Element - Noise Plan (2006). Table N-1 of the Gardena Noise Plan outlines the exterior noise compatibility for community noise environments, replicated below in Table 13, Noise Plan Community Noise Exposure Levels (dBA CNEL). A land use in an area identified as “normally acceptable” indicates that standard construction methods attenuate exterior noise to an acceptable indoor noise level and that people could conduct outdoor activities with minimal noise interference. Land uses that fall into the “conditionally acceptable” noise environment need noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, usually suffice. For land uses where the exterior noise level falls within the “normally unacceptable” range, new construction or development should generally be discouraged. If new construction or development proceeds, a detailed analysis of noise reduction requirements must be made with noise insulation features included in the design. For land uses where the exterior noise levels fall within the “clearly unacceptable” range, new construction generally should not be undertaken. The Noise Plan includes three goals and associated policies including using noise control to reduce transportation

noise impacts (N Goal 1), incorporating noise considerations into land use planning decisions (N Goal 2), and developing measures to control non-transportation noise impacts (N Goal 3).

Table 13. Noise Plan Community Noise Exposure Levels (dBA CNEL)

Land Use Category	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – single-family, multi-family, duplex,	50–60	60–65	65–75	75–85
Residential – mobile homes	50–60	60–65	65–75	75–85
Transient lodging, motels, hotels	50–60	60–70	70–80	80–85
Schools, libraries, churches, hospitals, nursing homes	50–60	60–65	65–75	75–85
Auditoriums, concert halls, amphitheaters, meeting halls	NA	50–60	60–70	NA
Sports arenas, outdoor spectator sports, amusement parks	50–65	65–75	NA	75–85
Playgrounds, neighborhood parks	50–65	65-70	70 –75	75–85
Golf courses, riding stables, cemeteries	50–70	70–75	75–85	NA
Office and professional buildings	50–65	65 – 75	75–80	80 – 85
Commercial retail, banks, restaurants, theatres	50 – 70	70 – 80	80 – 85	NA
Industrial, manufacturing, utilities, wholesale, service stations	50–70	70–85	NA	NA
Agriculture	50 – 85	NA	NA	NA

Source: City of Gardena 2006a.

Notes: CNEL = community noise equivalent level; dBA = A-weighted decibel; NA = not applicable (Appendix E, Noise Memo).

City of Gardena Municipal Code – Noise Ordinance

Sections 8.36.040 and 8.36.050 of the City’s Noise Ordinance establish exterior and interior noise standards as it relates to how loud operational noise can be. The allowable noise levels are presented in Table 14, Allowable Exterior and Interior Noise Levels. Subsection 8.36.040(C) states that in the event the ambient noise level exceeds the noise standard, the ambient noise level shall become the noise standard.

Table 14. Allowable Exterior and Interior Noise Levels

Type of Land Use	15-minute Average Noise (dBA, Leq)		Maximum Noise Level (dBA, Lmax)	
	7:00 a.m. – 10:00 p.m.	10:00 p.m. – 7:00 a.m.	7:00 a.m. – 10:00 p.m.	10:00 p.m. – 7:00 a.m.
Residential	55	50	75	70
Residential portions of mixed use	60	50	80	70
Commercial	65	60	85	80
Industrial or manufacturing	70	70	90	90
Allowable Interior Noise Levels				
Residential	45	40	65	60
Residential portions of mixed use	45	40	70	60

Source: City of Gardena 2006b.

Notes: CNEL = community noise equivalent level; dBA = A-weighted decibel; Leq = equivalent continuous sound level

Noise levels are measured at the property line of the noise-sensitive land use.

¹ This category includes residences, hospitals, and hotels where a nighttime sensitivity to noise is assumed to be of utmost importance.

² This category includes schools, libraries, theaters, and churches where it is important to avoid interference with activities such as speech, meditation, and concentration on reading material. (Appendix E, Noise Memo).

Per Section 8.36.080 of the City’s Noise Ordinance, project construction activities are explicitly exempt from the exterior and interior noise standards presented in Sections 8.36.040 and 8.36.050. Specifically, the ordinance states that “noise associated with construction, repair, remodeling, grading or demolition of any real property are exempt from the provisions in Chapter 8.36 (City of Gardena Noise Ordinance), provided said activities do not take place between the hours of 6:00 PM and 7:00 AM on weekdays between the hours of 6:00 PM and 9:00 AM on Saturday or any time on Sunday or a Federal holiday.”

Construction Impact Analysis

Construction of the Project would have the potential to result in temporary noise level increases as a result of operation of heavy equipment and haul trucks. Construction of the Project would generate noise that could expose nearby receptors to elevated noise levels that may disrupt communication and routine activities. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Sound levels from typical construction equipment range from 76 dBA to 88 dBA Leq at 50 feet from the source (FTA 2018). Noise from construction equipment generally exhibits point source acoustic characteristics. Strictly speaking, a point source sound decays at a rate of six dBA per doubling of distance from the source. The rule applies to the propagation of sound waves with no ground interaction.

Project construction would last for approximately 12 to 14 months and would require typical construction equipment. Therefore, construction would generate noise levels ranging from 76 to 88 dBA Leq at 50 feet from construction activities. The Project Site is surrounded by industrial

buildings that are not considered noise sensitive. Additionally, construction would take place during the allowable hours outlined in Section 8.36.080 of the City's Noise Ordinance: 7:00 AM to 6:00 PM and weekdays and 9:00 AM to 6:00 PM on Saturdays. Truck trips would be required for hauling material during demolition and delivery of construction materials; however, the site is currently a source of truck trips. Therefore, temporary impacts from construction would be less than significant.

Permanent Increase in Vehicle Noise

The Proposed Project would generate vehicle trips during operation, including personal vehicle trips from employees and truck trips from deliveries. However, the Project Site is currently developed with facilities that generate general vehicle and truck trips. Based on the Project's Transportation Impact Analysis (Gibson 2022), the Project is anticipated to result in a net decrease in vehicle trips compared to existing conditions. The Project would generate approximately 178 fewer daily trips than the current use if it would be developed with manufacturing uses. If the Project operates as a warehousing use, it is anticipated to result in a reduction of 728 daily trips compared to existing conditions. If the Project is developed as a high-cube distribution center, it is anticipated to result in a reduction of 784 daily trips. It is anticipated that the Project would have a similar trip distribution as the existing facilities and utilize similar truck routes. Therefore, the Project would be expected to result in similar or reduced ambient vehicle noise compared to existing conditions. Therefore, potential noise impacts are considered less than significant.

Other Operational Noise Sources

Operation of the Project would be expected to result in stationary noise from heating, ventilation, and air conditioning (HVAC) systems and industrial equipment. The specifications of future HVAC systems and industrial equipment are currently unknown. However, the nearest sensitive receptors are located approximately 350 feet from the Project Site. At this distance, typical noise levels from major mechanical HVAC equipment (69–73 dBA CNEL) at a distance of 50 feet, would be reduced to below the noise compatibility standard of 60 dBA CNEL for sensitive receptors. Industrial equipment would be subject to Noise Ordinance standards as well as Occupational Safety and Health Administration requirements to protect workers from hearing loss.

In addition to HVAC systems, the proposed land uses also have the potential to generate noise from truck deliveries and parking areas. Truck delivery noise sources include engines idling and beeping from back up warning signals at commercial loading docks. State law (13 CCR 2485) currently prohibits heavy-duty diesel delivery trucks from idling more than five minutes. Therefore, noise from idling will be limited to five minutes during truck deliveries. Beeping from trucks would not be continuous and would only occur while the truck is backing up. Noise sources from parking areas include car alarms, door slams, radios, and tire squeals. These sources are

generally short term and intermittent, and would be different from each other in kind, duration, and location so that the overall effects would be separate.

Additionally, the noise sources associated with the Project, including stationary equipment, truck deliveries, and parking areas would be similar to the operation of the existing industrial uses on the Project Site. The site is surrounded by industrial development that is not considered noise sensitive and therefore would not be sensitive to minor changes in industrial noise on the Project Site. Operational impacts from the Project would be less than significant.

b. Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Excessive groundborne vibration is typically associated with activities such as blasting used in mining operations, or the use of pile drivers during construction. The primary concern associated with ground-borne vibration is annoyance; however, in extreme cases, vibration can cause damage to buildings, particularly those that are old or otherwise fragile. Some common sources of ground-borne vibration are trains, and construction activities such as blasting, pile-driving, and heavy earth-moving equipment. The Proposed Project would be constructed using typical construction techniques and would be short-term in nature. No pile driving for construction would be necessary. Thus, significant vibration impacts would not occur. Heavy construction equipment (e.g., bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances away from the source. The use of equipment would most likely be limited to a few hours spread over several days during demolition/grading activities. Post-construction on-site activities would be limited to mechanical equipment (e.g., air handling unit and exhaust fans) that would not generate excessive ground-borne vibration or ground-borne noise. Therefore, ground-borne vibration and noise levels associated with the Proposed Project would be less than significant.

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. The Proposed Project is not located within the airport land use plans for the nearby airports (ALUC 2021). Thus, the Project would not expose people residing or working in the Project area to excessive noise levels. The Project Site is located approximately 1.7 miles southeast of Hawthorne Municipal Airport (HHR), approximately 3.7 miles northwest of Compton/Woodley Airport, and approximately 4.9 miles southeast of Los Angeles International Airport (LAX). Therefore, no impacts associated with a safety hazard or excessive noise resulting from proximity to an airport would occur.

2.4.14 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a. **Would the project 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 CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code, Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way.

The Proposed Project consists of industrial uses and would not result in a significant population increase in the area. The Project is consistent with the most recent uses of the site (industrial uses). It is also consistent with the zoning and land use designations as light industrial for the Project Site. 1600 West 135th Street would house a new 190,860-square foot tilt-up concrete industrial building designed to accommodate up to two tenants with a variety of uses, including e-commerce, manufacturing, and warehousing/distribution. The employees that would fill the roles anticipated for the Proposed Project would come from the region and therefore not induce unplanned population growth in the area.

- b. **Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The Project Site is currently occupied by a silica and carbon-based products manufacturing company. No housing units would be demolished as part of the construction of the new industrial building at 1600 West 135th Street. Therefore, the Proposed Project would not displace a substantial number of existing people, necessitating the construction of replacement housing elsewhere.

2.4.15 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- 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:**

Fire protection?

Less Than Significant Impact. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The LACFD provides service to ~~over 60~~ 58 cities and unincorporated areas throughout the County. The Project Site is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 miles west of the site. The station is equipped with one fire truck and three ~~four~~ personnel, including a fire captain, an engineer, and a firefighter paramedic (City of Gardena 2022).

The Project Site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Additionally, as discussed in Section 2.4.14(a), Population and Housing, the Project would not induce substantial population growth in the City. 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 industrial uses within the Project site would not incrementally increase the demand for fire protection or emergency medical services to the site. Overall, it is anticipated that the Project would be adequately served by existing LACFD facilities, equipment, and personnel. Therefore, impacts would be less than significant.

Police protection?

Less Than Significant Impact. Police protection services in the City are provided by the Gardena Police Department (PD) (City of Gardena 2022). The PD operates out of the Civic Center: 1718 West 162nd Street, which is located roughly 1.7 miles south of the Project Site.

The Project Site is already within the PD service area, and once operational, the Project would continue to be served by the PD. As previously mentioned, the Project would not induce substantial population growth in the City. The continuation of industrial uses to the Project site would not incrementally increase the demand for police protection services to the site. Overall, it is anticipated that the Project would be adequately served by existing PD facilities, equipment, and personnel. Therefore, impacts would be less than significant.

Schools?

Less Than Significant Impact. Education in the City is provided by the Los Angeles Unified School District (LAUSD). As previously mentioned, the Proposed Project would not induce substantial population growth in the City. As such, a significant increase in school-age children requiring public education is not expected to occur, and there would be no need for the development of additional schools. Therefore, the Proposed Project would result in less-than-significant impacts associated with the construction or expansion of school facilities.

Parks?

Less Than Significant Impact. As previously mentioned, the Proposed Project would not induce substantial population growth in the City. As such, an increase in patronage at park facilities is not expected. In addition, the number of residents visiting existing parks would be minimal. Therefore, the Proposed Project would result in less-than-significant impacts associated with the construction or expansion of park facilities.

Other public facilities?

Less Than Significant Impact. As previously mentioned, the Proposed Project would not induce substantial population growth in the City. As such, a substantial increase in patronage at libraries, community centers, and other public facilities is not expected. Therefore, the Proposed Project would result in less-than-significant impacts associated with the construction or expansion of public facilities.

2.4.16 Recreation

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- 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. As discussed in Section 2.4.14(a), the Proposed Project would not induce substantial population growth in the City. As such, the Proposed Project would not increase the use of existing parks and recreational facilities such that substantial physical deterioration of recreational facilities would occur or be accelerated. Additionally, due to the anticipated limited number of construction personnel, short-term impacts to local recreational facilities would not occur. Therefore, substantial physical deterioration of these facilities would not occur or be accelerated with implementation of the Proposed Project, and the Project would result in less-than-significant impacts.

- 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. The Proposed Project would not induce substantial population growth in the City. Thus, the Project would not increase the demand for recreational facilities. Additionally, the Project would not promote or indirectly induce new development that would require the construction or expansion of recreational facilities. Therefore, impacts would be less than significant.

2.4.17 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. GTrans and LA Metro currently serve the Project Site and the surrounding area. GTrans Line 2 serves the Project Site. GTrans Line 2 circles Western, Imperial Highway, Vermont, Normandie and PCH, taking riders to several important places in the community. The closest stop to the Project Site is located at 13999 S Western Ave, Gardena, CA 90249 approximately 0.6 miles away from the Project Site.

LA Metro Route 209 operates between the Cities of Los Angeles, Inglewood, and West Athens, traveling through the City of Gardena along Normandie Avenue, to the west of the Project site. Typically, Route 209 operates on weekdays from approximately 5:40 AM to 8:02 PM, with 15- to 25-minute headways. The nearest stop to the Project site is located at Crenshaw Boulevard and 135th Street, approximately 1.3 miles from the Project site. The Project would continue to be served by the existing transit system. The employees that would fill the roles anticipated for the Proposed Project would come from the region and therefore not induce unplanned population growth in the area that would substantially increase the demand for public transit services. The Proposed Project would not conflict with a program plan, ordinance, or policy addressing transit and impacts would be less than significant.

Western Avenue and 135th Street provide access to the Project site. According to the Gardena General Plan, Western Avenue is an arterial roadway. Arterial roadways are the principal urban thoroughfares, provide a linkage between activity centers in the City to adjacent communities and other parts of the region, and prove intra-city mobility. The Project does not propose any changes to Western Avenue.

There are no bicycle facilities adjacent to the Project site. In December, 2011 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. There are no bicycle facilities proposed adjacent to the Project site. The Project would not conflict with a program plan, ordinance, or policy addressing bicycle facilities and impacts would be less than significant.

A sidewalk is located adjacent to the Project site along W. 135th Street. The Proposed Project would not remove existing sidewalks or significantly impact pedestrian access or facilities. The Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

The Proposed Project will not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, a less than significant impact would occur.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The following analysis was based on the Transportation Screening Analysis: Transportation Assessment for the 1600 West 135th Street Project prepared by Gibson Transportation Consulting, Inc. (Appendix A). Based on review of the ITE land use descriptions, Land Use Code(s) 140 Manufacturing and 710 General Office Building were determined to adequately represent the proposed use and were selected for the analysis. The number of trips forecast to be generated by the Proposed Project is determined by multiplying the trip generation rates and directional distributions by the land use quantity.

As shown in Table 15, Project Trip Generation, the proposed use is forecast to generate approximately 967 daily trips, including the trips generated for both land uses: Manufacturing and General Office Building.

Table 15. Project Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Size ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Manufacturing	ITE 140	per ksf	76%	24%	0.68	31%	69%	0.74	4.75
General Office Building	ITE 710	per ksf	88%	12%	1.52	17%	83%	1.44	10.84
Trips Generated									
Land Use	Source ¹	Size ²	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Manufacturing	ITE 140	180.86 ksf	93	30	123	42	92	134	859
General Office Building	ITE 710	10 ksf	13	2	15	2	12	14	108

¹ Sources: ITE = Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021); ### = Land Use Code

² ksf = 1,000 square feet

State of California Senate Bill 743 (Steinberg, 2013) (SB 743) required the Governor’s Office of Planning and Research to change the CEQA guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifted from driver delay (level of service [LOS]) to VMT in order to reduce greenhouse gas emissions, create multimodal networks, and promote mixed-use developments.

The City Guidelines define the methodology for analyzing a project’s VMT impacts in accordance with SB 743 and include criteria for screening low VMT generating projects out of a detailed VMT analysis. The City Guidelines include an outline of the procedures for studying a project’s effects on the local transportation system beyond what is required to comply with CEQA under SB 743. For projects generating less than 20 peak hour trips, a summary of a project’s trip generation and assignment is required, and no cumulative project review or LOS analysis is necessary.

The Project is anticipated to generate 178 fewer daily trips, 21 fewer morning peak hour trips and 18 fewer afternoon peak hour trips than those currently generated by on-site uses. Based on these results, adjacent intersections and roadway segments are anticipated to experience less traffic demand and/or congestion from the Proposed Project uses.

After accounting for the removal of existing uses on site, the Project would result in net negative trip generation. Based on the City Guidelines, the Project satisfies the Project Type Screening criteria by generating fewer than 110 daily trips. As such, the Project would be screened from performing a detailed VMT analysis, and it can be concluded that the Project would result in a less-than-significant VMT impact. Further, the local transportation assessment includes a geometric distribution assignment and demonstrates the Project would result in lessened traffic

demand and/or congestion at adjacent intersections and along roadway segments due to the reduction in overall traffic.

Therefore, the Proposed Project satisfies the City-established screening criteria for non-retail project trip generation screening and may be presumed to result in a less than significant VMT impact.

c. Would the project 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 Proposed Project consists of constructing a new 190,860-square foot tilt-up concrete creative industrial building. Vehicular access to the site would be provided by two 45-foot wide driveways on West 135th Street. The Proposed Project would not include unusual or hazardous design features, nor would it generate incompatible uses with the surrounding industrial area. The access point has been designed consistently with the City's circulation standards and does not create a hazard for vehicles, bicycles, or pedestrians entering or exiting the site. Therefore, the Proposed Project would not substantially increase hazards in/around the site and no impact would occur.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. The Project Site comprises of 8.46-acres in the City. During construction, surrounding roadways would continue to provide emergency access through the Project Site and to surrounding properties. Further, the Project would provide emergency access in accordance with the requirements of the Los Angeles County Fire Department. Therefore, the Proposed Project would not result in inadequate emergency access.

2.4.18 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:				
i. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- 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:**

Impact Analysis

- 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:**
- i. **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**

Less Than Significant Impact with Mitigation. Section 21074 defines tribal cultural resources (TCR) as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that is included or determined eligible for inclusion in the

California Register of Historical Resources or a local register, or that has been determined to be a TCR by the lead agency, in its discretion and supported by substantial evidence.

A significant impact may occur if a project were to cause a substantial adverse change in the significance of a Tribal cultural resource listed or eligible for listing in the California Register of Historical Resources (CRHR), or in a local register of historical resources as defined in California Public Resources Code, Section 5020.1(k).

The Project Site is currently occupied by an aerospace manufacturing company. The Project Site is located in a highly urbanized and developed part of the City, and is completely developed. The City of Gardena (City) initiated tribal outreach efforts for the purposes of AB-52 consultation on June 1, 2022. The Gabrieleño Band of Mission Indians – Kizh Nation requested consultation and the City met with them on June 9, 2022. Although no Native American tribal cultural resources are known to occur within the Project site, based on the Gabrieleño 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.

As such, the Project Site would not be eligible for listing in the National Register of Historic Places or CRHR, and thus, would not be considered a historical resource as defined by CEQA. Mitigation Measure TCR-1 will be implemented, however, to assure that impacts remain less than significant.

- ii. **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. No resources have been identified onsite or within the vicinity of the Project Site and surrounding area pursuant to criteria set forth in subdivision (c) of Public Resources Code, Section 5024.1. However, Mitigation Measure TCR-2 and TCR-3 will be implemented to assure impacts remain less than significant. As required by AB 52 (Public Resources Code, Section 21080.3.1 et seq.), the City notified all Native American tribes provided by the California Native American Heritage Commission (NAHC) and on the City’s AB 52 tribal consultation list of the Project, inviting the tribes to consult on the Project. The City has received one response from the Gabrieleño Band of Mission Indians – Kizh Nation, who requested the following mitigation measures.

Mitigation Measures

Mitigation Measure TCR-1: Prior to issuance of a grading permit, the applicant shall retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities:

- A. 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.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency 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.
- C. The monitor will 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 will 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 will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. 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/lead agency 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/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
- E. 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.

Mitigation Measure TCR-2: Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:

Unanticipated Discovery of Human Remains and Associated Funerary Objects

- A. 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.
- B. 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.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code, Section 5097.98(d)(1) and (2).
- D. 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 Kizh 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).)
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Mitigation Measure TCR-3: Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:

Procedures for Burials and Funerary Remains

- A. 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.
- B. 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.
- C. 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.
- D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will 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 should 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.
- E. 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.
- F. 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.
- G. 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.

2.4.19 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, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a. **Would the project require or result in the relocation or construction of new or expanded water, 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. The Proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities for the reasons discussed below.

Water Facilities

The Project involves the construction of a new 190,860-square foot tilt-up concrete creative industrial building, in replacement of existing industrial uses. Therefore, water demand for the Proposed Project would be comparable to existing demand at the Project Site. Additionally, as discussed in Section 2.4.14, Population and Housing, the Proposed Project would not result in a significant population increase for the City as the Proposed Project is not introducing new residential uses. The Proposed Project's nominal contribution to the total water demand could be served by existing water facilities serving the project area without requiring new or expanded facilities. Table 16, Multiple-Dry Years

Supply and Demand Comparison (DWR Table 7-4W), in the Urban Water Management Plan for the West Basin Municipal Water District indicates water supplies would meet the service area’s water demands for normal, single-dry, and multiple dry-year conditions through 2045.

Table 16. Multiple-Dry Years Supply and Demand Comparison (DWR Table 7-4W)

		2025	2030	2035	2040	2045
First Year	Supply Totals	146,190	150,160	160,450	165,660	165,760
	Demand Totals	146,190	150,160	160,450	165,660	165,760
	Difference	0	0	0	0	0
Second Year	Supply Totals	146,190	150,160	160,450	165,660	165,760
	Demand Totals	146,190	150,160	160,450	165,660	165,760
	Difference	0	0	0	0	0
Third Year	Supply Totals	146,190	150,160	160,450	165,660	165,760
	Demand Totals	146,190	150,160	160,450	165,660	165,760
	Difference	0	0	0	0	0
Fourth Year	Supply Totals	146,190	150,160	160,450	165,660	165,760
	Demand Totals	146,190	150,160	160,450	165,660	165,760
	Difference	0	0	0	0	0
Fifth Year	Supply Totals	146,190	150,160	160,450	165,660	165,760
	Demand Totals	146,190	150,160	160,450	165,660	165,760
	Difference	0	0	0	0	0

Source: West Basin Municipal Water District, 2020 Urban Water Management Plan

Notes: Units are in AFY

The Proposed Project also includes the construction of low impact development (LID) stormwater management systems. LID is an approach to stormwater management that mimics a site’s natural hydrology as the landscape is developed. Stormwater is managed on-site and the rate and volume of predevelopment stormwater reaching receiving waters is unchanged. Additionally, according to the City of Gardena’s General Plan, industrial uses create 240 gallons per 1,000 square feet. The existing building space proposed for demolition totals 296,630 square feet of industrial uses, using approximately 71,191 gallons per day of water. As the Proposed Project includes the construction of a 190,860 industrial warehouse building, it would consume approximately 45,806 gallons per day of water. This would result in a net reduction of approximately 25,385 gallons per day of water compared to the existing use. The Proposed Project would also comply with the California Green Building Standards Code (CALGreen) which includes requirements for residential and non-residential uses which would further reduce water usage compared to existing use. The non-residential provisions of the 2019 CALGreen Code outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties; establishes the means of conserving water used indoors, outdoors and in wastewater conveyance; outlines means of achieving material conservation and

resource efficiency; and outlines means of reducing the quantity of air contaminants. Thus, impacts associated with the construction or expansion of water facilities would be less than significant.

Wastewater Treatment Facilities

The wastewater generated by the proposed project would be treated at the Districts' Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd. The JWPCP currently provides primary and secondary treatment only. (LACSD 2022) ~~Wastewater generated at the Project Site would be treated at the Hyperion Water Reclamation Plant (Hyperion), which is owned and operated by Sanitation Districts of Los Angeles County. Hyperion provides primary, secondary, and tertiary treatment for an estimated 275 million gallons per day (Los Angeles County Sanitation Districts (LACSD) 2021). Wastewater generated by the Project would represent only a nominal percentage of the Hyperion average dry weather flow capacity and average wastewater flow. According to the City of Gardena's General Plan, industrial uses create 200 gallons of wastewater per 1,000 square feet. The existing building space proposed for demolition totals 296,630 square feet of industrial uses, generating approximately 59,326 gallons of wastewater per day. As the Proposed Project includes the construction of a 190,860 industrial warehouse building, it would generate approximately 38,172 gallons of wastewater per day. This would result in a net reduction of approximately 21,154 gallons of wastewater per day compared to existing use. As mentioned above, the Proposed Project would also comply with the California Green Building Standards Code (CALGreen) which would further reduce wastewater when compared to existing use. The non-residential provisions of the 2019 CALGreen Code outline planning, design and development methods including for wastewater conveyance. 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. Therefore, impacts associated with wastewater treatment facilities would be less than significant.~~

Stormwater Drainage Facilities

The Proposed Project is located on level or gently sloping topography and is surrounded by urban land uses. The Project is not anticipated to substantially modify existing topography or runoff patterns. Also, the Proposed Project includes the construction of low impact development (LID) stormwater management systems. LID is an approach to stormwater management that mimics a site's natural hydrology as the landscape is developed. Stormwater is managed on-site and the rate and volume of predevelopment stormwater reaching receiving waters is unchanged. Therefore, impacts associated with stormwater drainage facilities would be less than significant.

Electric Power Facilities

Electrical energy is accessed by transmission and distribution lines from substations owned by SCE. At full buildout, the Project's operational phase would require electricity for building

operation (appliances, lighting, etc.). In addition, the project would be required to comply with the 2019 Title 24 standards or the most recent standards at the time of building permit issuance. The energy-using fixtures within the project would likely be newer technologies, using less electrical power. Additionally, as discussed in Section 2.4.6, Energy, previously, the Proposed Project would result in a net decrease in electricity use totaling 228,339 kWh/yr. Therefore, no new or expanded facilities would be required and impacts associated with electrical power facilities would be less than significant.

Natural Gas Facilities

Natural gas is provided to the City by Southern California Gas Company, Pacific Region. As mentioned in the General Plan, natural gas is imported by the Southern California Gas Company from its interstate system. (City of Gardena 2022). The Project would result in a net increase in natural gas use from 192 MT CO_{2e} to 206 MT CO_{2e}, for a net natural gas use of 14 MT CO_{2e}, as indicated in Table 17, Existing and Project Natural Gas Use, below.

Table 17. Existing and Project Natural Gas Use

Scenario	GHG Emissions (MT CO _{2e})	KBTU/yr
Existing	192	3,575,859
Proposed Project	206	3,754,650
Net Natural Gas Use	14	178,791

The net increase in natural gas would likely be less than demonstrated in Table 4 of the Energy Memo (see Appendix D) because the CalEEMod modeling does not take into account that the Project would be subject to more stringent Title 24 Building Energy Efficiency Standards compared to the existing buildings. Therefore, no new or expanded facilities would be required and impacts related to natural gas would be less than significant.

Telecommunications Facilities

The City of Gardena is served by multiple telecommunications service providers. Since the Project Site is in an urbanized area and is surrounded primarily by industrial uses, there are existing telecommunication facilities that would be able to serve the Project Site. 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 Site. The Proposed Project would not require or result in the relocation or construction of telecommunication facilities. Therefore, impacts would be less than significant.

b. Would the project 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. The City of Gardena, including the Project Site, receives water from Golden State Water Company (GSWC). This City is located within the GSWC’s Southwest

Customer Service Area, which serves approximately 55,000 customers. Water delivered to the Southwest System is a blend of groundwater pumped from the West and Central Coast Groundwater Basins and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California). According to the Golden State Water Company, the Southwest Water System is a blend of groundwater pumped from the West and Central Coast Groundwater Basins and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California) (Golden State Water Company 2022). Additionally, GSWC has entitlement of groundwater resources in the West and Central Coast Groundwater Basins. GSWC also leases additional water rights from entities that no longer pump groundwater but have entitlements, in the attempt to meet the increase in water demand from its service area. As such, GSWC currently has no immediate concern with the availability of water supply to the City. The City's water demands can be met under multiple-dry years, and because supply would meet projected demand due to diversified supply and conservation measures and because the Proposed Project would not result in a significant increase in population, the project's water demands would be served by the City's projected current and future supplies. Additionally, as previously indicated, according to the City of Gardena's General Plan, industrial uses create 240 gallons per 1,000 square feet. As the Proposed Project includes the construction of a 190,860 industrial warehouse building, it would generate approximately 45,806.4 gallons per day of water. The General Plan provided an estimate of 2,288,736 gallons per day of existing water usage with a projected 2,545,584 gallons per day for year 2025. The estimated 45,806.4 gallons per day for the Proposed Project is within this projected increase.

c. Would the project 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. A significant impact would occur if the wastewater treatment provider indicates that a project would increase wastewater generation to such a degree that the capacity of the facilities currently serving the Project Site would be exceeded. As mentioned in Section 2.4.19(a), wastewater generated at the Project Site would be treated at the Districts' Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd (LACSD 2022) ~~Hyperion Water Reclamation Plant (Hyperion). Hyperion provides primary, secondary, and tertiary treatment for an estimated 275 million gallons per day (LACSD 2021).~~ Wastewater generated by the Project would represent only a nominal percentage of the LBWRP average dry-weather flow capacity and average wastewater flow. As previously mentioned above, the 38,172 gallons per day for the Proposed Project is well ~~within this projected increase indicated in the General Plan~~ the available capacity at the JWPCP. Therefore, impacts associated with wastewater treatment capacity would be less than significant.

d. Would the project 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?

Less Than Significant Impact. Solid waste disposal services for the City are provided by Waste Resources of Gardena (WRG). Waste from the City is taken to either the American Waste Transfer Station, which is operated by Republic Services of California, LLC (1449 West Rosecrans Avenue) or the Waste Resources Recovery Station, which is operated by Waste Resources Recovery, Inc. (357 West Compton Boulevard). Currently, the City contributes approximately 86,354 tons of waste annually. Approximately 27 percent of waste is recycled through the City's programs. Commercial land uses are the largest producer of disposable waste, generating approximately 35,194 tons of waste and 9,502 tons of recyclable materials annually. Additionally, the Proposed Project will comply with all federal, state, and local statutes and regulations related to solid waste. All construction debris will be disposed of according to applicable federal, state, and local statutes. According to the City of Gardena's General Plan, industrial uses create 8.93 pounds of solid waste per 1,000 square feet. As the Proposed Project includes the construction of a 190,860 industrial warehouse building, it would generate approximately 1,704.38 pounds of solid waste per day. The General Plan provided an estimate of 85,160 pounds per day of existing solid waste for industrial with a projected 84,717 pounds per day for year 2025. The 1,704.38 pounds per day for the Proposed Project is within this projected increase. Therefore, impacts associated with solid waste generation would be less than significant.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. See response to 2.4.19(d) above. Additionally, collection, transportation, and disposal of solid waste generated by the Project would comply with all applicable federal, state, and local statutes and regulations. In particular, AB 939, the Integrated Waste Management Act of 1989, requires that at least 50% of solid waste generated by a jurisdiction be diverted from landfill disposal through source reduction, recycling, or composting. Regional agencies, counties, and cities are required to develop a waste management plan that would achieve a 50% diversion from landfills (California Public Resources Code, Section 40000 et seq.). Therefore, impacts associated with solid waste reduction would be less than significant.

2.4.20 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. As mentioned in the City’s Community Safety Element – Public Safety Plan, the Project would be required to comply with the City’s Emergency Operations Plan, adopted in 2017. The plan provides a strategy for the City’s planned response to emergency situations. The City’s Community Safety Element – Public Safety Plan shows emergency routes for the City (City of Gardena 2022). The Project would be provided emergency access along West 135th Street and South Western Avenue. The Project Site is also provided regional access via I-110, I-105, and I-405, as well as SR-91 and SR-107. Due to the Proposed Project’s local and regional connectivity, in the unlikely event of an emergency, the Project -adjacent roadway facilities would be expected to serve as emergency evacuation routes for first responders and residents. The Project would not adversely affect operations on the local or regional circulation system, and as such, would not influence the use of these facilities as emergency response routes. Therefore, there would be no impacts associated with an emergency response plan.

b. Would the project, 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. The Project Site is not on a slope that would expose project occupants to pollutant concentrations from wildfire. Additionally, according to the California Department of Forestry and Fire Protection’s (CAL FIRE’s) Fire Hazard Severity Zone Map of the County (2020), the Proposed

Projects is not located in a Very High Fire Hazard Safety Zone. Therefore, the development of the Proposed Project would not expose people or structures to a significant risk from wildland fires.

- c. Would the project 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. The Proposed Project does not involve the installation of new infrastructure that would exacerbate fire risk. In addition, the Project Site is not in or immediately near state responsibility areas or lands classified as Very High Hazard Severity Zones according to CAL FIRE's California Fire Hazard Severity Zone Maps (2021). Therefore, the development of the Proposed Project would not result in temporary or ongoing impacts to the environment.

- d. Would the project 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. The Proposed Project is not in an area that is susceptible to flooding or landslides. In addition, the Project Site is not in or immediately near state responsibility areas or lands classified as Very High Hazard Severity Zones according to CAL FIRE's California Fire Hazard Severity Zone Maps (2021). Therefore, the development of the Proposed Project would expose people or structures to significant risks.

2.4.21 Mandatory Findings of Significance

Does the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Impact Analysis

- 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. With implementation of Mitigation Measures TCR-1 through TCR-3, the Proposed 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, 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.

- 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. As determined in the analysis presented in this IS/MND, with implementation of Mitigation Measures TCR-1 through TCR-3, the Proposed Project would not result in significant impacts in any resources area; therefore, there would be no cumulatively considerable effects.

- c. **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact. As determined in the analysis in this IS/MND, for all resource topics the Project would have no impact or less than significant impacts. Therefore, substantial adverse impacts on human beings would not occur as a result of the Project.

Section 3 List of Preparers

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Michael RupiĆ, Associate

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Section 4 References

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Response to Comments

Gardena Industrial Center Project

Prepared for:



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Contact: Amanda Acuna, Senior Planner

Prepared by:



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February 2023

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Table of Contents

Section 1 Introduction.....1-1
 1.1 Introduction1-1

Section 2 Response to Comments2-1

Tables

Summary of Public Comments.....2-1

Appendices

Appendix A. Comment Letter E-1 from Lozeau Drury, LLP on Behalf of Supporters' Alliance for Environmental Responsibility (SAFER) - Withdrawn

Appendix B. Comment Letter F-1 from Blum Collins & Ho, LLP on Behalf of Golden State Environmental Justice Alliance - Withdrawn

Appendix C. Updated Air Quality Computer Modeling

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Section 1 Introduction

1.1 Introduction

This document includes a compilation of the public comments received on the Gardena Industrial Center Project Initial Study and Mitigated Negative Declaration (IS/MND) and the City of Gardena (City) responses to the comments.

Under the California Environmental Quality Act (CEQA), a lead agency has no affirmative duty to prepare formal responses to comments on a mitigated negative declaration (MND). The lead agency, however, should have adequate information on the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the City—as the lead agency of Gardena Industrial Center Project—has responded to all written comments submitted during the 30-day MND public review period, which began October 13, 2022 and closed November 14, 2022, as well as an additional comment received on November 30, 2022 from the Los Angeles Regional Water Quality Control Board which was granted an extension to respond.

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Section 2 Response to Comments

This section provides all written responses received on the IS/MND and the City of Gardena’s responses to each comment.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the IS/MND are excerpted in this document, the sections are shown indented. Changes to the IS/MND text are shown in underlined text for additions and strikeout for deletions.

The following is a list of agencies and persons that submitted comments on the IS/MND during the public review period.

Summary of Public Comments

No. Reference	Commenting Person/Agency	Date of Comment	Page No.
Public Agencies and Organizations			
A	South Coast Air Quality Management District	November 10, 2022	2-3
B	Los Angeles County Sanitation Districts	November 14, 2022	2-13
C	County of Los Angeles Fire Department	November 17, 2022	2-17
D	Los Angeles Regional Water Quality Control Board	November 30, 2022	2-21
Residents and Interested Parties			
E	Lozeau Drury, LLP on Behalf of SAFER – withdrawal letter	November 16, 2022	2-27
E-1	Lozeau, Drury, LLP on Behalf of SAFER – (original comment letter withdrawn)		Appendix A
F	Blum Collins & Ho, LLP on Behalf of Golden State Environmental Justice Alliance – withdrawal letter	January 18, 2023	2-31
F-1	Blum Collins & Ho, LLP on Behalf of Golden State Environmental Justice Alliance – (original comment letter withdrawn)		Appendix B

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Comment Letter A. Sam Wang, Program Supervisor, CEQA-IGR, South Coast Air Quality Management District, November 10, 2022



A

SENT VIA E-MAIL:

November 10, 2022

aacuna@cityofgardena.org

Amanda Acuna, Senior Planner
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1700 West 162nd Street
Gardena, California 90247

Mitigated Negative Declaration (MND) for the Proposed Gardena Industrial Center Project (Proposed Project)

A-1 | South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The City of Gardena is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project. The following comments include recommended revisions to the CEQA localized air quality impacts analysis for construction activities, CEQA regional air quality impacts analysis for cleanup activities during construction, South Coast AQMD Rules 2305 and 316, and information about South Coast AQMD permits that the Lead Agency should incorporate in the Final MND.

A-2 | **South Coast AQMD Staff's Summary of Project Information in the MND**
Based on the MND, the Lead Agency proposes constructing an approximately 190,680-square-foot tilt-up concrete industrial building with 180,860 square feet of industrial use and 10,000 square feet of office use.¹ The Proposed Project also includes demolishing all existing on-site buildings, parking lot, and associated improvements.² The Proposed Project is located at 1600 West 135th Street in the City of Gardena.³ According to the Project Site Plan drawing in Appendix A – Transportation Impact Analysis,⁴ there will be 22 dock doors associated with the Proposed Project. Based on a review of aerial photographs, South Coast AQMD staff found that the nearest sensitive receptor (e.g., residence) is 85 feet north of the Proposed Project's northeastern corner. Construction of the Proposed Project is anticipated to begin in 2023 and take approximately 12-14 months.⁵

South Coast AQMD Staff's Comments

CEQA Localized Air Quality Impacts Analysis for Construction Activities

A-3 | In the MND, the Lead Agency identifies the closest sensitive receptors (e.g., residences) are approximately 350 feet northeast of the Proposed Project site.⁶ Therefore, when discussing the localized significance thresholds (LSTs) in Table 3, the Lead Agency indicates the receptor

¹ MND, Page 2

² *Ibid.*

³ *Ibid.*, Page 1.

⁴ Appendix A, PDF Page 6.

⁵ MND, Page 3.

⁶ *Ibid.*, Page 40.

A-3
cont.

distance is 100-meter with a 1-acre site for the most conservative analysis.⁷ However, South Coast AQMD staff found that the nearest residence is within 85 feet of the Proposed Project site, as mentioned in the above staff’s summary paragraph. Hence, the most conservative LSTs receptor distance should be 25-meter for the same source receptor area with a 1-acre disturbance.

A-4

Table 6 in the MND shows the Proposed Project’s construction emissions compared to the LSTs at a 100-meter receptor distance, resulting in the construction emission not exceeding the LSTs.⁸ However, at a 25-meter receptor distance, South Coast AQMD staff found that the construction emissions would exceed the PM₁₀ and PM_{2.5} significance thresholds compared to the South Coast AQMD LSTs. Table A below shows the analysis from South Coast AQMD staff compared to the analysis in the MND.

Table A – Construction Emissions (lbs./day) Relative to Localized Significance Thresholds

Criteria	MND’s Analysis	South Coast AQMD Staff’s Analysis
Nearest Sensitive Receptor (residences)	350 ft northeast of the Proposed Project Site ⁹	85 ft north of the Proposed Project’s northeastern corner (located at 1531, 1539, 1541 West 135 th St, Gardena)
Receptor Distance Used in Analysis	100-meter ¹⁰	25-meter
Localized Construction Emissions (lbs./day)¹¹		NO _x : 28 CO: 20 PM ₁₀ : 10 PM _{2.5} : 6
Thresholds (lbs./day)¹²	NO _x : 107 CO: 1,156 PM ₁₀ : 28 PM _{2.5} : 9	NO _x : 91 CO: 664 PM ₁₀ : 5 PM _{2.5} : 3
Significant?	No	Yes. Exceed thresholds for PM ₁₀ and PM _{2.5}

A-5

South Coast AQMD staff recommends that the Lead Agency review and identify the nearest sensitive receptors to utilize the most accurate and conservative LST receptor distance in the analysis. Additionally, if the revised localized construction emissions show the exceedance in PM₁₀ and PM_{2.5}, the Lead Agency should provide and discuss the mitigation measures to reduce the emissions below the significance thresholds and include them in the Final MND. If the revision is not included in the Final MND, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

⁷ *Ibid.* Page 37.

⁸ *Ibid.* Page 42.

⁹ *Ibid.* Page 8-9, 42

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² South Coast Localized Significance Thresholds. Access at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

CEQA Regional Air Quality Impacts Analysis for Cleanup Activities during Construction

A-6

Based on the Hazards and Hazardous Materials Section in the MND, Phase I, and Phase II Environmental Site Assessment (ESA) reports, there are four areas needing further evaluation to determine if soil remediation was needed and to assess the extent of impacted soils further.^{13,14} It is reasonably foreseeable that cleanup activities for remediating and controlling contaminated soil may occur prior to or concurrently with the construction of the Proposed Project. The Lead Agency includes Mitigation Measures (MM) HAZ-1 in the MND and recommends further investigation, soil sampling, testing, and preparing a remediation plan before the Proposed Project's redevelopment.¹⁵ However, the Lead Agency did not analyze air quality impacts from cleanup activities in the MND.

Cleanup activities will likely involve using heavy-duty, diesel-fueled trucks for soil export, resulting in emissions from truck hauling activities and vehicle trips by workers that will be required to conduct cleanup activities. Additionally, cleanup activities will likely require the use of additional equipment that may differ from typical equipment for grading and site preparation for construction. If cleanup activities were reasonably foreseeable at the time the MND was prepared, the Lead Agency should use good faith and best efforts to provide information on the scope, types, and duration of cleanup activities, quantify emissions from cleanup activities, and include those emissions in the Proposed Project's construction emissions profile to be compared to South Coast AQMD's air quality CEQA significance thresholds for construction to determine the level of significance in the Final MND. Alternatively, if emissions from cleanup activities are not included in the Final MND, the Lead Agency should include a new air quality mitigation measure in the Air Quality Section of the Final MND to commit to evaluating the potential environmental impacts from cleanup activities through CEQA prior to commencing any cleanup activities. If a new air quality mitigation measure is not included in the Final MND, the Lead Agency should provide reasons supported by substantial evidence in the record to explain why a new air quality mitigation measure is not included.

A-7

Based on the emission calculations from the CalEEMod output files, the Lead Agency used the default one-way truck trip length of 20 miles to quantify the Proposed Project's construction emissions from hauling construction materials and importing or exporting soil. If cleanup activities would include removing and disposal of contaminated soil, depending on the type of contamination, contaminated soil may not be accepted at the landfill that served the Proposed Project. It may need to be disposed of at a permitted hazardous disposal facility with a one-way truck trip length that is likely longer than 20 miles. Therefore, South Coast AQMD staff recommends that the Lead Agency identify the permitted hazardous disposal facility that the Proposed Project could use to dispose of contaminated soil if the cleanup activities involve transport and off-site disposal of contaminated soil and disclose the information in the Final MND. When quantifying emissions from transport and off-site disposal, the Proposed Project's construction emissions from haul truck trips for the transportation and disposal of contaminated soil based on the appropriate one-way truck trip length should be re-calculated. If the default one-way truck trip length of 20 miles is not re-calculated for quantifying emissions from haul truck

¹³ *Ibid.* Page 68-69.
¹⁴ Appendix G, Page 10.
¹⁵ MND, Page 71.

A-7 cont. | trips for transporting contaminated soil, the Lead Agency should provide reasons for not recalculating it supported by substantial evidence in the record.

South Coast AQMD Rule 2305 and Rule 316

A-8 | On May 7, 2021, South Coast AQMD's Governing Board adopted Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program,¹⁶ and Rule 316 – Fees for Rule 2305.¹⁷ Rules 2305 is a new rule that will reduce regional and local emissions of nitrogen oxides (NOx) and particulate matter (PM), including diesel PM, associated with warehouses and mobile sources attracted to warehouse activities. Also, the emission reductions will help the region attain federal and state ambient air quality standards.

A-8 | Rule 2305 applies to owners and operators of warehouses greater than or equal to 100,000 square feet. Operators are subject to an annual WAIRE Points Compliance Obligation calculated based on the annual number of truck trips to the warehouse under Rule 2305. WAIRE Points can be earned by implementing actions in a prescribed menu in Rule 2305, implementing a site-specific custom plan, or paying a mitigation fee. Warehouse owners are only required to submit limited information reports, but they can opt-in to earn Points on behalf of their tenants if they so choose because certain actions to reduce emissions may be better achieved at the warehouse development phase, for instance, the installation of solar and charging infrastructure. Rule 316 is a companion fee rule for Rule 2305, allowing South Coast AQMD to recover costs associated with Rule 2305 compliance activities. Since the Proposed Project consists of the development of one 190,860-square-foot industrial warehouse building, the Proposed Project's warehouse owners and operators will be required to comply with Rule 2305 once the warehouse is occupied. Therefore, South Coast AQMD staff recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the Proposed Project that may help future warehouse operators meet their compliance obligation. South Coast AQMD staff is available to answer questions concerning Rule 2305 implementation and compliance by phone or email at (909) 396-3140 or waireprogram@aqmd.gov. For implementation guidance documents and compliance and reporting tools, please visit South Coast AQMD's WAIRE Program webpage.¹⁸

Responsible Agency and South Coast AQMD Permits

A-9 | In the event that cleanup activities at the Proposed Project or implementation of the Proposed Project require the use of stationary equipment, permits from South Coast AQMD are required unless a written permit is not required.¹⁹ The Lead Agency should use good faith effort to include a discussion of equipment that will require South Coast AQMD permits and identify South Coast AQMD as a Responsible Agency for the Proposed Project in the Final MND. Due to the presence

¹⁶ South Coast AQMD Rule 2305 - Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Access at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xxiii/r2305.pdf>.

¹⁷ South Coast AQMD Rule 316 – Fees for Rule 2305. Access at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-iii/r316.pdf>.

¹⁸ South Coast AQMD. WAIRE Program. Accessed at: <http://www.aqmd.gov/waire>.

¹⁹ South Coast AQMD. Rule 219. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/Rule-219.pdf>.

A-9
cont.

of VOCs in soil, requirements of South Coast AQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil²⁰ will apply and should be discussed in the Final MND.

If any activities involve using equipment that either emits or controls air pollution, the Lead Agency should consult with South Coast AQMD staff to determine whether or not permits or plans are required and approved by South Coast AQMD prior to the operation and to identify if any other South Coast AQMD Rules will be applicable and discussed in the Final MND. Please contact South Coast AQMD’s Engineering and Permitting staff at (909) 396-3385 or visit South Coast AQMD’s web page for more general information on permits: <http://www.aqmd.gov/home/permits>.

A-10

Conclusion

According to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When the Lead Agency’s position is at variance with recommendations raised in the comments, the issues raised in the comments should be addressed in detail, giving reasons why specific comments and suggestions are not accepted. There should be good faith and reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision-makers and the public who are interested in the Proposed Project.

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Danica Nguyen, Air Quality Specialist, at dnguyen1@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang

Program Supervisor, CEQA-IGR

Planning, Rule Development, and Implementation

SW:DN
LAC221018-08
Control Number

²⁰ South Coast AQMD. Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/rule-1166.pdf>.

Responses to Letter A. Sam Wang, Program Supervisor, CEQA-IGR, South Coast Air Quality Management District, November 10, 2022

- A-1** This comment introduces the letter. It does not include a comment on the adequacy of or accuracy of information in the IS/MND. No additional response is required.
- A-2** This comment summarizes project information and identifies sensitive receptor 85 feet from the project site. The comment includes a project description inconsistency. The project proposes a 190,860 square foot building. Additionally, the City and City's consultant have reviewed the project area. Although the residence was not identified in the comment, it appears SCAQMD is referring to the structures located at 1531 W. 135th Street, across from the Project Site. These structures were built in approximately 1948. The properties have been boarded up and are fenced off. Residential uses are not allowed in the City's manufacturing zone and they could not be redeveloped for residential use. Furthermore, property records indicate that the properties were bought along with the industrial property to the west in 2021. As such, the nearest potentially occupied sensitive receptor distance of 100 meters was correctly, and no changes to the analysis have been made in response to this comment.
- A-3** This comment states that the construction air quality analysis should reflect a 25-meter receptor distance and a 1-acre disturbance, based on the receptor identified by the SCAQMD. Refer to response to comment #A-2. No changes to the analysis have been made in response to this comment.
- A-4** This comment states that the construction air quality analysis should reflect a 25-meter receptor distance and a 1-acre disturbance, based on the receptor identified by the SCAQMD. Refer to response to comment #A-2. 100 meters is the correct sensitive receptor distance for the analysis. No changes to the analysis have been made in response to this comment.
- A-5** This comment summarizes the commenters request for the construction emissions analysis be revised to reflect an LSTs receptor distance of 25-meter with a 1-acre disturbance, and to incorporate mitigation measures if necessary. Please see response to comments #A-2. 100 meters is the correct sensitive receptor distance for the analysis. No changes to the analysis have been made in response to this comment.
- A-6** This comment states that air quality impacts from implementation of HAZ-1 are not analyzed in the MND and should be included in the air quality analysis or as mitigation requiring future analysis. As stated in the comment, cleanup activities for remediating and controlling contaminated soil may occur prior to or concurrently with the construction of the Proposed Project, and may include further investigation, soil sampling, testing, and preparing a remediation plan before the Proposed Project's redevelopment. Investigation,

sampling, and testing activities would not require the use of heaving construction equipment or vehicle trips beyond what is assumed for typical construction activity based on CalEEMod default construction assumptions for the project. However, additional details regarding soil movement and disposal have been estimated. Implementation of REC No. 5 and REC No. 6 required in mitigation measure HAZ-1 are anticipated to require the removal of 1,533 cubic yards (CY) of soil and require 110 truckloads for disposal. This area contains slightly elevated levels of PCE and would be disposed of as non-hazardous material. The default disposal trip length of 20 miles is assumed for this material. REC No. 4 would result in approximately 55 CY of hazardous materials requiring 4 truckloads that would require disposal at Simi Valley Dump Site, approximately 51 miles from the site. As such, implementation of HAZ-1 would require 228 total truck trips, with an average haul distance of 21.3 miles. The air quality analysis (IS/NND Section 2.4.3.b) has been revised to incorporate this soil movement during the grading phase of construction. Table 4 has been updated to reflect the revised modeling and compare results to South Coast AQMD construction significance thresholds. Construction with implementation of HAZ-1 would not exceed any significance threshold and a new significant impact would not occur. Page 38 of the Draft IS/MND has been revised as follows and the new CalEEMod model runs are included in Appendix C:

Construction

Project construction emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0, based on construction information provided by the City and model default assumptions. Project construction is anticipated to last for 12 to 14 months, which is consistent with the CalEEMod default schedule assumptions for the Project. A total of 296,630 square feet of existing development on the Project Site would be demolished and hauled away. Cut and fill would be balanced on site; however, implementation of mitigation measure HAZ-1 below would require soil export, and no import or export is assumed. Implementation of REC No. 5 and REC No. 6 are anticipated to require the removal of 1,533 cubic yards (CY) of soil and require 110 truckloads for disposal. This area contains slightly elevated levels of PCE and would be disposed of as non-hazardous material. The default disposal trip length of 20 miles is assumed for this material. REC No. 4 would result in approximately 55 CY of hazardous materials requiring 4 truckloads that would require disposal at Simi Valley Dump Site, approximately 51 miles from the site. As such, implementation of HAZ-1 would require 228 total truck trips, with an average haul distance of 21.3 miles. Modeling assumes implementation of the SCAQMD Rule 403 for fugitive dust control, which includes the following dust control measures during ground-disturbing activities: replacing ground cover in disturbed areas quickly, watering exposed surfaces at least two times daily, implementing equipment loading/unloading procedures to reduce fugitive dust, managing dust by watering two times daily, and reducing speed on unpaved roads to less than 15 miles per hour.

Maximum daily emissions levels associated with construction of the Project are shown in Table 4, Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day). As shown in Table 4, the Project would not exceed SCAQMD construction thresholds for any pollutant. Therefore, the Project would not result in a significant impact related to criteria pollutant emissions during construction. Because emissions of criteria pollutants under the Project would be below applicable thresholds, which are established to assist in maintaining or achieving regional attainment in the SCAB, construction would not result in a cumulatively considerable contribution to regional acute and long-term health impacts related to non-attainment of the ambient air quality standards.

Table 4. Estimated Construction Daily Maximum Air Pollutant Emissions (pounds/day)

Construction Phase	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition	2	<u>2830</u>	22	<1	<u>79</u>	2
Site preparation	3	28	19	<1	10	6
Grading	2	<u>4820</u>	<u>4516</u>	<1	4	2
Building construction and coating	29	18	25	<1	4	1
Paving	2	10	15	<1	1	<1
Maximum Daily Emissions	29	<u>2830</u>	<u>2225</u>	<1	10	6
SCAQMD Threshold	75	100	550	150	150	55
<i>Significant Impact?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod, version 2020.4.0. See Attachment 1 for model output (Appendix B, Air Quality Memo).

Notes: CO = carbon monoxide; NO_x = oxides of nitrogen; PM₁₀ = particulate matter less than 10 microns; PM_{2.5} = particulate matter less than 2.5 microns; SO_x = oxides of sulfur; VOC = volatile organic compound

Emission quantities are rounded to the nearest whole number. Exact values are provided in Attachment 1 (Appendix B).

A-7 This comment request that haul trips from project construction be recalculated to account for the potential soil excavation as a result of mitigation measure HAZ-1. Please see response to comment #A-6. Per your request, additional modeling was completed and showed that even with the addition of off-site haul trips, construction emissions are well below SCAQMD thresholds.

A-8 This comment outlines South Coast AQMD Rules 2305 and Rule 316 as they apply to the proposed project, and requests that these rules be reviewed, and potential project features or mitigation measures be incorporated into the MND. As stated by the commenter, Project operation would be required to apply with all applicable South Coast AQMD rules, including Rule 2305. As demonstrated in Table 5, Operational Daily Maximum Air Pollutant Emissions, Project operational emissions would not exceed the South Coast AQMD thresholds for operation, and additional project features or mitigation is not necessary. However, a reference to Rule 2305 has been added to Page 39 of the Draft IS/MND as follows:

The total estimated and net changes in operational emissions from project implementation are provided in Table 5, Operational Daily Maximum Air Pollutant Emissions. As shown in Table 5,

operational emissions from the Project would not exceed any of the SCAQMD significance thresholds and would result in a net decrease from existing conditions. Additionally, Project operational emissions would be further reduced through compliance with SCAQMD Rule 2305, Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Adopted in 2021, this rule reduces regional emissions of NOX and PM associated with warehouse operations by requiring warehouse owners to implement emissions-reducing features, such as electric vehicle charging infrastructure, to achieve a required number of points based on annual truck trips. Air quality impacts associated with operation of the Project would be less than significant.

A-9 Comment noted. The project will obtain all necessary stationary source permits in compliance with applicable South Coast AQMD rules.

A-10 The comment outlines CEQA requirements related to response to comments and accordingly requests responses to the above comments, and provides agency contact information. Please refer to the above responses to comments.

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Comment Letter B. Mandy Huffman, Environmental Planner, Los Angeles County Sanitation District, November 14, 2022



Robert C. Ferrant B
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

November 14, 2022

Ref. DOC 6725807

Ms. Amanda Acuna, Senior Planner
Community Development Department
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

NOI Response to Gardena Industrial Center 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 October 13, 2022. The proposed project is located within the jurisdictional boundaries of District No. 5. We offer the following comments:

- B-1 1. **Section 2.4.19 Utilities and Service Systems, response to item a**, page 103: the response stated that the “wastewater generated at the Project Site would be treated at the Hyperion Water Reclamation Plant (Hyperion), which is owned and operated by Sanitation Districts of Los Angeles County. Hyperion provides primary, secondary, and tertiary treatment...” Please note that the Districts does not own or operate Hyperion Water Reclamation Plant. The wastewater generated by the proposed project will be treated at the Districts’ Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd. The JWPCP currently provides primary and secondary treatment only.
- B-2 2. **Section 2.4.19 Utilities and Service Systems, response to item c**, page 105: similar to the response to item a on page 103, the response to item c incorrectly stated the wastewater treatment provider as Hyperion. In addition, lines 6 to 8 of the response stated that “Wastewater generated by the Project would represent only a nominal percentage of the LBWRP average dry-weather flow capacity and average wastewater flow.” Please note that the wastewater generated by the proposed project will not be treated at the Districts’ Long Beach Water Reclamation Plant (LBWRP) but JWPCP.
- B-3 3. Individual developments associated with the proposed project may require a Districts’ permit for Industrial Wastewater Discharge. Project developers should contact the Districts’ Industrial Waste Section at (562) 908-4288, extension 2900, to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. For additional Industrial Wastewater Discharge Permit information, go to <https://www.lacsd.org/services/wastewater-programs-permits/industrial-waste-pretreatment-program/industrial-wastewater-discharge-permits>.
- B-4 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,

DOC 6756123.D05

B-4
cont.

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. If an Industrial Wastewater Discharge Permit is required, connection fee charges will be determined by the Industrial Waste Section.

B-5

- 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 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.

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

- cc: J. Chung
- A. Howard
- A. Schmidt

DOC 6756123.D05

Response to Comment Letter B. Mandy Huffman, Environmental Planner, Los Angeles County Sanitation District, November 14, 2022

- B-1** Per your request, the following revisions have been made to Page 103 of the Draft MND. It should be noted that the changes do not affect the conclusions in the IS/MND.

Wastewater Treatment Facilities

~~The wastewater generated by the proposed project would be treated at the Districts' Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd. The JWPCP currently provides primary and secondary treatment only. (LACSD 2022) Wastewater generated at the Project Site would be treated at the Hyperion Water Reclamation Plant (Hyperion), which is owned and operated by Sanitation Districts of Los Angeles County. Hyperion provides primary, secondary, and tertiary treatment for an estimated 275 million gallons per day (Los Angeles County Sanitation Districts (LACSD) 2021). Wastewater generated by the Project would represent only a nominal percentage of the Hyperion average dry weather flow capacity and average wastewater flow. According to the City of Gardena's General Plan, industrial uses create 200 gallons of wastewater per 1,000 square feet. The existing building space proposed for demolition totals 296,630 square feet of industrial uses, generating approximately 59,326 gallons of wastewater per day. As the Proposed Project includes the construction of a 190,860 industrial warehouse building, it would generate approximately 38,172 gallons of wastewater per day. This would result in a net reduction of approximately 21,154 gallons of wastewater per day compared to existing use. As mentioned above, the Proposed Project would also comply with the California Green Building Standards Code (CALGreen) which would further reduce wastewater when compared to existing use. The non-residential provisions of the 2019 CALGreen Code outline planning, design and development methods including for wastewater conveyance. 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. Therefore, impacts associated with wastewater treatment facilities would be less than significant.~~

- B-2** Per your request, the following revisions have been made to Page 105 of the Draft MND. It should be noted that the changes do not affect the conclusions in the IS/MND.

Less Than Significant Impact. A significant impact would occur if the wastewater treatment provider indicates that a project would increase wastewater generation to

such a degree that the capacity of the facilities currently serving the Project Site would be exceeded. As mentioned in Section 2.4.19(a), wastewater generated at the Project Site would be treated at the Districts' Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 243.1 mgd (LACSD 2022) Hyperion Water Reclamation Plant (Hyperion). Hyperion provides primary, secondary, and tertiary treatment for an estimated 275 million gallons per day (LACSD 2021). Wastewater generated by the Project would represent only a nominal percentage of the LBWRP average dry-weather flow capacity and average wastewater flow. As previously mentioned above, the 38,172 gallons per day for the Proposed Project is well within ~~this projected increase indicated in the General Plan~~ the available capacity at the JWPCP. Therefore, impacts associated with wastewater treatment capacity would be less than significant.

- B-3** Comment noted. The project applicant will be required to obtain all Industrial Wastewater Discharge permits from the LACSD, if necessary. The comment does not address the adequacy of or accuracy of information in the IS/MND. No additional response is required.
- B-4** Comment noted. The project applicant will be required to pay sewer connection fees if Industrial Wastewater Discharge permits are required from the LACSD. The comment does not address the adequacy of or accuracy of information in the IS/MND. No additional response is required.
- B-5** Comment noted. The proposed project replaces an existing industrial building with a smaller industrial building. As a result, the proposed project is consistent with SCAG's regional growth forecasts.

Comment Letter C. Ronald M. Durbin, Chief, Forestry Division Prevention Services Bureau, Los Angeles County Fire Department, November 17, 2022



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

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ANTHONY C. MARRONE
INTERIM FIRE CHIEF
FORESTER & FIRE WARDEN

November 17, 2022

Amanda Acuna
1700 West 162nd Street Unit 101
Gardena, CA 90247

Dear Ms. Acuna:

THE DRAFT MITIGATED NEGATIVE DECLARATION, "GARDENA INDUSTRIAL CENTER PROJECT" PROPOSES A NEW 190,860 SQUARE FOOT TILT-UP CONCRETE INDUSTRIAL BUILDING, CONSTITUTING 180,860 SQUARE FEET OF INDUSTRIAL USE AND 10,000 SQUARE FEET OF OFFICE USE, CITY OF GARDENA, FFER2022011918

The Draft Mitigated Negative Declaration was reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

2.4.15 Public Services

Fire Protection should be updated as follows:

C-1 **Less Than Significant Impact.** Fire protection and emergency medical response services in the city are provided by the Los Angeles County Fire Department (LACFD). The LACFD provides service to **60** cities and unincorporated areas throughout the County. The Project Site is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 mile west of the site. The station is equipped with one fire truck and **three** personnel, including a fire captain, an engineer, and a firefighter **paramedic** (City of Gardena 2022).

For any questions regarding this response, please contact Ed Lamas, Planning Analyst, at (323) 881-2404 or Eduardo.Lamas@fire.lacounty.gov

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUJAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

LAND DEVELOPMENT UNIT:

C-2 | The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed, and conditions set, at the building and fire plan check phase once official plans are submitted for review and approval. These will be the conditions that must have adhesion for the project to move forward. Submittals for the entitlement permits being processed shall be submitted through epicla.lacounty.gov to the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit for review and approval prior to proceeding to the public hearing process.

The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.

For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4244, or at nancy.rodeheffer@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

C-3 | The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

C-4 | The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department acknowledges that the Cal-EPA Los Angeles Regional Water Quality Control Board is the designated regulatory environmental oversight agency for this project. HHMD has no additional comments for the project at this time.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or Jennifer.Levenson@fire.lacounty.gov if you have any questions.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg

**Response to Comment Letter C. Ronald M. Durbin, Chief, Forestry Division
Prevention Services Bureau, Los Angeles County Fire Department, November 17,
2022**

C-1 Per your request, the following revisions have been made to Section 2.4.15 of the Draft MND:

Fire protection?

Less Than Significant Impact. Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The LACFD provides service to ~~over 60~~ 58 cities and unincorporated areas throughout the County. The Project Site is served by Fire Station No. 159: 2030 West 135th Street, which is located approximately 0.59 miles west of the site. The station is equipped with one fire truck and three ~~four~~ personnel, including a fire captain, an engineer, and a firefighter paramedic (City of Gardena 2022).

C-2 Comment noted. The comment does not address the adequacy of or accuracy of information in the IS/MND. No additional response is required.

C-3 Comment noted. The comment does not address the adequacy of or accuracy of information in the IS/MND. No additional response is required.

C-4 Comment noted. The comment does not address the adequacy of or accuracy of information in the IS/MND. No additional response is required.

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Comment Letter D. Renee Purdy, Executive Officer, Los Angeles Regional Water Quality Control Board, November 30, 2022

D



Los Angeles Regional Water Quality Control Board

November 30, 2022

Amanda Acuna
Senior Planner
City of Gardena
Community Development Department
1700 W. 162nd Street
Gardena, California 90247

SUBJECT: REGIONAL BOARD COMMENTS ON THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE GARDENA INDUSTRIAL CENTER

SITE: FORMER BP HITCO FACILITY, 1600 WEST 135TH STREET, GARDENA, CALIFORNIA 90249 (SCP NO. 0470A, SITE ID 2047900)

Dear Ms. Acuna:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura counties, including the above-referenced Site. The Site is overseen by the Regional Board's Site Cleanup Program (SCP).

The Regional Board received a notice of intent to adopt a mitigated negative declaration (MND) for the site known as 'Gardena Industrial Center' located at 1600 West 135th Street, Gardena, CA (Site). The Regional Board requested an extension for time to comment because it received late notice of this draft MND on November 10, 2022, from Mr. Richard Clark at the LA County Fire Department via a forwarded email. The City of Gardena granted an extension for comments to be submitted by November 30, 2022.

The Site is an active case within the SCP under the name of 'BP Chemical (HITCO)', case #0470A. The Regional Board had a discussion with the new owner, Overton Moore Properties, on November 8, 2022, on the redevelopment and ownership details and has reviewed the draft MND.

NORMA CAMACHO, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

320 West 4th Street, Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

REGIONAL BOARD COMMENTS

The Regional Board has the following comments after review of the draft MND and the aforementioned discussion with the property owner:

- D-1
1. Page 68 of the draft MND refers to Phase I and Phase II Environmental Site Assessment (ESA) reports (Reports) with conclusions and recommendations based on investigations presented in the Reports. The Regional Board was not informed of the investigations presented in the Reports. The Regional Board requests that all investigation reports, including the above referenced reports, be submitted to the site-specific Geotracker page for Regional Board review. The Geotracker location for the Site can be found here: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL204791669.
- D-2
2. The Regional Board concurs with the recommendations on page 69 of the draft MND, including:
 - a. Additional site investigations to delineate vertical and lateral extent of impacted soils as well the remediation of shallow and deep impacted soils for the Recognized Environmental Condition (REC) No. 4.
 - b. Remediation of shallow soil volatile organic compound (VOC) impacted soils to achieve levels below the San Francisco Regional Water Quality Control Board Environmental Screening Level guidelines for the protection of groundwater at REC Nos. 5 and 6.
 - c. Additional indoor air sampling at Building 25 to assess potential vapor intrusion issues.

During staff's discussion with the property owner, the Regional Board determined that an updated site-specific conceptual site model (CSM) should be prepared and provided to the Regional Board for review. The Regional Board will review the CSM, the Phase I and Phase II ESA reports mentioned in Comment 1., and other related case documents to determine if additional data gaps need to be addressed or additional actions need to be taken at the Site.
- D-3
3. On page 71, a Remedial Action Plan (RAP) is proposed to be prepared and submitted to the Regional Board for review and approval prior to the issuance of building permits. The draft MND states that the RAP at a minimum should present a scope of work and schedule of excavation and removal of onsite VOC-impacted soils associated with REC Nos. 4, 5, and 6. The Regional Board advises that the RAP should be submitted after the Regional Board's review of the site-specific CSM and other case documents such as the Phase I and Phase II ESAs. The Regional Board may require additional soil, soil vapor, and groundwater

- D-3
cont. | investigations prior to the submittal of a final RAP if additional vertical and lateral delineation of the impact is required.
- D-4 | 4. The Regional Board seeks to ensure that post construction Best Management Practices (BMPs) are implemented as proposed, and to ensure the project evaluates and implements onsite infiltration, rainwater harvesting, and green roofs implementation of the stormwater quality design volume before using other allowable alternative post-construction BMPs.
- D-5 | 5. The future redevelopment proposed at 1600 West 135th Street, Gardena, CA, should consider the implementation of soil vapor monitoring and contingent soil vapor risk mitigation measures to protect human health for the intended land use.
- D-6 | 6. Any and all cleanup of soil, soil vapor, and groundwater should be done under the Regional Board's oversight and must be consistent with State law and regulations, as well as the State Water Resources Control Board Resolution No. 92-49 as Amended on April 21, 1994, and October 2, 1996, *Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304*. ([Site Cleanup Program \(SCP\) - Resolution No. 92-49 | California State Water Quality Control Board](#)).

The Regional Board appreciates the opportunity for commenting and the extended comment period. The Regional Board requests that we be contacted and informed in a timely manner of any future public hearings on the subject redevelopment.

Should you have any questions related to this matter, please contact Mr. Jonatan Velasquez, Case Manager, at jonatan.velasquez@waterboards.ca.gov or at (213) 576-6633, or Mr. Jeffrey Hu, Site Cleanup Unit II Supervisor, at (213) 576-6803 or at jeffrey.hu@waterboards.ca.gov.

Sincerely,

 Digitally signed by R Purdy
Date: 2022.11.30 16:14:28
08'00

Renee Purdy
Executive Officer

cc:

Ms. Sophie N. Froelich, State Water Resources Control Board (via email)
Ms. Kasia Anderson, Enercon Services (via email)
Mr. Jonathan P. Anderson, Enercon Services (via email)
Mr. Assaf Rees, AECOM (via email)
Mr. Jason Hines, Overton Moore Properties (via email)

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Response to Comment Letter D. Renee Purdy, Executive Officer, Los Angeles Regional Water Quality Control Board, November 30, 2022

- D-1** Per your request, ENERCON, on behalf of the Project Applicant, will upload the previous environmental reports including the previous Phase I ESA and Subsurface Investigation.
- D-2** The site-specific CSM is under internal review by Gardena Owner LP and will be presented to the LARWQCB soon. Remediation of shallow soils will be completed during redevelopment for the protection of workers. Deeper soils will be remediated by the responsible party at a later date. Regarding the recommendations presented above, ENERCON, the environmental consultant for the applicant, has clarified that indoor air sampling has already been completed at the site including in existing Building 25, the results of which are presented in the draft Vapor Intrusion Evaluation Report by Ardent Environmental Group, Inc., dated March 14, 2022. The results of the evaluation indicated that a vapor intrusion concern is not present in Building 25.
- D-3** The RAP will be submitted after the LARWQCB presents its review of the CSM. Per your request, Mitigation Measures HAZ-1 has been revised as follows:

Mitigation Measure HAZ-1: Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan **or other remedial cleanup program reviewed and approved by LARWQCB (collectively referred to as the “Final Remedial Cleanup Program”).** ~~The LARWQCB may require additional soil, soil vapor, and groundwater investigations prior to submittal of a Final Remedial Cleanup Program. Prior to implementation, the RAP shall be reviewed and approved by the LARWQCB.~~ **The Final Remedial Cleanup Program RAP** will present the results of the previous work and present a scope of work to remediate shallow impacted soil that might be encountered during grading and redevelopment activities. The Project Applicant shall provide a copy of the **Final Remedial Cleanup Program RAP** to the City once it has been reviewed and approved by the LARWQCB with confirmation of approval.

At a minimum, the **Final Remedial Cleanup Program RAP** should present the scope of work and schedule to excavate and remove onsite VOC-impacted soil associated with REC Nos. 4, 5, and 6 so grading and redevelopment can commence. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.

Prior to issuance of grading permits, a Soil Management Plan (SMP) shall be submitted to the City which shall identify the procedures to manage unknown environmental concerns that might be encountered during redevelopment. This document shall also be submitted to the LARWQCB. The SMP does not need to be approved by the LARWQCB nor the City.

A Vapor Intrusion Mitigation System (VIMS) Design Plan shall be prepared that presents the proposed design and construction details of the vapor mitigation system and submitted to the City along with construction documents. A VIMS Performance Plan should accompany the VIMS Design Plan and will present baseline indoor air sampling details that will be collected once the building is constructed. The baseline sampling will provide evidence that the VIMS is performing adequately and that no human health risks are present for site occupancy. The VIMS Performance Plan will include the baseline and startup sampling procedures, on-going performance monitoring, and operation, monitoring, and maintenance (OM&M) operations. The VIMS Performance Plan will also provide contingencies for further mitigation if unfavorable vapor concentrations are discovered. Following completion of these tasks, the Project Applicant will request no further sampling/monitoring be required from the LARWQCB.

Prior to issuance of a temporary or final Certificate of Occupancy, a Land Use Covenant (LUC) shall be recorded with the Los Angeles County Registrar-Recorder restricting the property to be used only for industrial/commercial uses. Proof of recording shall be provided to the City. Prior to recording, the LUC shall be presented to the LARWQCB for review and approval.

- D-4** Pursuant to the County's MS4 Permit Requirements, the Project Applicant shall prepare a preliminary water quality management plan (WQMP). The WQMP will identify Low Impact Development (LID) design strategies for on-site Best Management Practices to lessen the impacts of development on stormwater quality and quantity. The goal of LID is to mimic the undeveloped runoff conditions of the development site with the post-development conditions.
- D-5** The proposed building will be developed with a passive vapor intrusion mitigation barrier.
- D-6** All remediation activities will be completed with oversight from the LARWQCB.

Comment Letter E. Adam Frankel, Lozeau Drury, LLP on Behalf of Supporters' Alliance for Environmental Responsibility (SAFER), November 16, 2022

E



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
Adam@lozeaudrury.com

VIA EMAIL ONLY

November 16, 2022

Amanda Acuna, Senior Planner
City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, California 90247
aacuna@cityofgardena.org

**Re: Notice of Withdrawal of Comment Letter
Mitigated Negative Declaration for the Gardena Industrial Center Project**

Dear Ms. Acuna:

On October 26, 2022, Supporters Alliance for Environmental Responsibility (“SAFER”) submitted a comment letter to the City of Gardena (“City”) Community Development Department, expressing its concerns regarding various inadequacies of the Initial Study and Mitigated Negative Declaration (“IS/MND”) prepared for the Gardena Industrial Project (“Project”).

E-1 | SAFER is pleased to announce that it has reached an agreement with the Applicant, Gardena Owner LP (“Applicant”), who sought approvals from the City for the Project. Pursuant to the agreement, the Applicant has agreed to implement additional measures which resolve many of SAFER’s environmental concerns. SAFER accordingly withdraws its prior comment letter and has no further objection to the Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Frankel".

Adam Frankel
Lozeau Drury LLP

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Response to Comment Letter E. Adam Frankel, Lozeau Drury, LLP on Behalf of Supporters' Alliance for Environmental Responsibility (SAFER), November 16, 2022

E-1 Comment noted. While SAFER has withdrawn their original comment letter and no further response required, it is noted that the comment did not provide any evidence of a significant environmental impact.

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Comment Letter F. Blum Collins & Ho, LLP on Behalf of Golden State Environmental Justice Alliance, January 18, 2023



January 18, 2023

Amanda Acuna
Planning Assistant
City of Gardena
aacuna@cityofgardena.org

Re: GARDENA INDUSTRIAL CENTER PROJECT MND (SCH NO. 2022100279)

Dear Ms. Acuna:

On behalf of the Golden State Environmental Justice Alliance (“GSEJA”), I am writing to you regarding the GARDENA INDUSTRIAL CENTER PROJECT MND (SCH NO. 2022100279) (“Project”).

GSEJA is withdrawing its comment letter and opposition to the Project. The Project’s developer has addressed GSEJA’s concerns about environmental mitigation.

Golden State Environmental Justice Alliance



Joe Bourgeois
Executive Director

F-1

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Response to Comment Letter F. Blum Collins & Ho, LLP on Behalf of Golden State Environmental Justice Alliance, January 18, 2023

F-1 Comment noted. The Environmental Justice Alliance has withdrawn their original comment letter and no further response required. It should be noted that the Proposed Project involves the demolition of all existing on-site industrial buildings, totaling 296,630 square feet of building space, parking lots, and associated improvements. the Proposed Project consists of a new 190,860-square foot tilt-up concrete industrial building, constituting of 180,860 square feet of industrial uses and 10,000 square feet of office uses. As noted in the Draft MND, the reduction in square footage on-site will reduce most operational impacts as compared to the existing condition.

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**Appendix A. Comment Letter E-1 from Lozeau Drury, LLP on Behalf of
Supporters' Alliance for Environmental Responsibility (SAFER) -
Withdrawn**

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Oakland, CA 94612

www.lozeaudrury.com
Adam@lozeaudrury.com

Via Email

October 26, 2022

Amanda Acuna, Senior Planner
City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, California 90247
aacuna@cityofgardena.org

Re: Comment on the Mitigated Negative Declaration (MND) for the Gardena Industrial Center Project

Dear Ms. Acuna:

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the Initial Study and Mitigated Negative Declaration (“IS/MND”), prepared for the Gardena Industrial Center Project, including all actions related or referring to the proposed construction of a 190,860-square foot tilt-up concrete industrial building located at 1600 W. 135th Street in the City of Gardena (“Project”).

After reviewing the IS/MND, we conclude the IS/MND fails as an informational document, and that there is a fair argument that the Project may have adverse environmental impacts. Therefore, we request that the City of Gardena prepare an environmental impact report (“EIR”) for the Project pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code (“PRC”) section 21000, et seq.

We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Frankel", is written over a light gray background.

Adam Frankel

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**Appendix B. Comment Letter F-1 from Blum Collins & Ho, LLP on
Behalf of Golden State Environmental Justice Alliance - Withdrawn**

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BLUM COLLINS & HO, LLP
ATTORNEYS AT LAW
AON CENTER
707 WILSHIRE BOULEVARD
SUITE 4880
LOS ANGELES, CALIFORNIA 90017 (213) 572-
0400

November 11, 2022

Amanda Acuna

VIA EMAIL TO:

City of Gardena

aacuna@cityofgardena.org

1700 West 162nd Street
Gardena, CA 90247

SUBJECT: COMMENTS ON GARDENA INDUSTRIAL CENTER PROJECT MND (SCH NO. 2022100279)

Dear Ms. Acuna:

Thank you for the opportunity to comment on the Mitigated Negative Declaration (MND) for the proposed Gardena Industrial Center project. Please accept and consider these comments on behalf of Golden State Environmental Justice Alliance. Also, Golden State Environmental Justice Alliance formally requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877.

1.0 Summary

The project proposes the construction and operation of one 190,860 square foot (sf) industrial building comprised of 180,860 sf of industrial uses and 10,000 sf of office uses on an 8.46 acre site. The proposed building has been designed to accommodate up to two tenants with a wide variety of uses, including light assembly, manufacturing, e-commerce, and warehousing/distribution. The Proposed Project is concurrently applying for a conditional use permit (CUP) for warehousing/distribution and a site plan review (SPR). The building includes 22 truck/trailer loading dock doors and 220 passenger car parking spaces. The proposed project necessitates the demolition of all existing on-site buildings, totaling 296,630 square feet of building space, parking lots, and associated improvements

1.1 Project Piecemealing

The MND does not accurately or adequately describe the project, meaning “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (CEQA § 15378). The project proposed by Gardena Industrial Center is a piecemealed portion of a larger overall project to be developed within the larger HITCO Carbon Composites property (HITCO I, II, and III as referred to in Appendix F - Phase I ESA) in the project vicinity.

CEQA § 15165 - Multiple and Phased Projects requires that “Where individual projects are, or a phased project is, to be undertaken and where the total undertaking comprises a project with significant environmental effect, the Lead Agency shall prepare a single program EIR for the ultimate project as described in Section 15168.” The MND misleads the public and decision makers by circumventing adequate and accurate environmental analysis for the whole of the action - construction and operation of all former HITCO properties as a whole. An EIR must be prepared which accurately represents the whole of the action without piecemealing the project into separate, smaller development projects or development areas to present unduly low environmental impacts.

Gardena Industrial Center is the second phase of the overall project, preceded by 1720 West 135th Street (HITCO I),¹ a 100,548 square foot industrial building. Notably, environmental review for the 1720 West 135th Street project could not be obtained online through the State CEQA Clearinghouse, which further aided the project in circumventing adequate environmental analysis. An EIR must be prepared to provide an adequate and accurate environmental analysis for the whole of the action - construction and operation of all former HITCO properties as a whole.

2.0 Initial Study Checklist

2.4.3. Air Quality, 2.4.6. Energy, and 2.4.8. Greenhouse Gas Emissions

Attached is a comprehensive air quality analysis by SWAPE.

The MND does not include for analysis relevant environmental justice issues in reviewing potential impacts, including cumulative impacts from the proposed project. This is especially significant as the surrounding community is highly burdened by pollution. According to CalEnviroScreen 4.0², CalEPA’s screening tool that ranks each census tract in the state for

¹ https://www.omprop.com/case_studies/1720-w-135th-street/

² CalEnviroScreen 4.0 <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

pollution and socioeconomic vulnerability, the proposed project's census tract (6037602900) ranks worse than 99% of the rest of the state overall in overall pollution burden. The surrounding community, including Purche Avenue Elementary School and residences to the northwest, 135th Street Elementary School and residences to the east, and Junipero Serra High School and residences to the southwest, bears the impact of multiple sources of pollution and is more polluted than average on every pollution indicator measured by CalEnviroScreen. For example, the project census tract ranks in the 86th percentile for particulate matter (PM) 2.5, 69th percentile for diesel PM, and 50th percentile for traffic impacts, which are all typically attributed to high rates of heavy truck traffic in the area.

The census tract ranks in the 98th percentile for cleanup sites impacts. Cleanup sites are places that are contaminated with harmful chemicals and need to be cleaned up by the property owners or government³. People living near these sites are more likely to be exposed to chemicals from the sites than people living further away⁴. Some studies have shown that neighborhoods with cleanup sites are generally poorer and have more people of color than other neighborhoods⁵.

The census tract ranks in the 98th percentile for toxic releases and 97th percentile for hazardous waste impacts. People living near facilities that emit toxic releases may breathe contaminated air regularly or if contaminants are released during an accident⁶. Hazardous waste generators and facilities contribute to the contamination of air, water and soil near waste generators and facilities can harm the environment as well as people⁷.

The census tract ranks in the 90th percentile for impacts from solid waste. Solid waste facilities can release toxic gases into the air, even after they are closed⁸. Chemicals in waste can leach into the soil around the facility. These chemicals may eventually pose a health risk to people nearby⁹.

The census tract ranks in the 94th percentile for groundwater threats. People who live near contaminated groundwater may be exposed to chemicals moving from the soil into the air inside their homes¹⁰.

³ OEHHA Cleanup Sites <https://oehha.ca.gov/calenviroscreen/indicator/cleanup-sites>

⁴ Ibid.

⁵ Ibid.

⁶ OEHHA Toxic Releases <https://oehha.ca.gov/calenviroscreen/indicator/toxic-releases-facilities>

⁷ OEHHA Hazardous Waste Generators and Facilities
<https://oehha.ca.gov/calenviroscreen/indicator/hazardous-waste-generators-and-facilities>

⁸ OEHHA Solid Waste <https://oehha.ca.gov/calenviroscreen/indicator/solid-waste-sites-and-facilities>

⁹ Ibid.

¹⁰ OEHHA Groundwater Threats <https://oehha.ca.gov/calenviroscreen/indicator/groundwater-threats>

Further, the census tract is a diverse community including 76% Hispanic, 13% African-American, and 5% Asian-American residents, whom are especially vulnerable to the impacts of pollution. The community has a high rate of low educational attainment, meaning 89% of the census tract over age 25 has not attained a high school diploma, which is an indication that they may lack health insurance or access to medical care. Access to medical care is vital as the census tract ranks in the 81st percentile for low birth rates, 76th percentile for incidence of asthma, and 53rd percentile for incidence of cardiovascular disease. The community has a high rate of linguistic isolation, meaning 84% of households speak little to no English and face further inequities as a result. Additionally, the project's census tract (6037602900) and the census tracts adjacent to the project site (6037603001 (east), 6037291120 (east), 6037602600 (west), 6037603500 (west), and 6037603005 (south)) are identified as SB 535 Disadvantaged Communities. The City's Environmental Justice Element of the General Plan¹¹ also identifies these census tracts as Disadvantaged Communities. None of these facts are discussed or presented for analysis in the MND.

California's Building Energy Code Compliance Software (CBECC) is the State's only approved energy compliance modeling software for non-residential buildings in compliance with Title 24¹². CalEEMod is not listed as an approved software. The CalEEMod-based modeling in the MND and appendices does not comply with the 2022 Building Energy Efficiency Standards and under-reports the project's significant Energy impacts and fuel consumption to the public and decision makers. Since the MND did not accurately or adequately model the energy impacts in compliance with Title 24, a finding of significance must be made. An EIR with modeling using the approved software (CBECC) must be circulated for public review in order to adequately analyze the project's significant environmental impacts. This is vital as the MND utilizes CalEEMod as a source in its methodology and analysis, which is clearly not the approved software.

2.4.11 Land Use and Planning

The MND does not include a consistency analysis with the City's General Plan. An EIR must be prepared which includes an analysis of the project in conjunction with all General Plan goals and policies in order to provide an adequate and accurate environmental analysis.

¹¹ Gardena Environmental Justice Element https://cityofgardena.org/wp-content/uploads/2022/06/Gardena_EJ-Element_FINAL-FOR-ADOPTION_with-APPENDIX.pdf

¹² California Energy Commission 2022 Energy Code Compliance Software <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-1>

The MND does not include a consistency analysis with the goals of SCAG’s 2020-2045 RTP/SCS (Connect SoCal). Due to errors in modeling, modeling without supporting evidence, and project piecemealing as noted throughout this comment letter and attachments, the proposed project is inconsistent with Goal 5 to reduce greenhouse gas emissions and improve air quality, Goal 6 to support healthy and equitable communities, and Goal 7 to adapt to a changing climate. An EIR must be prepared to include an analysis with the 2020-2045 RTP/SCS Connect SoCal document.

2.4.14 Population and Housing

The MND concludes that impacts to population and housing will not be significant because “the employees that would fill the roles anticipated for the Proposed Project would come from the region and therefore not induce unplanned population growth in the area” without providing any quantified analysis or meaningful evidence to support this claim. The MND has not provided any calculation of the jobs generated by the project or evidence that the local population is qualified for or interested in work in the industrial sector.

There is also no analysis of projects approved, proposed, or “in the pipeline” of the City to demonstrate that the combined workforce of all projects does not exceed the growth estimates analyzed by the City’s General Plan or SCAG. Relying on the entire labor force within the greater SCAG region, to fill the project’s construction and operational jobs will increase VMT and emissions during all phases of construction and operations and a project EIR must be prepared to account for longer worker trip distances. SCAG’s Employment Density Study¹³ provides the following applicable employment generation rates for Los Angeles County:

Light Manufacturing: 1 employee per 829 square feet

Applying these ratios results in the following calculation:

Light Manufacturing: $180,860 \text{ sf} / 829 \text{ sf} = 219$

Office: $10,000 \text{ sf} / 319 \text{ sf} = 32$

Total: 251 employees

Utilizing SCAG’s Employment Density Study ratios, the proposed project will generate 251 employees. The MND utilizes uncertain and misleading language which does not provide any meaningful analysis of the project’s population and employment generation. In order to comply

¹³ SCAG Employment Density Study
<http://www.mwcog.org/file.aspx?A=QTTITR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6lXOU%3D>

with CEQA's requirements for meaningful disclosure, an EIR must be prepared to provide an accurate estimate of employees generated by all uses of the proposed project. It must also provide demographic and geographic information on the location of qualified workers to fill these positions.

SCAG's Connect SoCal Demographics and Growth Forecast¹⁴ notes that the City will add 2,800 jobs between 2016 - 2045. Utilizing SCAG's Employment Density Study calculation of 251 employees, the project represents 8.9% of the City's employment growth from 2016 - 2045. SCAG's Growth Forecast notes that the City's population will increase by 5,100 residents between 2016 - 2045. Utilizing SCAG's Employment Density Study calculation of 251 employees, the project represents 4.9% of the City's population growth from 2016 - 2045. A single project accounting for this amount of the projected employment and/or population over 29 years represents a significant amount of growth. An EIR must be prepared to include this analysis, and also provide a cumulative analysis discussion of projects approved since 2016 and projects "in the pipeline" to determine if the project will exceed SCAG's employment growth forecast for the City. Additionally, a project EIR must also provide demographic and geographic information on the location of qualified workers to fill these positions in order to provide an accurate environmental analysis.

2.4.17 Transportation

Appendix A: Transportation Impact Analysis states that "The base assumptions and technical methodologies (i.e., trip generation, vehicle miles traveled [VMT], etc.) used in this assessment were established in conjunction with the City and are consistent with SB 743 Implementation Transportation Analysis Updates (Fehr & Peers, June 2020) (City Guidelines)." However, the City Guidelines are not included as an attachment or listed as a reference in the Appendix or MND, which does not comply with CEQA's requirements for adequate informational documents and meaningful disclosure (CEQA § 15121 and PRC 21003(b)). Incorporation by reference (CEQA § 15150 (f)) is not appropriate as these documents contribute directly to analysis of the problem at hand. Providing this information is vital as the City Guidelines are utilized to determine that the project will have a less than significant Transportation impact. An EIR must be prepared to include all application items for review, analysis, and comment by the public and decision makers.

Further, it is not appropriate to model the existing uses at full operational capacity in accordance with the ITE standards for use classifications. CEQA Section 15064.3 states that "Projects that decrease vehicle miles traveled in the project area compared to *existing conditions* should be

¹⁴ SCAG Connect SoCal Demographics and Growth Forecast adopted September 3, 2020
https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579

presumed to have a less than significant transportation impact.” The Project Description states that existing conditions at the site consist of “existing on-site buildings, totaling 296,630 square feet of building space,” but does not provide an exact breakdown of each use classification in square feet. There is no method for the public to verify the exact quantity of square footage for each type of use, which directly influences the amount of VMT generated since the MND chose to utilize ITE land use code defaults for modeling. An EIR must be prepared to include the exact quantity of square footage for each type of use existing on the site in order to provide an adequate and accurate environmental analysis.

Further, the existing conditions of the site (including the existing quantity of vehicle traffic generated by the existing business) must be used as part of a revised VMT analysis. A site-specific traffic count must be performed at the project site (Weekday, Saturday, and Sunday) in order to provide an accurate description of existing conditions at the site. This is vital as the MND also relies on the notion that “After accounting for the removal of existing uses on site, the Project would result in net negative trip generation” and that “Based on the City Guidelines, the Project satisfies the Project Type Screening criteria by generating fewer than 110 daily trips,” in order to conclude the project will have less than significant impacts. The proposed project will generate 967 daily vehicle trips, which exceeds the 110 daily trip threshold by nearly nine times. The project’s 138 AM peak hour and 148 PM peak hour trips by themselves also exceed this threshold. The existing vehicle trip generation must be provided as part of a Project EIR in order to provide an adequate and accurate environmental analysis. This is especially vital as the Trip Generation estimates in Appendix A are utilized in other areas of technical analysis (Air Quality, Energy, GHG), which also must be revised as part of a Project EIR.

The MND is internally inconsistent in its analysis of the proposed project, rendering it an inadequate informational document. The Transportation analysis concludes that the project will generate 178 fewer daily trips than existing conditions. Alternatively, the Population and Housing analysis relies upon the notion that “The employees that would fill the roles anticipated for the Proposed Project would come from the region and therefore not induce unplanned population growth in the area to conclude the project will have less than significant impacts. The Transportation analysis relies upon a workforce in close proximity to the project in order to artificially reduce impacts, yet the Population and Housing analysis relies on the entire available workforce/housing stock of the SCAG area to provide and absorb its workforce and demonstrate there will be no significant impacts. The Transportation analysis must be revised to reflect longer trip distances that employees will realistically travel to work at the proposed project. A Project EIR must also be prepared include a construction worker employment trip analysis must also be included to adequately and accurately analyze all potentially significant environmental impacts.

Appendix A sources the Governor's Office of Planning and Research (OPR) 2018 CEQA Guidelines Update and Technical Advisory¹⁵ as contributing to the methodology for VMT analysis. The VMT analysis does not state if any truck/trailer trips were included for analysis. The MND does not provide a statutory source of exemption for medium/heavy trucks. The OPR's 2018 Technical Advisory which states that "here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks." However, the purpose of the OPR Technical Advisory document is purely advisory, stating in its introduction:

"The purpose of this document is to provide advice and recommendations, which agencies and other entities may use at their discretion. This document does not alter lead agency discretion in preparing environmental documents subject to CEQA. This document should not be construed as legal advice."

The OPR document is not a legal interpretation, court decision, or amendment to the CEQA statute that clarifies the definition of automobile. The term "automobile" is not defined in the CEQA statute and application of the OPR interpretation is speculative and does not provide an analysis of the "worst-case scenario" for environmental impacts. Widespread public understanding and perception indicates that trucks, including medium/heavy-duty truck/trailer trips associated with the industrial nature of warehouse operations, are automobiles. An EIR must be prepared to include all truck/trailer activity for quantified VMT analysis. The proposed project is applying for a CUP to operate a warehouse building. The operational nature of industrial/warehouse uses involves high rates of truck/trailer VMT due to traveling from large import hubs to regional distribution centers to smaller industrial parks and then to their final delivery destinations. Once employees arrive at work, they will conduct their jobs by driving delivery vans across the region as part of the daily operations as a distribution facility, which will drastically increase project-generated VMT. The project's truck/trailer and delivery van activity is unable to utilize public transit or active transportation and it is misleading to the public and decision makers to exclude this activity from VMT analysis. An EIR must be prepared to reflect a quantified VMT analysis that includes all truck/trailer and delivery van activity to adequately and accurately analyze the potentially significant project transportation impacts.

The MND has not adequately analyzed the project's potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; or the project's potential to result in inadequate emergency access. The MND has not provided any exhibits depicting the available truck/trailer turning radius at the intersection of the project driveways to determine if there is enough space available to accommodate heavy truck

¹⁵ Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA https://opr.ca.gov/ceqa/docs/20190122-743_Technical_Advisory.pdf

maneuvering. Further, there are no exhibits providing on-site analysis regarding available space on the property to accommodate heavy truck maneuvering. There are also no exhibits depicting emergency vehicle access. Notably, the on-site truck circulation pathway is bordered on both sides by passenger car parking spaces immediately adjacent to the south side of the building and the parking lot. Maneuvering a turn around the building may be rendered impossible for a heavy truck and/or emergency vehicle when all of these parking spaces are occupied with vehicles. Deferring this environmental analysis required by CEQA to the construction permitting phase is improper mitigation and does not comply with CEQA's requirement for meaningful disclosure and adequate informational documents. An EIR must be prepared for the proposed project with this analysis, including turning radius diagrams at the project driveway intersections and throughout the site's internal circulation points, in order to provide an adequate and accurate environmental analysis.

Conclusion

For the foregoing reasons, GSEJA believes the MND is flawed and an EIR must be prepared for the proposed project and circulated for public review. Golden State Environmental Justice Alliance requests to be added to the public interest list regarding any subsequent environmental documents, public notices, public hearings, and notices of determination for this project. Send all communications to Golden State Environmental Justice Alliance P.O. Box 79222 Corona, CA 92877.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Ho', with a stylized, overlapping loop structure.

Gary Ho
Blum Collins & Ho, LLP

Attachment: SWAPE Analysis



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November 11, 2022

Gary Ho
Blum Collins LLP
707 Wilshire Blvd, Ste. 4880
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Subject: Comments on the Gardena Industrial Center Project (SCH No. 2022100279)

Dear Mr. Ho,

We have reviewed the October 2022 Initial Study and Mitigated Negative Declaration (“IS/MND”) for the Gardena Industrial Center Project (“Project”) located in the City of Gardena (“City”). The Project proposes to demolish 296-630-square-feet (“SF”) of existing structures and construct 180,860-SF of industrial uses, 10,000-SF of office uses, and 220 parking spaces on the 8.46-acre site.

Our review concludes that the IS/MND fails to adequately evaluate the Project’s air quality and health risk impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An Environmental Impact Report (“EIR”) should be prepared to adequately assess and mitigate the potential air quality and health risk impacts that the project may have on the environment.

Air Quality

Unsubstantiated Input Parameters Used to Estimate Project Emissions

The IS/MND’s air quality analysis relies on emissions calculated with the California Emissions Estimator Model (“CalEEMod”) Version 2020.4.0 (p. 38).¹ 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. Once all of the

¹ “CalEEMod Version 2020.4.0.” California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at*: <https://www.aqmd.gov/caleemod/download-model>.

values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output files disclose to the reader what parameters are utilized in calculating the Project's air pollutant emissions and make known which default values are changed as well as provide justification for the values selected.

When reviewing the Project's CalEEMod output files, provided in the Air Quality Memo ("AQ Memo") and Greenhouse Gas Memo ("GHG Memo") as Appendix B and Appendix C, respectively, to the IS/MND, we found that several model inputs were not consistent with information disclosed in the IS/MND. As a result, the Project's construction and operational emissions are underestimated. An EIR should be prepared to include an updated air quality analysis that adequately evaluates the impacts that construction and operation of the Project will have on local and regional air quality.

Unsubstantiated Change to Architectural Coating Phase Length

Review of the CalEEMod output files demonstrates that the "Hitco Proposed" model includes a manual change to the default architectural coating construction phase length (see excerpt below) (Appendix B, pp. 42; Appendix C, pp. 42).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	69.00

As a result of this change, the model includes the following construction schedule (see excerpt below) (Appendix B, pp. 47; Appendix C, pp. 47):

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days
1	Demolition	Demolition	1/2/2023	1/27/2023	5	20
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10
3	Grading	Grading	2/11/2023	3/10/2023	5	20
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230
5	Paving	Paving	1/27/2024	2/23/2024	5	20
6	Architectural Coating	Architectural Coating	2/24/2024	5/30/2024	5	69

As demonstrated above, the architectural coating phase is increased by 245%, from the default value of 20 to 69 days. As previously mentioned, the CalEEMod User's Guide requires any changes to model defaults be justified.² According to the "User Entered Comments & Non-Default Data" table, the justification provided for this change is:

"Adjusted coating to simultaneous with last third of building construction" (Appendix B, pp. 2; Appendix C, pp. 42).

Furthermore, regarding the Project's anticipated construction schedule, the IS/MND states:

² "CalEEMod User's Guide." California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user-s-guide>, p. 1, 14.

“The demolition and construction phases of the Proposed Project are tentatively scheduled to start in 2023 and anticipated to take approximately 12-14 months” (p. 3).

However, the revised architectural coating phase length remains unsupported. While the IS/MND substantiates the total construction duration of approximately 12 to 14 months, the IS/MND fails to mention or justify the individual architectural coating phase length. This is incorrect, as according to the CalEEMod User’s Guide:

“CalEEMod was also designed to allow the user to change the defaults to reflect site- or project-specific information, when available, provided that the information is supported by substantial evidence as required by CEQA.”³

Here, as the IS/MND only justifies the total construction of 12 to 14 months, the IS/MND fails to provide substantial evidence to support the revised individual architectural coating phase length. As such, we cannot verify the change.

This unsubstantiated change presents an issue, as the construction emissions are improperly spread out over a longer period of time for the architectural coating phase. According to the CalEEMod User’s Guide, each construction phase is associated with different emissions activities (see excerpt below).⁴

Demolition involves removing buildings or structures.

Site Preparation involves clearing vegetation (grubbing and tree/stump removal) and removing stones and other unwanted material or debris prior to grading.

Grading involves the cut and fill of land to ensure that the proper base and slope is created for the foundation.

Building Construction involves the construction of the foundation, structures and buildings.

Architectural Coating involves the application of coatings to both the interior and exterior of buildings or structures, the painting of parking lot or parking garage striping, associated signage and curbs, and the painting of the walls or other components such as stair railings inside parking structures.

Paving involves the laying of concrete or asphalt such as in parking lots, roads, driveways, or sidewalks.

Thus, by disproportionately extending the architectural coating phase length without proper justification, the model assumes a greater number of days to complete the construction activities required by the architectural coating phase. As such, there will be fewer construction activities required per day and, consequently, less pollutants emitted per day. As a result, the model may underestimate the peak daily emissions associated with the architectural coating phase of construction and should not be relied upon to determine Project significance.

³ “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 13-14.

⁴ “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 32.

Unsubstantiated Reduction to Acres of Grading Value

Review of the CalEEMod output files demonstrates that the “Hitco Proposed” model includes reductions to the default acres of grading values (see excerpt below) (Appendix B, pp. 43; Appendix C, pp. 43).

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	20.00	8.46
tblGrading	AcresOfGrading	15.00	8.46

As previously mentioned, the CalEEMod User’s Guide requires any changes to model defaults be justified.⁵ According to the “User Entered Comments & Non-Default Data” table, the justification provided for this change is:

“Adjusted grading area to site acreage” (Appendix B, pp. 42; Appendix C, pp. 42).

Furthermore, the IS/MND indicates that the Project site is approximately 8.46 acres (p. 37). However, these changes are incorrect. According to the CalEEMod User’s Guide states:

“[T]he dimensions (e.g., length and width) of the grading site have no impact on the calculation, only the total area to be graded. In order to properly grade a piece of land multiple passes with equipment may be required. The acres are based on the equipment list and days in grading or site preparation phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.”⁶

As demonstrated above, the acres of grading values are based on construction equipment and the length of the grading and site preparation phases. Thus, as the dimensions of the Project site have no impact on the acres of grading values, the revised values are unsubstantiated.

These unsubstantiated reductions present an issue, as CalEEMod uses the acres of grading values to estimate the dust emissions associated with grading.⁷ Thus, by including unsubstantiated reductions to the default acres of grading values, the model may underestimate the Project’s construction-related emissions and should not be relied upon to determine Project significance.

Failure to Model All Required Demolition

Review of the CalEEMod output files demonstrates that the “Hitco Proposed” model includes 1,050 default demolition hauling trips (see excerpt below) (Appendix B, pp. 48; Appendix C, pp. 48).

⁵ “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 1, 14.

⁶ “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <http://www.aqmd.gov/caleemod/user's-guide>, p. 9.

⁷ “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <https://www.aqmd.gov/caleemod/user's-guide>, p. 9.

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number
Demolition	6	15.00	0.00	1,050.00
Site Preparation	7	18.00	0.00	0.00
Grading	6	15.00	0.00	0.00
Building Construction	9	154.00	60.00	0.00
Paving	6	15.00	0.00	0.00
Architectural Coating	1	31.00	0.00	0.00

However, the number of demolition hauling trips is underestimated. According to the CalEEMod User’s Guide:

“Haul trips are based on the amount of material that is demolished, imported or exported assuming a truck can handle 16 cubic yards of material.”⁸

Therefore, CalEEMod calculates a default number of hauling trips based upon the amount of demolition material inputted into the model. Regarding the anticipated amount of demolition, the IS/MND states:

“The Proposed Project involves the demolition of all existing on-site buildings, totaling 296,630 square feet of building space, parking lots, and associated improvements” (p. 2).

As such, the model should have included 296,630-SF of demolition debris, which when correctly input into CalEEMod calculates a default demolition hauling trip number of 1,349 trips.⁹ Thus, the number of demolition hauling trips is underestimated by 299 trips, indicating that the model fails to include the total amount of demolition required for the Project.¹⁰

This underestimation presents an issue, as the amount of demolition material inputted into the model is used by CalEEMod to determine emissions associated with this phase of construction. The three primary operations that generate dust emissions during the demolition phase are mechanical or explosive dismemberment, site removal of debris, and on-site truck traffic on paved and unpaved road.¹¹ Thus, by failing to include the full amount of required demolition, the model may underestimate the Project’s construction-related emissions and should not be relied upon to determine Project significance.

Failure to Include Material Export

Regarding the amount of material export required for Project construction, the IS/MND states:

⁸ http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14

⁹ See Attachment A for Updated CalEEMod Output files.

¹⁰ Calculated: 1,349 required hauling trips – 1,050 modeled hauling trips = 299 underestimated hauling trips.

¹¹ “Appendix A – Calculation Details for CalEEMod.” California Air Pollution Control Officers Association (CAPCOA), May 2021, available at: <http://www.aqmd.gov/caleemod/user's-guide>, p. 11.

“The approximate earthwork numbers are 20,749 cubic yards of cut, 20,749 cubic yards of fill and 17,721 cubic yards of over-excavation as shown in Figure 6a, Grading Plan, and Figure 6b, Grading Plan” (p. 3).

As such, the model should have included 17,721 cubic yards (“cy”) of material export. However, review of the CalEEMod output files demonstrates that the “Hitco Proposed” model fails to include any amount of material export (Attachment B, pp. 43; Appendix C, pp. 43). As such, the material export required for Project construction is underestimated and the model is inconsistent with the IS/MND.

This inconsistency presents an issue, as the inclusion of material export within the model is used to calculate emissions produced from material movement, including truck loading and unloading, and additional hauling truck trips.¹² Thus, by failing to include the amount of material export required for Project construction, the model underestimates the Project’s construction-related emissions and should not be relied upon to determine Project significance.

Updated Analysis Indicates a Potentially Significant Air Quality Impact

In an effort to more accurately estimate the Project’s construction-related and operational emissions, we prepared an updated CalEEMod model, using the Project-specific information provided by the IS/MND. In our updated model, we omitted the unsubstantiated changes to the architectural coating construction phase length and acres of grading values; and included the correct amounts of demolition and material export.¹³

Our updated analysis estimates that the Project’s construction-related VOC emissions would exceed the applicable South Coast Air Quality Management District (“SCAQMD”) threshold of 75 pounds per day (“lbs/day”), as referenced by the IS/MND (p. 38, Table 4) (see table below).¹⁴

SWAPE Criteria Air Pollutant Emissions	
Construction	VOC (lbs/day)
IS/MND	29
SWAPE	91.2
% Increase	214%
SCAQMD Threshold	75
<i>Exceeds?</i>	Yes

As demonstrated in the table above, the Project’s construction-related VOC emissions, as estimated by SWAPE, increase by approximately 214% and exceed the applicable SCAQMD significance threshold. Thus, our updated model demonstrates that the Project would result in a potentially significant air

¹² “CalEEMod User’s Guide.” California Air Pollution Control Officers Association (CAPCOA), May 2021, *available at*: <https://www.aqmd.gov/caleemod/user's-guide>, p. 2, 34.

¹³ See Attachment A for updated air modeling.

¹⁴ “South Coast AQMD Air Quality Significance Thresholds.” SCAQMD, April 2019, *available at*: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

quality impact that was not previously identified or addressed in the IS/MND. As a result, an EIR should be prepared to adequately assess and mitigate the potential air quality impacts that the Project may have on the environment.

Disproportionate Health Risk Impacts of Warehouses on Surrounding Communities

Upon review of the IS/MND, we have determined that the development of the proposed Project would result in disproportionate health risk impacts on community members living, working, and going to school within the immediate area of the Project site. According to the SCAQMD:

“Those living within a half mile of warehouses are more likely to include communities of color, have health impacts such as higher rates of asthma and heart attacks, and a greater environmental burden.”¹⁵

In particular, the SCAQMD found that more than 2.4 million people live within a half mile radius of at least one warehouse, and that those areas not only experience increased rates of asthma and heart attacks, but are also disproportionately Black and Latino communities below the poverty line.¹⁶ Another study similarly indicates that “neighborhoods with lower household income levels and higher percentages of minorities are expected to have higher probabilities of containing warehousing facilities.”¹⁷ Additionally, a report authored by the Inland Empire-based People’s Collective for Environmental Justice and University of Redlands states:

“As the warehouse and logistics industry continues to grow and net exponential profits at record rates, more warehouse projects are being approved and constructed in low-income communities of color and serving as a massive source of pollution by attracting thousands of polluting truck trips daily. Diesel trucks emit dangerous levels of nitrogen oxide and particulate matter that cause devastating health impacts including asthma, chronic obstructive pulmonary disease (COPD), cancer, and premature death. As a result, physicians consider these pollution-burdened areas ‘diesel death zones.’”¹⁸

¹⁵ “South Coast AQMD Governing Board Adopts Warehouse Indirect Source Rule.” SCAQMD, May 2021, *available at*: <http://www.aqmd.gov/docs/default-source/news-archive/2021/board-adopts-waisr-may7-2021.pdf?sfvrsn=9>.

¹⁶ “Southern California warehouse boom a huge source of pollution. Regulators are fighting back.” Los Angeles Times, May 2021, *available at*: <https://www.latimes.com/california/story/2021-05-05/air-quality-officials-target-warehouses-bid-to-curb-health-damaging-truck-pollution>.

¹⁷ “Location of warehouses and environmental justice: Evidence from four metros in California.” Metro Freight Center of Excellence, January 2018, *available at*: https://www.metrotrans.org/assets/research/MF%201.1g_Location%20of%20warehouses%20and%20environmental%20justice_Final%20Report_021618.pdf, p. 21.

¹⁸ “Warehouses, Pollution, and Social Disparities: An analytical view of the logistics industry’s impacts on environmental justice communities across Southern California.” People’s Collective for Environmental Justice, April 2021, *available at*: https://earthjustice.org/sites/default/files/files/warehouse_research_report_4.15.2021.pdf, p. 4.

It is evident that the continued development of industrial warehouses within these communities poses a significant environmental justice challenge. However, the acceleration of warehouse development is only increasing despite the consequences on public health.

Warehouses generate smog-causing nitrogen oxides and diesel particulate matter pollution, which are linked to health problems including respiratory conditions. Specifically, the U.S. Environmental Protection Agency (“EPA”) indicates that ozone, the main ingredient in “smog,” can cause aggravating lung diseases and increasing the frequency of asthma attacks. The U.S. EPA states:

“Children are at greatest risk from exposure to ozone because their lungs are still developing and they are more likely to be active outdoors when ozone levels are high, which increases their exposure. Children are also more likely than adults to have asthma.”¹⁹

Furthermore, regarding the increased sensitivity of early-life exposures to inhaled pollutants, the California Air Resources Board (“CARB”) states:

“Children are often at greater risk from inhaled pollutants, due to the following reasons:

- Children have unique activity patterns and behavior. For example, they crawl and play on the ground, amidst dirt and dust that may carry a wide variety of toxicants. They often put their hands, toys, and other items into their mouths, ingesting harmful substances. Compared to adults, children typically spend more time outdoors and are more physically active. Time outdoors coupled with faster breathing during exercise increases children’s relative exposure to air pollution.
- Children are physiologically unique. Relative to body size, children eat, breathe, and drink more than adults, and their natural biological defenses are less developed. The protective barrier surrounding the brain is not fully developed, and children’s nasal passages aren’t as effective at filtering out pollutants. Developing lungs, immune, and metabolic systems are also at risk.
- Children are particularly susceptible during development. Environmental exposures during fetal development, the first few years of life, and puberty have the greatest potential to influence later growth and development.”²⁰

A Stanford-led study also reveals that children exposed to high levels of air pollution are more susceptible to respiratory and cardiovascular diseases in adulthood.²¹ Thus, given children’s higher propensity to succumb to the negative health impacts of air pollutants, and as warehouses release more

¹⁹ “Health Effects of Ozone Pollution.” U.S. EPA, May 2021, *available at*: <https://www.epa.gov/ground-level-ozone-pollution/health-effects-ozone-pollution>.

²⁰ “Children and Air Pollution.” California Air Resources Board (CARB), *available at*: <https://ww2.arb.ca.gov/resources/documents/children-and-air-pollution>.

²¹ “Air pollution puts children at higher risk of disease in adulthood, according to Stanford researchers and others.” Stanford, February 2021, *available at*: <https://news.stanford.edu/2021/02/22/air-pollution-impacts-childrens-health/>.

smog-forming pollution than any other sector, it is necessary to evaluate the specific health risk that warehouses pose to children in the nearby community.

According to the above-mentioned study by the People’s Collective for Environmental Justice and University of Redlands, there are 640 schools in the South Coast Air Basin that are located within half a mile of a large warehouse, most of them in socio-economically disadvantaged areas.²² Regarding the proposed Project itself, the IS/MND indicates that several schools are located within the immediate vicinity of the Project site, stating:

“The Project Site is located approximately 0.85 miles west of 135th Street Elementary School, approximately 0.83 miles east of Purchee Avenue Elementary School, and approximately 0.73 miles east of Maria Regina School” (p. 71, 72).

As demonstrated above, three schools are located within 1-mile of the Project site. This poses a significant threat because, as outlined above, children are a vulnerable population that are especially susceptible to the damaging side effects of air pollution. As such, the Project would have detrimental short-term and long-term health impacts on local children if approved.

An EIR should be prepared to evaluate the disproportionate impacts of the proposed warehouse on the community adjacent to the Project, including an analysis of the impact on children and people of color who live and attend school in the surrounding area. Finally, in order to evaluate the cumulative air quality impact from the several warehouse projects proposed or built in a one-mile radius of the Project site, the EIR should prepare a cumulative health risk assessment (“HRA”) to quantify the adverse health outcome from the effects of exposure to multiple warehouses in the immediate area in conjunction with the poor ambient air quality in the Project’s census tract.

Diesel Particulate Matter Emissions Inadequately Evaluated

The IS/MND concludes that the Project would have a less-than-significant health risk impact without conducting a quantified construction or operational health risk analysis (“HRA”). Regarding the health risk impacts associated with the Project, the IS/MND states:

“Relative to Localized Significance Thresholds, project construction emissions would not exceed these LST thresholds. On-site construction associated with Project construction would not result in a significant impact to sensitive receptors. In addition to the potential for localized impacts described previously, construction has the potential to result in DPM emissions. The Project would result in a short-term addition of truck trips occurring over a few months. However, the Project Site is currently a source of truck trips, so the net change in trips during the construction period would not be substantial as there are existing truck trips currently. Total construction emissions would be below SCAQMD significance thresholds for particulate matter. Construction

²² “Warehouses, Pollution, and Social Disparities: An analytical view of the logistics industry’s impacts on environmental justice communities across Southern California.” People’s Collective for Environmental Justice, April 2021, *available at*: https://earthjustice.org/sites/default/files/files/warehouse_research_report_4.15.2021.pdf, p. 4.

associated with implementation of the Project would not result in a significant impact to sensitive receptors related to DPM” (p. 42).

As demonstrated above, the IS/MND states that the Project’s construction-related health risk impact is less-than-significant as emissions do not exceed SCAQMD Localized Significance Thresholds (“LSTs”). Furthermore, regarding the project’s potential operational health risk impacts, the IS/MND states:

“Regarding sensitive receptors, the Project Site is currently developed with industrial uses in an existing industrial area. Operation of the Project would be similar to existing conditions. As shown previously in Table 5, the project would result in a net decrease in vehicle emissions compared to existing site operations. Therefore, the Project does not propose any new facilities that would require a health risk assessment for sensitive receptors” (p. 42).

As demonstrated above, the IS/MND states that the Project would result in a less-than-significant operational health risk impact because the proposed facilities are not substantial sources of DPM emissions. However, the IS/MND’s evaluation of the Project’s potential health risk impacts, as well as the subsequent less-than-significant impact conclusion, is incorrect for three reasons.

First, the use of a LST analysis to determine the health risk impacts posed to nearby, existing sensitive receptors as a result of the Project’s construction-related TAC emissions is incorrect. While the LST method assesses the impact of pollutants at a local level, it only evaluates impacts from criteria air pollutants. According to the *Final Localized Significance Threshold Methodology* document prepared by the South Coast Air Quality Management District (“SCAQMD”), LST analyses are only applicable to NO_x, CO, PM₁₀, and PM_{2.5} emissions, which are collectively referred to as criteria air pollutants.²³ Because LST methods can only be applied to criteria air pollutants, they cannot be used to determine whether emissions from TACs, specifically DPM, a known human carcinogen, would result in a significant health risk impact to nearby sensitive receptors. As a result, health impacts during Project construction from exposure to TACs, such as DPM, were not analyzed, thus leaving a gap in the IS/MND’s analysis.

Second, by failing to prepare a quantified construction and operational HRA, the Project is inconsistent with CEQA’s requirement to make “a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.”²⁴ This poses a problem, as according to the IS/MND, construction of the Project would produce DPM emissions through the exhaust stacks of construction equipment over a duration of approximately 12 to 14 months (p. 3). According to the Transportation Impact Analysis (“TIA”), operation of the Project is anticipated to generate 967 daily vehicle trips, which would produce additional exhaust emissions and continue to expose nearby, existing sensitive receptors to DPM emissions (Appendix A, pp. 9). However, the IS/MND fails to evaluate the TAC emissions associated with Project construction and operation or indicate the concentrations at which such pollutants would trigger adverse health effects. Thus, without making a reasonable effort to connect the

²³ “Final Localized Significance Threshold Methodology.” South Coast Air Quality Management District (SCAQMD), Revised July 2008, available at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf>.

²⁴ “Sierra Club v. County of Fresno.” Supreme Court of California, December 2018, available at: <https://cegaportal.org/decisions/1907/Sierra%20Club%20v.%20County%20of%20Fresno.pdf>.

Project's TAC emissions to the potential health risks posed to nearby receptors, the IS/MND is inconsistent with CEQA's requirement to correlate Project-generated emissions with potential adverse impacts on human health.

Third, the State of California Department of Justice recommends that warehouse projects prepare a quantitative HRA pursuant to the Office of Environmental Health Hazard Assessment ("OEHHA"), the organization responsible for providing guidance on conducting HRAs in California, as well as local air district guidelines.²⁵ OEHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments* in February 2015. This guidance document describes the types of projects that warrant the preparation of an HRA. Specifically, OEHHA recommends that all short-term projects lasting at least 2 months assess cancer risks.²⁶ Furthermore, according to OEHHA:

"Exposure from projects lasting more than 6 months should be evaluated for the duration of the project. In all cases, for assessing risk to residential receptors, the exposure should be assumed to start in the third trimester to allow for the use of the ASFs (OEHHA, 2009)."²⁷

Thus, as the Project's anticipated construction duration exceeds the 2-month and 6-month requirements set forth by OEHHA, construction of the Project meets the threshold warranting a quantified HRA under OEHHA guidance and should be evaluated for the entire 12-month construction period. Furthermore, OEHHA recommends that an exposure duration of 30 years should be used to estimate the individual cancer risk at the maximally exposed individual resident ("MEIR").²⁸ While the IS/MND fails to provide the expected lifetime of the proposed Project, we can reasonably assume that the Project would operate for at least 30 years, if not more. Therefore, operation of the Project also exceeds the 2-month and 6-month requirements set forth by OEHHA and should be evaluated for the entire 30-year residential exposure duration, as indicated by OEHHA guidance. These recommendations reflect the most recent state health risk policies, and as such, an EIR should be prepared to include an analysis of health risk impacts posed to nearby sensitive receptors from Project-generated DPM emissions.

Fourth, by claiming a less-than-significant impact without conducting a quantified construction or operational HRA for nearby, existing sensitive receptors, the IS/MND fails to compare the Project's excess cancer risk to the SCAQMD's specific numeric threshold of 10 in one million.²⁹ Thus, in

²⁵ "Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act." State of California Department of Justice, *available at*:

<https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/warehouse-best-practices.pdf>, p. 6.

²⁶ "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-18.

²⁷ "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-18.

²⁸ "Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, *available at*: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 2-4.

²⁹ "South Coast AQMD Air Quality Significance Thresholds." SCAQMD, April 2019, *available at*: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

accordance with the most relevant guidance, an assessment of the health risk posed to nearby, existing receptors as a result of Project construction and operation should be conducted.

Screening-Level Analysis Demonstrates Potentially Significant Health Risk Impact

In order to conduct our screening-level risk assessment we relied upon AERSCREEN, which is a screening level air quality dispersion model.³⁰ As discussed above, the model replaced SCREEN3, and AERSCREEN is included in the OEHHA and the California Air Pollution Control Officers Associated (“CAPCOA”) guidance as the appropriate air dispersion model for Level 2 health risk screening assessments (“HRSAs”).^{31, 32} A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality hazard is determined to be possible using AERSCREEN, a more refined modeling approach is required prior to approval of the Project.

We prepared a preliminary HRA of the Project’s construction and operational health risk impact to residential sensitive receptors using the annual PM₁₀ exhaust estimates from the IS/MND’s CalEEMod output files. Consistent with recommendations set forth by OEHHA, we assumed residential exposure begins during the third trimester stage of life.³³ The IS/MND’s CalEEMod model indicates that construction activities will generate approximately 211 pounds of DPM over the 514-day construction period.³⁴ The AERSCREEN model relies on a continuous average emission rate to simulate maximum downward concentrations from point, area, and volume emission sources. To account for the variability in equipment usage and truck trips over Project construction, we calculated an average DPM emission rate by the following equation:

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{210.9 \text{ lbs}}{514 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.00215 \text{ g/s}}$$

Using this equation, we estimated a construction emission rate of 0.00215 grams per second (“g/s”). Subtracting the 514-day construction period from the total residential duration of 30 years, we assumed that after Project construction, the sensitive receptor would be exposed to the Project’s operational DPM for an additional 28.59 years. The IS/MND’s operational CalEEMod emissions indicate that operational activities will generate approximately 3 net pounds of DPM per year throughout operation. Applying the same equation used to estimate the construction DPM rate, we estimated the following emission rate for Project operation:

³⁰ “AERSCREEN Released as the EPA Recommended Screening Model,” U.S. EPA, April 2011, *available at:*

http://www.epa.gov/ttn/scram/guidance/clarification/20110411_AERSCREEN_Release_Memo.pdf

³¹ “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, *available at:* <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

³² “Health Risk Assessments for Proposed Land Use Projects.” CAPCOA, July 2009, *available at:* http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf.

³³ “Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, *available at:* <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-18.

³⁴ See Attachment A for health risk calculations.

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{3.0 \text{ lbs}}{365 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lbs}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} = \mathbf{0.0000432 \text{ g/s}}$$

Using this equation, we estimated an operational emission rate of 0.0000432 g/s. Construction and operation were simulated as an 8.46-acre rectangular area source in AERSCREEN, with approximate dimensions of 262- by 131-meters. A release height of three meters was selected to represent the height of stacks of operational equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution. The population of Gardena was obtained from U.S. 2020 Census data.³⁵

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project Site. The United States Environmental Protection Agency (“U.S. EPA”) suggests that the annualized average concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10% in screening procedures.³⁶ According to the IS/MND the nearest sensitive receptors are residential uses located 350 feet, or 107 meters from the Project site (p. 1). However, review of the AERSCREEN output files demonstrates that the MEIR is located approximately 125 meters from the Project site. Thus, the single-hour concentration estimated by AERSCREEN for Project construction is 2.457 µg/m³ DPM at approximately 125 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.2457 µg/m³ for Project construction at the MEIR. For Project operation, the single-hour concentration estimated by AERSCREEN is 0.04921 µg/m³ DPM at approximately 125 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.004921 µg/m³ for Project operation at the MEIR.

We calculated the excess cancer risk to the MEIR using applicable HRA methodologies prescribed by OEHHA, as recommended by SCAQMD.³⁷ Specifically, guidance from OEHHA and the CARB recommends the use of a standard point estimate approach, including high-point estimate (i.e. 95th percentile) breathing rates and age sensitivity factors (“ASF”) in order to account for the increased sensitivity to carcinogens during early-in-life exposure and accurately assess risk for susceptible subpopulations such as children. The residential exposure parameters, such as the daily breathing rates (“BR/BW”), exposure duration (“ED”), age sensitivity factors (“ASF”), fraction of time at home (“FAH”), and exposure frequency (“EF”) utilized for the various age groups in our screening-level HRA are as follows:

³⁵ “Los Angeles.” U.S. Census Bureau, 2020, available at: <https://datacommons.org/place/geoid/0644000>.

³⁶ “Screening Procedures for Estimating the Air Quality Impact of Stationary Sources Revised.” U.S. EPA, October 1992, available at: http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf.

³⁷ “AB 2588 and Rule 1402 Supplemental Guidelines.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 2.

Exposure Assumptions for Residential Individual Cancer Risk

Age Group	Breathing Rate (L/kg-day)³⁸	Age Sensitivity Factor³⁹	Exposure Duration (years)	Fraction of Time at Home⁴⁰	Exposure Frequency (days/year)⁴¹	Exposure Time (hours/day)
3rd Trimester	361	10	0.25	1	350	24
Infant (0 - 2)	1090	10	2	1	350	24
Child (2 - 16)	572	3	14	1	350	24
Adult (16 - 30)	261	1	14	0.73	350	24

For the inhalation pathway, the procedure requires the incorporation of several discrete variates to effectively quantify dose for each age group. Once determined, contaminant dose is multiplied by the cancer potency factor (“CPF”) in units of inverse dose expressed in milligrams per kilogram per day (mg/kg/day⁻¹) to derive the cancer risk estimate. Therefore, to assess exposures, we utilized the following dose algorithm:

$$Dose_{AIR,per\ age\ group} = C_{air} \times EF \times \left[\frac{BR}{BW} \right] \times A \times CF$$

where:

- Dose_{AIR} = dose by inhalation (mg/kg/day), per age group
- C_{air} = concentration of contaminant in air (µg/m³)
- EF = exposure frequency (number of days/365 days)
- BR/BW = daily breathing rate normalized to body weight (L/kg/day)
- A = inhalation absorption factor (default = 1)
- CF = conversion factor (1x10⁻⁶, µg to mg, L to m³)

To calculate the overall cancer risk, we used the following equation for each appropriate age group:

$$Cancer\ Risk_{AIR} = Dose_{AIR} \times CPF \times ASF \times FAH \times \frac{ED}{AT}$$

³⁸ “Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics ‘Hot Spots’ Information and Assessment Act.” SCAQMD, October 2020, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab-2588-supplemental-guidelines.pdf?sfvrsn=19>, p. 19; see also “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>.

³⁹ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 8-5 Table 8.3.

⁴⁰ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 5-24.

⁴¹ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 5-24.

where:

- Dose_{AIR} = dose by inhalation (mg/kg/day), per age group
- CPF = cancer potency factor, chemical-specific (mg/kg/day)⁻¹
- ASF = age sensitivity factor, per age group
- FAH = fraction of time at home, per age group (for residential receptors only)
- ED = exposure duration (years)
- AT = averaging time period over which exposure duration is averaged (always 70 years)

Consistent with the 514-day construction schedule, the annualized average concentration for construction was used for the entire third trimester of pregnancy (0.25 years), and the first 1.16 years of the infantile stage of life (0 – 2 years). The annualized average concentration for operation was used for the remainder of the 30-year exposure period, which makes up the latter 0.84 years of the infantile stage of life, as well as the entire child (2 – 16) and adult (16 – 30 years) stages of life. The results of our calculations are shown in the table below.

The Maximally Exposed Individual at an Existing Residential Receptor				
Age Group	Emissions Source	Duration (years)	Concentration (ug/m3)	Cancer Risk
3rd Trimester	Construction	0.25	0.2457	3.34E-06
	<i>Construction</i>	<i>1.16</i>	<i>0.2457</i>	<i>4.67E-05</i>
	<i>Operation</i>	<i>0.84</i>	<i>0.0049</i>	<i>6.80E-07</i>
Infant (0 - 2)	Total	2		4.74E-05
Child (2 - 16)	Operation	14	0.0049	1.78E-06
Adult (16 - 30)	Operation	14	0.0049	1.98E-07
Lifetime		30		5.27E-05

As demonstrated in the table above, the excess cancer risks for the 3rd trimester of pregnancy, infants, children, and adults at the MEIR located approximately 125 meters away, over the course of Project construction and operation, are approximately 3.34, 47.4, 1.78, and 0.198 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years) is approximately 52.7 in one million. The infant and lifetime cancer risks exceed the SCAQMD threshold of 10 in one million, thus resulting in a potentially significant impact not previously addressed or identified by the IS/MND.

Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection. The purpose of the screening-level HRA is to demonstrate the potential link between Project-generated emissions and adverse health risk impacts. According to the U.S. EPA:

“EPA’s Exposure Assessment Guidelines recommend completing exposure assessments iteratively using a tiered approach to ‘strike a balance between the costs of adding detail and refinement to an assessment and the benefits associated with that additional refinement’ (U.S. EPA, 1992).

In other words, an assessment using basic tools (e.g., simple exposure calculations, default values, rules of thumb, conservative assumptions) can be conducted as the first phase (or tier) of the overall assessment (i.e., a screening-level assessment).

The exposure assessor or risk manager can then determine whether the results of the screening-level assessment warrant further evaluation through refinements of the input data and exposure assumptions or by using more advanced models.”

As demonstrated above, screening-level analyses warrant further evaluation in a refined modeling approach. Thus, as our screening-level HRA demonstrates that construction and operation of the Project could result in a potentially significant health risk impact, an EIR should be prepared to include a refined health risk analysis which adequately and accurately evaluates health risk impacts associated with both Project construction and operation.

Mitigation

Feasible Mitigation Measures Available to Reduce Emissions

The IS/MND’s analysis demonstrates that the Project would result in potentially significant air quality and health risk impacts that should be mitigated further. In an effort to reduce the Project’s emissions, we identified several mitigation measures that are applicable to the proposed Project. Feasible mitigation measures can be found in the Department of Justice Warehouse Project Best Practices document.⁴² Therefore, to reduce the Project’s emissions, consideration of the following measures should be made:

- Requiring off-road construction equipment to be zero-emission, where available, and all diesel-fueled off-road construction equipment, to be equipped with CARB Tier IV-compliant engines or better, and including this requirement in applicable bid documents, purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant construction equipment for use prior to any ground-disturbing and construction activities.
- Prohibiting off-road diesel-powered equipment from being in the “on” position for more than 10 hours per day.
- Requiring on-road heavy-duty haul trucks to be model year 2010 or newer if diesel-fueled.
- Providing electrical hook ups to the power grid, rather than use of diesel-fueled generators, for electric construction tools, such as saws, drills and compressors, and using electric tools whenever feasible.
- Limiting the amount of daily grading disturbance area.

⁴² “Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act.” State of California Department of Justice.

- Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area.
- Forbidding idling of heavy equipment for more than two minutes.
- Keeping onsite and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications.
- Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts.
- Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 g/L.
- Providing information on transit and ridesharing programs and services to construction employees.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations for construction employees.
- Requiring that all facility-owned and operated fleet equipment with a gross vehicle weight rating greater than 14,000 pounds accessing the site meet or exceed 2010 model-year emissions equivalent engine standards as currently defined in California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. Facility operators shall maintain records on-site demonstrating compliance with this requirement and shall make records available for inspection by the local jurisdiction, air district, and state upon request.
- Requiring all heavy-duty vehicles entering or operated on the project site to be zero-emission beginning in 2030.
- Requiring on-site equipment, such as forklifts and yard trucks, to be electric with the necessary electrical charging stations provided.
- Requiring tenants to use zero-emission light- and medium-duty vehicles as part of business operations.
- Forbidding trucks from idling for more than two minutes and requiring operators to turn off engines when not in use.
- Posting both interior- and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to CARB, the air district, and the building manager.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, air filtration systems at sensitive receptors within a certain radius of facility for the life of the project.
- Installing and maintaining, at the manufacturer's recommended maintenance intervals, an air monitoring station proximate to sensitive receptors and the facility for the life of the project, and making the resulting data publicly available in real time. While air monitoring does not mitigate the air quality or greenhouse gas impacts of a facility, it nonetheless benefits the affected community by providing information that can be used to improve air quality or avoid exposure to unhealthy air.

- Constructing electric truck charging stations proportional to the number of dock doors at the project.
- Constructing electric plugs for electric transport refrigeration units at every dock door, if the warehouse use could include refrigeration.
- Constructing electric light-duty vehicle charging stations proportional to the number of parking spaces at the project.
- Installing solar photovoltaic systems on the project site of a specified electrical generation capacity, such as equal to the building's projected energy needs.
- Requiring all stand-by emergency generators to be powered by a non-diesel fuel.
- Requiring facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
- Requiring operators to establish and promote a rideshare program that discourages single-occupancy vehicle trips and provides financial incentives for alternate modes of transportation, including carpooling, public transit, and biking.
- Meeting CalGreen Tier 2 green building standards, including all provisions related to designated parking for clean air vehicles, electric vehicle charging, and bicycle parking.
- Achieving certification of compliance with LEED green building standards.
- Providing meal options onsite or shuttles between the facility and nearby meal destinations.
- Posting signs at every truck exit driveway providing directional information to the truck route.
- Improving and maintaining vegetation and tree canopy for residents in and around the project area.
- Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also require facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request.
- Requiring tenants to enroll in the United States Environmental Protection Agency's SmartWay program, and requiring tenants to use carriers that are SmartWay carriers.
- Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. An EIR should be prepared to include all feasible mitigation measures, as well as include updated air quality and health risk analyses to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited discovery regarding this project. 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,

A handwritten signature in blue ink that reads "Matt Hagemann".

Matt Hagemann, P.G., C.Hg.

A handwritten signature in blue ink that reads "Paul Rosenfeld".

Paul E. Rosenfeld, Ph.D.

Attachment A: Updated CalEEMod Output Files

Attachment B: Health Risk Calculations

Attachment C: AERSCREEN Output Files

Attachment D: Matt Hagemann CV

Attachment E: Paul Rosenfeld CV

Hitco Proposed - Los Angeles-South Coast County, Annual

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

**Hitco 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	10.00	1000sqft	0.23	10,000.00	0
Manufacturing	180.86	1000sqft	4.15	180,860.00	0
Parking Lot	4.08	Acre	4.08	177,724.80	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/MND's model.

Land Use - Consistent with the IS/MND's model.

Construction Phase - See SWAPE comment on "Unsubstantiated Change to Individual Construction Phase Length."

Grading - See SWAPE comments on "Unsubstantiated Reduction to Acres of Grading Value" and "Failure to Include Material Export."

Demolition - See SWAPE comment on "Failure to Model All Required Demolition."

Vehicle Trips - Consistent with the IS/MND's model.

Construction Off-road Equipment Mitigation - Consistent with the IS/MND's model.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

Hitco Proposed - Los Angeles-South Coast County, Annual

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

tblGrading	MaterialExported	0.00	17,721.00
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	ST_TR	6.42	4.75
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	SU_TR	5.09	4.75
tblVehicleTrips	WD_TR	9.74	10.84
tblVehicleTrips	WD_TR	3.93	4.75

2.0 Emissions Summary

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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					
2023	0.2817	2.5829	2.8640	7.5000e-003	0.5679	0.1013	0.6693	0.1751	0.0950	0.2701	0.0000	684.9136	684.9136	0.0947	0.0368	698.2317
2024	0.9477	0.2706	0.3985	8.2000e-004	0.0257	0.0117	0.0374	6.9100e-003	0.0109	0.0178	0.0000	73.8110	73.8110	0.0129	1.9700e-003	74.7203
Maximum	0.9477	2.5829	2.8640	7.5000e-003	0.5679	0.1013	0.6693	0.1751	0.0950	0.2701	0.0000	684.9136	684.9136	0.0947	0.0368	698.2317

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					
2023	0.2817	2.5829	2.8640	7.5000e-003	0.5679	0.1013	0.6693	0.1751	0.0950	0.2701	0.0000	684.9133	684.9133	0.0947	0.0368	698.2313
2024	0.9477	0.2706	0.3985	8.2000e-004	0.0257	0.0117	0.0374	6.9100e-003	0.0109	0.0178	0.0000	73.8109	73.8109	0.0129	1.9700e-003	74.7202
Maximum	0.9477	2.5829	2.8640	7.5000e-003	0.5679	0.1013	0.6693	0.1751	0.0950	0.2701	0.0000	684.9133	684.9133	0.0947	0.0368	698.2313

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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	1-2-2023	4-1-2023	0.9619	0.9619
2	4-2-2023	7-1-2023	0.6229	0.6229
3	7-2-2023	10-1-2023	0.6298	0.6298
4	10-2-2023	1-1-2024	0.6352	0.6352
5	1-2-2024	4-1-2024	1.1991	1.1991
		Highest	1.1991	1.1991

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Energy	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	505.4054	505.4054	0.0293	6.8300e-003	508.1735
Mobile	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Waste						0.0000	0.0000		0.0000	0.0000	47.4126	0.0000	47.4126	2.8020	0.0000	117.4627
Water						0.0000	0.0000		0.0000	0.0000	13.8327	102.8310	116.6636	1.4294	0.0346	162.7097
Total	1.4006	0.9027	6.6743	0.0158	1.5605	0.0250	1.5855	0.4163	0.0242	0.4405	61.2453	1,988.5047	2,049.7500	4.3493	0.0982	2,187.7423

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Energy	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	505.4054	505.4054	0.0293	6.8300e-003	508.1735
Mobile	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Waste						0.0000	0.0000		0.0000	0.0000	47.4126	0.0000	47.4126	2.8020	0.0000	117.4627
Water						0.0000	0.0000		0.0000	0.0000	13.8327	102.8310	116.6636	1.4294	0.0346	162.7097
Total	1.4006	0.9027	6.6743	0.0158	1.5605	0.0250	1.5855	0.4163	0.0242	0.4405	61.2453	1,988.5047	2,049.7500	4.3493	0.0982	2,187.7423

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	

Hitco Proposed - Los Angeles-South Coast County, Annual

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

4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230
5	Paving	Paving	1/27/2024	2/23/2024	5	20
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 286,290; Non-Residential Outdoor: 95,430; Striped Parking Area: 10,663 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
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
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Building Construction	Welders	1	8.00	46	0.45
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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	1,349.00	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	6	15.00	0.00	2,215.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	154.00	60.00	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	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1460	0.0000	0.1460	0.0221	0.0000	0.0221	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301
Total	0.0227	0.2148	0.1964	3.9000e-004	0.1460	9.9800e-003	0.1560	0.0221	9.2800e-003	0.0314	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.4200e-003	0.0928	0.0236	3.9000e-004	0.0116	5.6000e-004	0.0122	3.1900e-003	5.3000e-004	3.7200e-003	0.0000	39.3415	39.3415	2.1700e-003	6.2500e-003	41.2575
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	1.9000e-003	0.0931	0.0287	4.0000e-004	0.0133	5.7000e-004	0.0138	3.6300e-003	5.4000e-004	4.1700e-003	0.0000	40.6663	40.6663	2.2000e-003	6.2800e-003	42.5932

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					0.1460	0.0000	0.1460	0.0221	0.0000	0.0221	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300
Total	0.0227	0.2148	0.1964	3.9000e-004	0.1460	9.9800e-003	0.1560	0.0221	9.2800e-003	0.0314	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.4200e-003	0.0928	0.0236	3.9000e-004	0.0116	5.6000e-004	0.0122	3.1900e-003	5.3000e-004	3.7200e-003	0.0000	39.3415	39.3415	2.1700e-003	6.2500e-003	41.2575
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	1.9000e-003	0.0931	0.0287	4.0000e-004	0.0133	5.7000e-004	0.0138	3.6300e-003	5.4000e-004	4.1700e-003	0.0000	40.6663	40.6663	2.2000e-003	6.2800e-003	42.5932

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 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	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015
Total	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015

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	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 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	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015
Total	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0718	0.0000	0.0718	0.0344	0.0000	0.0344	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0718	7.7500e-003	0.0796	0.0344	7.1300e-003	0.0415	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.4 Grading - 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	2.3400e-003	0.1523	0.0388	6.5000e-004	0.0191	9.1000e-004	0.0200	5.2300e-003	8.7000e-004	6.1100e-003	0.0000	64.5971	64.5971	3.5600e-003	0.0103	67.7430
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	2.8200e-003	0.1527	0.0439	6.6000e-004	0.0207	9.2000e-004	0.0216	5.6700e-003	8.8000e-004	6.5600e-003	0.0000	65.9218	65.9218	3.5900e-003	0.0103	69.0787

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					0.0718	0.0000	0.0718	0.0344	0.0000	0.0344	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0718	7.7500e-003	0.0796	0.0344	7.1300e-003	0.0415	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.4 Grading - 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	2.3400e-003	0.1523	0.0388	6.5000e-004	0.0191	9.1000e-004	0.0200	5.2300e-003	8.7000e-004	6.1100e-003	0.0000	64.5971	64.5971	3.5600e-003	0.0103	67.7430
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	2.8200e-003	0.1527	0.0439	6.6000e-004	0.0207	9.2000e-004	0.0216	5.6700e-003	8.8000e-004	6.5600e-003	0.0000	65.9218	65.9218	3.5900e-003	0.0103	69.0787

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	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1200e-003	0.2539	0.0950	1.1700e-003	0.0397	1.2200e-003	0.0409	0.0115	1.1700e-003	0.0126	0.0000	114.5480	114.5480	3.8300e-003	0.0165	119.5563
Worker	0.0513	0.0408	0.5524	1.5400e-003	0.1772	1.0900e-003	0.1783	0.0471	1.0000e-003	0.0481	0.0000	142.8096	142.8096	3.7500e-003	3.6700e-003	143.9975
Total	0.0585	0.2947	0.6475	2.7100e-003	0.2169	2.3100e-003	0.2192	0.0585	2.1700e-003	0.0607	0.0000	257.3576	257.3576	7.5800e-003	0.0202	263.5538

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	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	7.1200e-003	0.2539	0.0950	1.1700e-003	0.0397	1.2200e-003	0.0409	0.0115	1.1700e-003	0.0126	0.0000	114.5480	114.5480	3.8300e-003	0.0165	119.5563
Worker	0.0513	0.0408	0.5524	1.5400e-003	0.1772	1.0900e-003	0.1783	0.0471	1.0000e-003	0.0481	0.0000	142.8096	142.8096	3.7500e-003	3.6700e-003	143.9975
Total	0.0585	0.2947	0.6475	2.7100e-003	0.2169	2.3100e-003	0.2192	0.0585	2.1700e-003	0.0607	0.0000	257.3576	257.3576	7.5800e-003	0.0202	263.5538

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 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	6.6000e-004	0.0242	8.8600e-003	1.1000e-004	3.7800e-003	1.2000e-004	3.9000e-003	1.0900e-003	1.1000e-004	1.2000e-003	0.0000	10.7457	10.7457	3.7000e-004	1.5500e-003	11.2161
Worker	4.5600e-003	3.4700e-003	0.0490	1.4000e-004	0.0169	1.0000e-004	0.0170	4.4800e-003	9.0000e-005	4.5700e-003	0.0000	13.3215	13.3215	3.2000e-004	3.3000e-004	13.4264
Total	5.2200e-003	0.0277	0.0579	2.5000e-004	0.0207	2.2000e-004	0.0209	5.5700e-003	2.0000e-004	5.7700e-003	0.0000	24.0671	24.0671	6.9000e-004	1.8800e-003	24.6425

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	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 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	6.6000e-004	0.0242	8.8600e-003	1.1000e-004	3.7800e-003	1.2000e-004	3.9000e-003	1.0900e-003	1.1000e-004	1.2000e-003	0.0000	10.7457	10.7457	3.7000e-004	1.5500e-003	11.2161
Worker	4.5600e-003	3.4700e-003	0.0490	1.4000e-004	0.0169	1.0000e-004	0.0170	4.4800e-003	9.0000e-005	4.5700e-003	0.0000	13.3215	13.3215	3.2000e-004	3.3000e-004	13.4264
Total	5.2200e-003	0.0277	0.0579	2.5000e-004	0.0207	2.2000e-004	0.0209	5.5700e-003	2.0000e-004	5.7700e-003	0.0000	24.0671	24.0671	6.9000e-004	1.8800e-003	24.6425

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	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885
Paving	5.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0152	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078
Total	4.4000e-004	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078

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	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884
Paving	5.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0152	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078
Total	4.4000e-004	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569
Total	0.9112	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	9.2000e-004	7.0000e-004	9.8600e-003	3.0000e-005	3.4000e-003	2.0000e-005	3.4200e-003	9.0000e-004	2.0000e-005	9.2000e-004	0.0000	2.6816	2.6816	7.0000e-005	7.0000e-005	2.7027
Total	9.2000e-004	7.0000e-004	9.8600e-003	3.0000e-005	3.4000e-003	2.0000e-005	3.4200e-003	9.0000e-004	2.0000e-005	9.2000e-004	0.0000	2.6816	2.6816	7.0000e-005	7.0000e-005	2.7027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568
Total	0.9112	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	9.2000e-004	7.0000e-004	9.8600e-003	3.0000e-005	3.4000e-003	2.0000e-005	3.4200e-003	9.0000e-004	2.0000e-005	9.2000e-004	0.0000	2.6816	2.6816	7.0000e-005	7.0000e-005	2.7027
Total	9.2000e-004	7.0000e-004	9.8600e-003	3.0000e-005	3.4000e-003	2.0000e-005	3.4200e-003	9.0000e-004	2.0000e-005	9.2000e-004	0.0000	2.6816	2.6816	7.0000e-005	7.0000e-005	2.7027

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Unmitigated	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	108.40	108.40	108.40	349,206	349,206
Manufacturing	859.09	859.09	859.09	3,804,267	3,804,267
Parking Lot	0.00	0.00	0.00		
Total	967.49	967.49	967.49	4,153,473	4,153,473

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Manufacturing	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	300.2134	300.2134	0.0253	3.0700e-003	301.7621
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	300.2134	300.2134	0.0253	3.0700e-003	301.7621
NaturalGas Mitigated	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114
NaturalGas Unmitigated	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	90500	4.9000e-004	4.4400e-003	3.7300e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8294	4.8294	9.0000e-005	9.0000e-005	4.8581
Manufacturing	3.75465e+006	0.0203	0.1841	0.1546	1.1000e-003		0.0140	0.0140		0.0140	0.0140	0.0000	200.3626	200.3626	3.8400e-003	3.6700e-003	201.5533
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	90500	4.9000e-004	4.4400e-003	3.7300e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8294	4.8294	9.0000e-005	9.0000e-005	4.8581
Manufacturing	3.75465e+006	0.0203	0.1841	0.1546	1.1000e-003		0.0140	0.0140		0.0140	0.0140	0.0000	200.3626	200.3626	3.8400e-003	3.6700e-003	201.5533
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	134900	23.9239	2.0200e-003	2.4000e-004	24.0473
Manufacturing	1.49571e+006	265.2579	0.0224	2.7100e-003	266.6263
Parking Lot	62203.7	11.0316	9.3000e-004	1.1000e-004	11.0885
Total		300.2134	0.0253	3.0600e-003	301.7621

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	134900	23.9239	2.0200e-003	2.4000e-004	24.0473
Manufacturing	1.49571e+006	265.2579	0.0224	2.7100e-003	266.6263
Parking Lot	62203.7	11.0316	9.3000e-004	1.1000e-004	11.0885
Total		300.2134	0.0253	3.0600e-003	301.7621

6.0 Area Detail

6.1 Mitigation Measures Area

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Unmitigated	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

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	0.0909					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Total	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	0.0909					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Total	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	116.6636	1.4294	0.0346	162.7097
Unmitigated	116.6636	1.4294	0.0346	162.7097

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.77734 / 1.08934	6.8145	0.0584	1.4300e-003	8.7021
Manufacturing	41.8239 / 0	109.8492	1.3710	0.0332	154.0077
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		116.6636	1.4294	0.0346	162.7097

Hitco Proposed - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.77734 / 1.08934	6.8145	0.0584	1.4300e-003	8.7021
Manufacturing	41.8239 / 0	109.8492	1.3710	0.0332	154.0077
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		116.6636	1.4294	0.0346	162.7097

8.0 Waste Detail

8.1 Mitigation Measures Waste

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	47.4126	2.8020	0.0000	117.4627
Unmitigated	47.4126	2.8020	0.0000	117.4627

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	9.3	1.8878	0.1116	0.0000	4.6770
Manufacturing	224.27	45.5248	2.6904	0.0000	112.7857
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		47.4126	2.8020	0.0000	117.4627

Hitco Proposed - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	9.3	1.8878	0.1116	0.0000	4.6770
Manufacturing	224.27	45.5248	2.6904	0.0000	112.7857
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		47.4126	2.8020	0.0000	117.4627

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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Hitco Proposed - Los Angeles-South Coast County, Annual

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

11.0 Vegetation

Hitco Proposed - Los Angeles-South Coast County, Summer

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

**Hitco 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	10.00	1000sqft	0.23	10,000.00	0
Manufacturing	180.86	1000sqft	4.15	180,860.00	0
Parking Lot	4.08	Acre	4.08	177,724.80	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/MND's model.

Land Use - Consistent with the IS/MND's model.

Construction Phase - See SWAPE comment on "Unsubstantiated Change to Individual Construction Phase Length."

Grading - See SWAPE comments on "Unsubstantiated Reduction to Acres of Grading Value" and "Failure to Include Material Export."

Demolition - See SWAPE comment on "Failure to Model All Required Demolition."

Vehicle Trips - Consistent with the IS/MND's model.

Construction Off-road Equipment Mitigation - Consistent with the IS/MND's model.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

Hitco Proposed - Los Angeles-South Coast County, Summer

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

tblGrading	MaterialExported	0.00	17,721.00
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	ST_TR	6.42	4.75
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	SU_TR	5.09	4.75
tblVehicleTrips	WD_TR	9.74	10.84
tblVehicleTrips	WD_TR	3.93	4.75

2.0 Emissions Summary

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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					
2023	2.7171	32.4211	22.7167	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,142.04 36	10,142.04 36	1.3251	1.1337	10,513.01 55
2024	91.2080	16.0585	22.2344	0.0528	2.1057	0.6349	2.7406	0.5672	0.5972	1.1644	0.0000	5,266.624 6	5,266.624 6	0.7174	0.2034	5,344.237 9
Maximum	91.2080	32.4211	22.7167	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,142.04 36	10,142.04 36	1.3251	1.1337	10,513.01 55

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					
2023	2.7171	32.4211	22.7167	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,142.04 36	10,142.04 36	1.3251	1.1337	10,513.01 55
2024	91.2080	16.0585	22.2344	0.0528	2.1057	0.6349	2.7406	0.5672	0.5972	1.1644	0.0000	5,266.624 6	5,266.624 6	0.7174	0.2034	5,344.237 9
Maximum	91.2080	32.4211	22.7167	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,142.04 36	10,142.04 36	1.3251	1.1337	10,513.01 55

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Total	7.7777	4.6109	37.3603	0.0895	8.7445	0.1371	8.8816	2.3293	0.1329	2.4622		9,879.5490	9,879.5490	0.5511	0.3498	9,997.5719

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Total	7.7777	4.6109	37.3603	0.0895	8.7445	0.1371	8.8816	2.3293	0.1329	2.4622		9,879.5490	9,879.5490	0.5511	0.3498	9,997.5719

Hitco Proposed - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230	
5	Paving	Paving	1/27/2024	2/23/2024	5	20	
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 286,290; Non-Residential Outdoor: 95,430; Striped Parking Area: 10,663 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38

Hitco Proposed - Los Angeles-South Coast County, Summer

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

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
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
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

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	1,349.00	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	6	15.00	0.00	2,215.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	154.00	60.00	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	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.5995	0.0000	14.5995	2.2105	0.0000	2.2105			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	14.5995	0.9975	15.5970	2.2105	0.9280	3.1385		3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1463	8.8015	2.3492	0.0395	1.1807	0.0555	1.2362	0.3237	0.0531	0.3768		4,334.7424	4,334.7424	0.2389	0.6884	4,545.8433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.1943	8.8350	2.8928	0.0409	1.3483	0.0565	1.4049	0.3682	0.0540	0.4222		4,486.6343	4,486.6343	0.2427	0.6918	4,698.8614

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 2023

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					14.5995	0.0000	14.5995	2.2105	0.0000	2.2105			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	14.5995	0.9975	15.5970	2.2105	0.9280	3.1385	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1463	8.8015	2.3492	0.0395	1.1807	0.0555	1.2362	0.3237	0.0531	0.3768		4,334.7424	4,334.7424	0.2389	0.6884	4,545.8433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.1943	8.8350	2.8928	0.0409	1.3483	0.0565	1.4049	0.3682	0.0540	0.4222		4,486.6343	4,486.6343	0.2427	0.6918	4,698.8614

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Unmitigated Construction Off-Site

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

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.3 Site Preparation - 2023

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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Mitigated Construction Off-Site

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

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1828	0.0000	7.1828	3.4399	0.0000	3.4399			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1828	0.7749	7.9577	3.4399	0.7129	4.1528		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.2402	14.4518	3.8573	0.0648	1.9386	0.0912	2.0298	0.5315	0.0872	0.6187		7,117.4607	7,117.4607	0.3923	1.1302	7,464.0792
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.2882	14.4852	4.4008	0.0663	2.1063	0.0922	2.1984	0.5760	0.0881	0.6641		7,269.3526	7,269.3526	0.3960	1.1337	7,617.0974

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.4 Grading - 2023

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					7.1828	0.0000	7.1828	3.4399	0.0000	3.4399			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1828	0.7749	7.9577	3.4399	0.7129	4.1528	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.2402	14.4518	3.8573	0.0648	1.9386	0.0912	2.0298	0.5315	0.0872	0.6187		7,117.4607	7,117.4607	0.3923	1.1302	7,464.0792
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.2882	14.4852	4.4008	0.0663	2.1063	0.0922	2.1984	0.5760	0.0881	0.6641		7,269.3526	7,269.3526	0.3960	1.1337	7,617.0974

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0691	2.3030	0.8922	0.0112	0.3843	0.0116	0.3959	0.1107	0.0111	0.1217		1,201.6948	1,201.6948	0.0403	0.1728	1,254.1867
Worker	0.4931	0.3438	5.5805	0.0152	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,559.4237	1,559.4237	0.0388	0.0355	1,570.9861
Total	0.5622	2.6468	6.4727	0.0264	2.1057	0.0220	2.1276	0.5672	0.0206	0.5878		2,761.1185	2,761.1185	0.0791	0.2083	2,825.1728

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0691	2.3030	0.8922	0.0112	0.3843	0.0116	0.3959	0.1107	0.0111	0.1217		1,201.6948	1,201.6948	0.0403	0.1728	1,254.1867
Worker	0.4931	0.3438	5.5805	0.0152	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,559.4237	1,559.4237	0.0388	0.0355	1,570.9861
Total	0.5622	2.6468	6.4727	0.0264	2.1057	0.0220	2.1276	0.5672	0.0206	0.5878		2,761.1185	2,761.1185	0.0791	0.2083	2,825.1728

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0670	2.3077	0.8732	0.0110	0.3843	0.0117	0.3960	0.1107	0.0112	0.1218		1,183.6476	1,183.6476	0.0404	0.1704	1,235.4240
Worker	0.4596	0.3070	5.1944	0.0148	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,527.2780	1,527.2780	0.0351	0.0331	1,538.0062
Total	0.5266	2.6147	6.0676	0.0258	2.1057	0.0216	2.1273	0.5672	0.0203	0.5875		2,710.9257	2,710.9257	0.0756	0.2034	2,773.4303

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2024

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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0670	2.3077	0.8732	0.0110	0.3843	0.0117	0.3960	0.1107	0.0112	0.1218		1,183.6476	1,183.6476	0.0404	0.1704	1,235.4240
Worker	0.4596	0.3070	5.1944	0.0148	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,527.2780	1,527.2780	0.0351	0.0331	1,538.0062
Total	0.5266	2.6147	6.0676	0.0258	2.1057	0.0216	2.1273	0.5672	0.0203	0.5875		2,710.9257	2,710.9257	0.0756	0.2034	2,773.4303

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.6 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		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058
Total	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.6 Paving - 2024

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	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058
Total	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.7 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	90.9348					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	91.1155	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987
Total	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.7 Architectural Coating - 2024

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	90.9348					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	91.1155	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987
Total	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Unmitigated	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	108.40	108.40	108.40	349,206	349,206
Manufacturing	859.09	859.09	859.09	3,804,267	3,804,267
Parking Lot	0.00	0.00	0.00		
Total	967.49	967.49	967.49	4,153,473	4,153,473

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Hitco Proposed - Los Angeles-South Coast County, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Manufacturing	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
NaturalGas Unmitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Summer

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	247.945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10286.7	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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					
General Office Building	0.247945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10.2867	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

6.0 Area Detail

6.1 Mitigation Measures Area

Hitco Proposed - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Unmitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

7.0 Water Detail

7.1 Mitigation Measures Water

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Hitco Proposed - Los Angeles-South Coast County, Winter

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

**Hitco 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	10.00	1000sqft	0.23	10,000.00	0
Manufacturing	180.86	1000sqft	4.15	180,860.00	0
Parking Lot	4.08	Acre	4.08	177,724.80	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistent with the IS/MND's model.

Land Use - Consistent with the IS/MND's model.

Construction Phase - See SWAPE comment on "Unsubstantiated Change to Individual Construction Phase Length."

Grading - See SWAPE comments on "Unsubstantiated Reduction to Acres of Grading Value" and "Failure to Include Material Export."

Demolition - See SWAPE comment on "Failure to Model All Required Demolition."

Vehicle Trips - Consistent with the IS/MND's model.

Construction Off-road Equipment Mitigation - Consistent with the IS/MND's model.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

Hitco Proposed - Los Angeles-South Coast County, Winter

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

tblGrading	MaterialExported	0.00	17,721.00
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	ST_TR	6.42	4.75
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	SU_TR	5.09	4.75
tblVehicleTrips	WD_TR	9.74	10.84
tblVehicleTrips	WD_TR	3.93	4.75

2.0 Emissions Summary

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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					
2023	2.7214	33.0617	22.5245	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,141.5378	10,141.5378	1.3244	1.1352	10,512.9246
2024	91.2153	16.1990	21.8465	0.0520	2.1057	0.6350	2.7407	0.5672	0.5973	1.1645	0.0000	5,188.2763	5,188.2763	0.7174	0.2061	5,266.6992
Maximum	91.2153	33.0617	22.5245	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,141.5378	10,141.5378	1.3244	1.1352	10,512.9246

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					
2023	2.7214	33.0617	22.5245	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,141.5378	10,141.5378	1.3244	1.1352	10,512.9246
2024	91.2153	16.1990	21.8465	0.0520	2.1057	0.6350	2.7407	0.5672	0.5973	1.1645	0.0000	5,188.2763	5,188.2763	0.7174	0.2061	5,266.6992
Maximum	91.2153	33.0617	22.5245	0.0959	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	10,141.5378	10,141.5378	1.3244	1.1352	10,512.9246

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.2749	3.8633	35.4119	0.0797	8.7445	0.0586	8.8031	2.3293	0.0544	2.3837		8,270.7562	8,270.7562	0.5388	0.3412	8,385.9178
Total	7.7306	4.8962	36.2993	0.0859	8.7445	0.1371	8.8817	2.3293	0.1329	2.4622		9,510.1715	9,510.1715	0.5627	0.3640	9,632.7008

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.2749	3.8633	35.4119	0.0797	8.7445	0.0586	8.8031	2.3293	0.0544	2.3837		8,270.7562	8,270.7562	0.5388	0.3412	8,385.9178
Total	7.7306	4.8962	36.2993	0.0859	8.7445	0.1371	8.8817	2.3293	0.1329	2.4622		9,510.1715	9,510.1715	0.5627	0.3640	9,632.7008

Hitco Proposed - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230	
5	Paving	Paving	1/27/2024	2/23/2024	5	20	
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 286,290; Non-Residential Outdoor: 95,430; Striped Parking Area: 10,663 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38

Hitco Proposed - Los Angeles-South Coast County, Winter

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

Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
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
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

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	1,349.00	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	6	15.00	0.00	2,215.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	154.00	60.00	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	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.5995	0.0000	14.5995	2.2105	0.0000	2.2105			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	14.5995	0.9975	15.5970	2.2105	0.9280	3.1385		3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1369	9.1896	2.3815	0.0395	1.1807	0.0557	1.2363	0.3237	0.0533	0.3770		4,339.3115	4,339.3115	0.2384	0.6891	4,550.6213
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0516	0.0370	0.4996	1.4100e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		143.8840	143.8840	3.8300e-003	3.7000e-003	145.0818
Total	0.1885	9.2265	2.8811	0.0409	1.3483	0.0567	1.4050	0.3682	0.0542	0.4224		4,483.1955	4,483.1955	0.2422	0.6928	4,695.7032

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.2 Demolition - 2023

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					14.5995	0.0000	14.5995	2.2105	0.0000	2.2105			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	14.5995	0.9975	15.5970	2.2105	0.9280	3.1385	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1369	9.1896	2.3815	0.0395	1.1807	0.0557	1.2363	0.3237	0.0533	0.3770		4,339.3115	4,339.3115	0.2384	0.6891	4,550.6213
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0516	0.0370	0.4996	1.4100e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		143.8840	143.8840	3.8300e-003	3.7000e-003	145.0818
Total	0.1885	9.2265	2.8811	0.0409	1.3483	0.0567	1.4050	0.3682	0.0542	0.4224		4,483.1955	4,483.1955	0.2422	0.6928	4,695.7032

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.3 Site Preparation - 2023

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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1828	0.0000	7.1828	3.4399	0.0000	3.4399			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1828	0.7749	7.9577	3.4399	0.7129	4.1528		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.2247	15.0889	3.9103	0.0648	1.9386	0.0914	2.0300	0.5315	0.0874	0.6190		7,124.9628	7,124.9628	0.3914	1.1315	7,471.9246
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0516	0.0370	0.4996	1.4100e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		143.8840	143.8840	3.8300e-003	3.7000e-003	145.0818
Total	0.2763	15.1258	4.4099	0.0663	2.1063	0.0924	2.1987	0.5760	0.0884	0.6644		7,268.8469	7,268.8469	0.3953	1.1352	7,617.0064

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.4 Grading - 2023

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					7.1828	0.0000	7.1828	3.4399	0.0000	3.4399			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.1828	0.7749	7.9577	3.4399	0.7129	4.1528	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.2247	15.0889	3.9103	0.0648	1.9386	0.0914	2.0300	0.5315	0.0874	0.6190		7,124.9628	7,124.9628	0.3914	1.1315	7,471.9246
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0516	0.0370	0.4996	1.4100e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		143.8840	143.8840	3.8300e-003	3.7000e-003	145.0818
Total	0.2763	15.1258	4.4099	0.0663	2.1063	0.0924	2.1987	0.5760	0.0884	0.6644		7,268.8469	7,268.8469	0.3953	1.1352	7,617.0064

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0667	2.4112	0.9202	0.0112	0.3843	0.0117	0.3960	0.1107	0.0111	0.1218		1,203.7218	1,203.7218	0.0401	0.1732	1,256.3466
Worker	0.5298	0.3798	5.1294	0.0144	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,477.2091	1,477.2091	0.0394	0.0380	1,489.5067
Total	0.5966	2.7910	6.0497	0.0256	2.1057	0.0220	2.1277	0.5672	0.0207	0.5879		2,680.9310	2,680.9310	0.0795	0.2112	2,745.8533

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2023

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0667	2.4112	0.9202	0.0112	0.3843	0.0117	0.3960	0.1107	0.0111	0.1218		1,203.7218	1,203.7218	0.0401	0.1732	1,256.3466
Worker	0.5298	0.3798	5.1294	0.0144	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,477.2091	1,477.2091	0.0394	0.0380	1,489.5067
Total	0.5966	2.7910	6.0497	0.0256	2.1057	0.0220	2.1277	0.5672	0.0207	0.5879		2,680.9310	2,680.9310	0.0795	0.2112	2,745.8533

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0645	2.4162	0.9009	0.0110	0.3843	0.0117	0.3961	0.1107	0.0112	0.1219		1,185.6860	1,185.6860	0.0402	0.1708	1,237.5914
Worker	0.4955	0.3391	4.7787	0.0140	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,446.8914	1,446.8914	0.0357	0.0353	1,458.3002
Total	0.5600	2.7552	5.6797	0.0250	2.1057	0.0217	2.1274	0.5672	0.0204	0.5876		2,632.5774	2,632.5774	0.0759	0.2061	2,695.8916

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.5 Building Construction - 2024

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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0645	2.4162	0.9009	0.0110	0.3843	0.0117	0.3961	0.1107	0.0112	0.1219		1,185.6860	1,185.6860	0.0402	0.1708	1,237.5914
Worker	0.4955	0.3391	4.7787	0.0140	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,446.8914	1,446.8914	0.0357	0.0353	1,458.3002
Total	0.5600	2.7552	5.6797	0.0250	2.1057	0.0217	2.1274	0.5672	0.0204	0.5876		2,632.5774	2,632.5774	0.0759	0.2061	2,695.8916

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.6 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		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0483	0.0330	0.4655	1.3700e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		140.9310	140.9310	3.4700e-003	3.4400e-003	142.0422
Total	0.0483	0.0330	0.4655	1.3700e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		140.9310	140.9310	3.4700e-003	3.4400e-003	142.0422

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.6 Paving - 2024

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	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0483	0.0330	0.4655	1.3700e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		140.9310	140.9310	3.4700e-003	3.4400e-003	142.0422
Total	0.0483	0.0330	0.4655	1.3700e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		140.9310	140.9310	3.4700e-003	3.4400e-003	142.0422

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.7 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	90.9348					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	91.1155	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0997	0.0683	0.9620	2.8200e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		291.2574	291.2574	7.1800e-003	7.1000e-003	293.5539
Total	0.0997	0.0683	0.9620	2.8200e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		291.2574	291.2574	7.1800e-003	7.1000e-003	293.5539

Hitco Proposed - Los Angeles-South Coast County, Winter

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

3.7 Architectural Coating - 2024

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	90.9348					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	91.1155	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0997	0.0683	0.9620	2.8200e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		291.2574	291.2574	7.1800e-003	7.1000e-003	293.5539
Total	0.0997	0.0683	0.9620	2.8200e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		291.2574	291.2574	7.1800e-003	7.1000e-003	293.5539

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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	3.2749	3.8633	35.4119	0.0797	8.7445	0.0586	8.8031	2.3293	0.0544	2.3837		8,270.756 2	8,270.756 2	0.5388	0.3412	8,385.917 8
Unmitigated	3.2749	3.8633	35.4119	0.0797	8.7445	0.0586	8.8031	2.3293	0.0544	2.3837		8,270.756 2	8,270.756 2	0.5388	0.3412	8,385.917 8

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	108.40	108.40	108.40	349,206	349,206
Manufacturing	859.09	859.09	859.09	3,804,267	3,804,267
Parking Lot	0.00	0.00	0.00		
Total	967.49	967.49	967.49	4,153,473	4,153,473

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Hitco Proposed - Los Angeles-South Coast County, Winter

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Manufacturing	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
NaturalGas Unmitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Winter

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	247.945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10286.7	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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					
General Office Building	0.247945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10.2867	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

6.0 Area Detail

6.1 Mitigation Measures Area

Hitco Proposed - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Unmitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

7.0 Water Detail

7.1 Mitigation Measures Water

Hitco Proposed - Los Angeles-South Coast County, Winter

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

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

AERSCREEN 21112 / AERMOD 21112

11/08/22
16:33:46

TITLE: Gardena Industrial Center, Construction

***** AREA PARAMETERS *****

SOURCE EMISSION RATE:	0.215E-02 g/s	0.171E-01 lb/hr
AREA EMISSION RATE:	0.629E-07 g/(s-m2)	0.499E-06 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	261.67 meters	858.50 feet
AREA SOURCE SHORT SIDE:	130.84 meters	429.27 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	59702	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

***** BUILDING DOWNWASH PARAMETERS *****

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

***** FLOW SECTOR ANALYSIS *****
25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo	SURFACE	1-HR CONC	RADIAL	DIST	TEMPORAL
SECTOR	ROUGHNESS	(ug/m3)	(deg)	(m)	PERIOD
1*	1.000	2.457	5	125.0	WIN

* = worst case diagonal

***** MAKEMET METEOROLOGY PARAMETERS *****

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
 DOMINANT CLIMATE TYPE: Average Moisture
 DOMINANT SEASON: Winter

ALBEDO: 0.35
 BOWEN RATIO: 1.50
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR

 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

***** AERSCREEN AUTOMATED DISTANCES *****
 OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	1.881	2525.00	0.4969E-01

25.00	2.026	2550.00	0.4902E-01
50.00	2.156	2575.00	0.4837E-01
75.00	2.268	2600.00	0.4774E-01
100.00	2.367	2625.00	0.4711E-01
125.00	2.457	2650.00	0.4651E-01
150.00	2.295	2675.00	0.4591E-01
175.00	1.624	2700.00	0.4533E-01
200.00	1.331	2725.00	0.4476E-01
225.00	1.149	2750.00	0.4421E-01
250.00	1.014	2775.00	0.4366E-01
275.00	0.9035	2800.00	0.4313E-01
300.00	0.8126	2825.00	0.4261E-01
325.00	0.7361	2850.00	0.4210E-01
350.00	0.6712	2875.00	0.4160E-01
375.00	0.6153	2900.00	0.4111E-01
400.00	0.5672	2925.00	0.4063E-01
425.00	0.5250	2950.00	0.4016E-01
450.00	0.4881	2975.00	0.3970E-01
475.00	0.4551	3000.00	0.3924E-01
500.00	0.4262	3025.00	0.3880E-01
525.00	0.4000	3050.00	0.3837E-01
550.00	0.3766	3075.00	0.3794E-01
575.00	0.3555	3100.00	0.3752E-01
600.00	0.3362	3125.00	0.3711E-01
625.00	0.3187	3150.00	0.3671E-01
650.00	0.3027	3174.99	0.3631E-01
675.00	0.2883	3199.99	0.3593E-01
700.00	0.2749	3225.00	0.3555E-01
725.00	0.2623	3250.00	0.3517E-01
750.00	0.2508	3275.00	0.3481E-01
775.00	0.2401	3300.00	0.3445E-01
800.00	0.2303	3325.00	0.3409E-01
825.00	0.2212	3350.00	0.3374E-01
850.00	0.2126	3375.00	0.3340E-01
875.00	0.2046	3400.00	0.3307E-01
900.00	0.1971	3425.00	0.3274E-01
925.00	0.1900	3450.00	0.3241E-01
950.00	0.1833	3475.00	0.3209E-01
975.00	0.1771	3500.00	0.3178E-01
1000.00	0.1712	3525.00	0.3147E-01
1025.00	0.1657	3550.00	0.3117E-01
1050.00	0.1605	3575.00	0.3087E-01
1075.00	0.1555	3600.00	0.3058E-01
1100.00	0.1508	3625.00	0.3029E-01
1125.00	0.1463	3650.00	0.3001E-01
1150.00	0.1421	3675.00	0.2973E-01
1175.00	0.1380	3700.00	0.2945E-01
1200.00	0.1342	3725.00	0.2918E-01
1225.00	0.1305	3750.00	0.2892E-01
1250.00	0.1271	3775.00	0.2866E-01

1275.00	0.1238	3800.00	0.2840E-01
1300.00	0.1206	3825.00	0.2814E-01
1325.00	0.1175	3849.99	0.2790E-01
1350.00	0.1146	3875.00	0.2765E-01
1375.00	0.1118	3900.00	0.2741E-01
1400.00	0.1092	3925.00	0.2717E-01
1425.00	0.1066	3950.00	0.2693E-01
1450.00	0.1041	3975.00	0.2670E-01
1475.00	0.1017	4000.00	0.2647E-01
1500.00	0.9945E-01	4025.00	0.2625E-01
1525.00	0.9725E-01	4050.00	0.2603E-01
1550.00	0.9513E-01	4075.00	0.2581E-01
1575.00	0.9309E-01	4100.00	0.2559E-01
1600.00	0.9113E-01	4125.00	0.2538E-01
1625.00	0.8925E-01	4150.00	0.2517E-01
1650.00	0.8743E-01	4175.00	0.2497E-01
1675.00	0.8567E-01	4200.00	0.2476E-01
1700.00	0.8397E-01	4225.00	0.2456E-01
1725.00	0.8232E-01	4250.00	0.2437E-01
1750.00	0.8074E-01	4275.00	0.2417E-01
1775.00	0.7921E-01	4300.00	0.2398E-01
1800.00	0.7773E-01	4325.00	0.2379E-01
1825.00	0.7630E-01	4350.00	0.2360E-01
1850.00	0.7491E-01	4375.00	0.2342E-01
1875.00	0.7357E-01	4400.00	0.2324E-01
1900.00	0.7227E-01	4425.00	0.2306E-01
1925.00	0.7101E-01	4450.00	0.2288E-01
1950.00	0.6978E-01	4475.00	0.2271E-01
1975.00	0.6860E-01	4500.00	0.2253E-01
2000.00	0.6744E-01	4525.00	0.2236E-01
2025.00	0.6632E-01	4550.00	0.2220E-01
2050.00	0.6523E-01	4575.00	0.2203E-01
2075.00	0.6417E-01	4600.00	0.2187E-01
2100.00	0.6314E-01	4625.00	0.2171E-01
2125.00	0.6213E-01	4650.00	0.2155E-01
2150.00	0.6116E-01	4675.00	0.2139E-01
2175.00	0.6020E-01	4700.00	0.2123E-01
2200.00	0.5927E-01	4725.00	0.2108E-01
2225.00	0.5837E-01	4750.00	0.2093E-01
2250.00	0.5749E-01	4775.00	0.2078E-01
2275.00	0.5663E-01	4800.00	0.2063E-01
2300.00	0.5580E-01	4825.00	0.2048E-01
2325.00	0.5498E-01	4850.00	0.2034E-01
2350.00	0.5419E-01	4875.00	0.2020E-01
2375.00	0.5342E-01	4900.00	0.2006E-01
2400.00	0.5266E-01	4925.00	0.1992E-01
2425.00	0.5251E-01	4950.00	0.1978E-01
2450.00	0.5178E-01	4975.00	0.1964E-01
2475.00	0.5107E-01	5000.00	0.1951E-01
2500.00	0.5037E-01		

 ***** AERSCREEN MAXIMUM IMPACT SUMMARY *****

3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)
 Report number EPA-454/R-92-019
http://www.epa.gov/scram001/guidance_permit.htm
 under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	2.481	2.481	2.481	2.481	N/A
DISTANCE FROM SOURCE	132.00 meters				
IMPACT AT THE AMBIENT BOUNDARY	1.881	1.881	1.881	1.881	N/A
DISTANCE FROM SOURCE	1.00 meters				

TITLE: Gardena Industrial Center, Operation

***** AREA PARAMETERS *****

SOURCE EMISSION RATE:	0.432E-04 g/s	0.342E-03 lb/hr
AREA EMISSION RATE:	0.126E-08 g/(s-m2)	0.100E-07 lb/(hr-m2)
AREA HEIGHT:	3.00 meters	9.84 feet
AREA SOURCE LONG SIDE:	261.67 meters	858.50 feet
AREA SOURCE SHORT SIDE:	130.84 meters	429.27 feet
INITIAL VERTICAL DIMENSION:	1.50 meters	4.92 feet
RURAL OR URBAN:	URBAN	
POPULATION:	59702	
INITIAL PROBE DISTANCE =	5000. meters	16404. feet

***** BUILDING DOWNWASH PARAMETERS *****

BUILDING DOWNWASH NOT USED FOR NON-POINT SOURCES

***** FLOW SECTOR ANALYSIS *****
25 meter receptor spacing: 1. meters - 5000. meters

MAXIMUM IMPACT RECEPTOR

Zo	SURFACE	1-HR CONC	RADIAL	DIST	TEMPORAL
SECTOR	ROUGHNESS	(ug/m3)	(deg)	(m)	PERIOD
1*	1.000	0.4921E-01	5	125.0	WIN

* = worst case diagonal

***** MAKEMET METEOROLOGY PARAMETERS *****

MIN/MAX TEMPERATURE: 250.0 / 310.0 (K)

MINIMUM WIND SPEED: 0.5 m/s

ANEMOMETER HEIGHT: 10.000 meters

SURFACE CHARACTERISTICS INPUT: AERMET SEASONAL TABLES

DOMINANT SURFACE PROFILE: Urban
 DOMINANT CLIMATE TYPE: Average Moisture
 DOMINANT SEASON: Winter

ALBEDO: 0.35
 BOWEN RATIO: 1.50
 ROUGHNESS LENGTH: 1.000 (meters)

SURFACE FRICTION VELOCITY (U*) NOT ADJUSTED

METEOROLOGY CONDITIONS USED TO PREDICT OVERALL MAXIMUM IMPACT

YR MO DY JDY HR

 10 01 10 10 01

H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O	LEN	Z0	BOWEN	ALBEDO	REF WS
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	

HT	REF TA	HT
10.0	310.0	2.0

***** AERSCREEN AUTOMATED DISTANCES *****

OVERALL MAXIMUM CONCENTRATIONS BY DISTANCE

DIST (m)	MAXIMUM 1-HR CONC (ug/m3)	DIST (m)	MAXIMUM 1-HR CONC (ug/m3)
1.00	0.3767E-01	2525.00	0.9950E-03

25.00	0.4057E-01	2550.00	0.9817E-03
50.00	0.4317E-01	2575.00	0.9687E-03
75.00	0.4542E-01	2600.00	0.9559E-03
100.00	0.4740E-01	2625.00	0.9435E-03
125.00	0.4921E-01	2650.00	0.9313E-03
150.00	0.4595E-01	2675.00	0.9194E-03
175.00	0.3253E-01	2700.00	0.9078E-03
200.00	0.2665E-01	2725.00	0.8964E-03
225.00	0.2300E-01	2750.00	0.8853E-03
250.00	0.2030E-01	2775.00	0.8744E-03
275.00	0.1809E-01	2800.00	0.8637E-03
300.00	0.1627E-01	2825.00	0.8533E-03
325.00	0.1474E-01	2850.00	0.8430E-03
350.00	0.1344E-01	2875.00	0.8330E-03
375.00	0.1232E-01	2900.00	0.8232E-03
400.00	0.1136E-01	2925.00	0.8136E-03
425.00	0.1051E-01	2950.00	0.8042E-03
450.00	0.9774E-02	2975.00	0.7949E-03
475.00	0.9114E-02	3000.00	0.7859E-03
500.00	0.8534E-02	3025.00	0.7770E-03
525.00	0.8011E-02	3050.00	0.7683E-03
550.00	0.7541E-02	3075.00	0.7598E-03
575.00	0.7119E-02	3100.00	0.7514E-03
600.00	0.6733E-02	3125.00	0.7432E-03
625.00	0.6381E-02	3150.00	0.7351E-03
650.00	0.6063E-02	3174.99	0.7272E-03
675.00	0.5772E-02	3199.99	0.7194E-03
700.00	0.5504E-02	3225.00	0.7118E-03
725.00	0.5253E-02	3250.00	0.7043E-03
750.00	0.5022E-02	3275.00	0.6970E-03
775.00	0.4809E-02	3300.00	0.6898E-03
800.00	0.4612E-02	3325.00	0.6827E-03
825.00	0.4429E-02	3350.00	0.6757E-03
850.00	0.4258E-02	3375.00	0.6689E-03
875.00	0.4097E-02	3400.00	0.6622E-03
900.00	0.3946E-02	3425.00	0.6556E-03
925.00	0.3805E-02	3450.00	0.6491E-03
950.00	0.3672E-02	3475.00	0.6427E-03
975.00	0.3546E-02	3500.00	0.6364E-03
1000.00	0.3429E-02	3525.00	0.6303E-03
1025.00	0.3318E-02	3550.00	0.6242E-03
1050.00	0.3213E-02	3575.00	0.6182E-03
1075.00	0.3114E-02	3600.00	0.6124E-03
1100.00	0.3020E-02	3625.00	0.6066E-03
1125.00	0.2930E-02	3650.00	0.6009E-03
1150.00	0.2845E-02	3675.00	0.5953E-03
1175.00	0.2764E-02	3700.00	0.5898E-03
1200.00	0.2687E-02	3725.00	0.5844E-03
1225.00	0.2614E-02	3750.00	0.5791E-03
1250.00	0.2544E-02	3775.00	0.5739E-03

1275.00	0.2478E-02	3800.00	0.5687E-03
1300.00	0.2415E-02	3825.00	0.5636E-03
1325.00	0.2354E-02	3849.99	0.5586E-03
1350.00	0.2295E-02	3875.00	0.5537E-03
1375.00	0.2239E-02	3900.00	0.5488E-03
1400.00	0.2186E-02	3925.00	0.5441E-03
1425.00	0.2135E-02	3950.00	0.5394E-03
1450.00	0.2085E-02	3975.00	0.5347E-03
1475.00	0.2037E-02	4000.00	0.5302E-03
1500.00	0.1991E-02	4025.00	0.5257E-03
1525.00	0.1947E-02	4050.00	0.5212E-03
1550.00	0.1905E-02	4075.00	0.5169E-03
1575.00	0.1864E-02	4100.00	0.5125E-03
1600.00	0.1825E-02	4125.00	0.5083E-03
1625.00	0.1787E-02	4150.00	0.5041E-03
1650.00	0.1751E-02	4175.00	0.5000E-03
1675.00	0.1716E-02	4200.00	0.4959E-03
1700.00	0.1681E-02	4225.00	0.4919E-03
1725.00	0.1649E-02	4250.00	0.4880E-03
1750.00	0.1617E-02	4275.00	0.4841E-03
1775.00	0.1586E-02	4300.00	0.4802E-03
1800.00	0.1557E-02	4325.00	0.4764E-03
1825.00	0.1528E-02	4350.00	0.4727E-03
1850.00	0.1500E-02	4375.00	0.4690E-03
1875.00	0.1473E-02	4400.00	0.4653E-03
1900.00	0.1447E-02	4425.00	0.4618E-03
1925.00	0.1422E-02	4450.00	0.4582E-03
1950.00	0.1397E-02	4475.00	0.4547E-03
1975.00	0.1374E-02	4500.00	0.4513E-03
2000.00	0.1351E-02	4525.00	0.4479E-03
2025.00	0.1328E-02	4550.00	0.4445E-03
2050.00	0.1306E-02	4575.00	0.4412E-03
2075.00	0.1285E-02	4600.00	0.4379E-03
2100.00	0.1264E-02	4625.00	0.4347E-03
2125.00	0.1244E-02	4650.00	0.4315E-03
2150.00	0.1225E-02	4675.00	0.4283E-03
2175.00	0.1206E-02	4700.00	0.4252E-03
2200.00	0.1187E-02	4725.00	0.4221E-03
2225.00	0.1169E-02	4750.00	0.4191E-03
2250.00	0.1151E-02	4775.00	0.4161E-03
2275.00	0.1134E-02	4800.00	0.4131E-03
2300.00	0.1117E-02	4825.00	0.4102E-03
2325.00	0.1101E-02	4850.00	0.4073E-03
2350.00	0.1085E-02	4875.00	0.4045E-03
2375.00	0.1070E-02	4900.00	0.4016E-03
2400.00	0.1055E-02	4925.00	0.3989E-03
2425.00	0.1052E-02	4950.00	0.3961E-03
2450.00	0.1037E-02	4975.00	0.3934E-03
2475.00	0.1023E-02	5000.00	0.3907E-03
2500.00	0.1009E-02		

 ***** AERSCREEN MAXIMUM IMPACT SUMMARY *****

3-hour, 8-hour, and 24-hour scaled concentrations are equal to the 1-hour concentration as referenced in SCREENING PROCEDURES FOR ESTIMATING THE AIR QUALITY IMPACT OF STATIONARY SOURCES, REVISED (Section 4.5.4)
 Report number EPA-454/R-92-019
http://www.epa.gov/scram001/guidance_permit.htm
 under Screening Guidance

CALCULATION PROCEDURE	MAXIMUM 1-HOUR CONC (ug/m3)	SCALED 3-HOUR CONC (ug/m3)	SCALED 8-HOUR CONC (ug/m3)	SCALED 24-HOUR CONC (ug/m3)	SCALED ANNUAL CONC (ug/m3)
FLAT TERRAIN	0.4968E-01	0.4968E-01	0.4968E-01	0.4968E-01	N/A

DISTANCE FROM SOURCE 132.00 meters

IMPACT AT THE AMBIENT BOUNDARY	0.3767E-01	0.3767E-01	0.3767E-01	0.3767E-01	N/A
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DISTANCE FROM SOURCE 1.00 meters



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**Geologic and Hydrogeologic Characterization
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
Industrial Stormwater Compliance
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 30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. 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) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, Matt has developed extensive client relationships and has managed complex projects that include consultation as an expert witness and a regulatory specialist, and a manager of projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014, 2017;
- 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 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, 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 more than 100 industrial facilities.
- Expert witness on numerous cases including, for example, perfluorooctanoic acid (PFOA) contamination of groundwater, MTBE litigation, air toxins at hazards at a school, CERCLA compliance in assessment and remediation, and industrial stormwater contamination.
- 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.

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 nationwide 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 is currently a part time geology instructor at Golden West College in Huntington Beach, California where he taught from 2010 to 2014 and in 2017.

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, Colorado.

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 representatives, 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., Fukunaga, 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 Clean up 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 examinations, 2009-2011.



Technical Consultation, Data Analysis and
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Paul Rosenfeld, Ph.D.

Principal Environmental Chemist

Chemical Fate and Transport & Air Dispersion Modeling

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 oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. 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 also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

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, creosote, 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 sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military 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 H₂O 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 Aermოდ 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., Sellev, 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., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

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). Perfluorooctanoic 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 Conference*. 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 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, 5-14-2021
Trial, October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty, Plaintiff vs. Consolidated Rail Corporation and National Railroad Passenger Corporation
d/b/a AMTRAK,
Case No.: No. 18-L-6845
Rosenfeld Deposition, 6-28-2021

In the United States District Court For the Northern District of Illinois
Theresa Romcoe, Plaintiff vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA
Rail, Defendants
Case No.: No. 17-cv-8517
Rosenfeld Deposition, 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al., Plaintiff vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case Number CV20127-094749
Rosenfeld Deposition: 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al *Plaintiffs*, vs. CNA Insurance Company et al.
Case Number 1:17-cv-000508
Rosenfeld Deposition: 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, *Plaintiff*, vs. Marathon Petroleum, LP, *Defendant*.
Case No.: 1716-CV10006
Rosenfeld Deposition. 8-30-2019

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. 019-L-2295
Rosenfeld Deposition, 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case: No 1:19-cv-00315-RHW
Rosenfeld Deposition, 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilbert, 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 Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action NO. 14-C-30000
Rosenfeld Deposition, June 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 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 for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Circuit Court of Jefferson County Alabama
Jaeonette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

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Appendix C. Updated Air Quality Computer Modeling

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Hitco Proposed - Los Angeles-South Coast County, Annual

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

**Hitco 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	10.00	1000sqft	0.23	10,000.00	0
Manufacturing	180.86	1000sqft	4.15	180,860.00	0
Parking Lot	4.08	Acre	4.08	177,724.80	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Added parking to adjust lot acreage
- Construction Phase - adjusted coating to simultaneous with last third of building construction
- Demolition -
- Grading -
- Vehicle Trips - Adjusted consistent with TIA
- Trips and VMT - Revised to reflect truckload estimate for HAZ-1 and 4 truck loads with 51 mile trip
- Construction Off-road Equipment Mitigation -

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	69.00
tblGrading	MaterialExported	0.00	1,588.00
tblTripsAndVMT	HaulingTripLength	20.00	21.30
tblTripsAndVMT	HaulingTripNumber	199.00	228.00
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	ST_TR	6.42	4.75
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	SU_TR	5.09	4.75
tblVehicleTrips	WD_TR	9.74	10.84
tblVehicleTrips	WD_TR	3.93	4.75

2.0 Emissions Summary

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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					
2023	0.2796	2.4472	2.8293	6.9200e-003	0.5501	0.1005	0.6506	0.1703	0.0942	0.2645	0.0000	627.3791	627.3791	0.0915	0.0276	637.8952
2024	0.9544	0.3022	0.4670	9.7000e-004	0.0340	0.0132	0.0472	9.1200e-003	0.0125	0.0216	0.0000	86.6363	86.6363	0.0134	2.1300e-003	87.6062
Maximum	0.9544	2.4472	2.8293	6.9200e-003	0.5501	0.1005	0.6506	0.1703	0.0942	0.2645	0.0000	627.3791	627.3791	0.0915	0.0276	637.8952

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					
2023	0.2796	2.4472	2.8293	6.9200e-003	0.3767	0.1005	0.4772	0.1115	0.0942	0.2057	0.0000	627.3787	627.3787	0.0915	0.0276	637.8948
2024	0.9544	0.3022	0.4670	9.7000e-004	0.0340	0.0132	0.0472	9.1200e-003	0.0125	0.0216	0.0000	86.6363	86.6363	0.0134	2.1300e-003	87.6061
Maximum	0.9544	2.4472	2.8293	6.9200e-003	0.3767	0.1005	0.4772	0.1115	0.0942	0.2057	0.0000	627.3787	627.3787	0.0915	0.0276	637.8948

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	29.68	0.00	24.84	32.77	0.00	20.55	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	1-2-2023	4-1-2023	0.8254	0.8254
2	4-2-2023	7-1-2023	0.6229	0.6229
3	7-2-2023	10-1-2023	0.6298	0.6298
4	10-2-2023	1-1-2024	0.6352	0.6352
5	1-2-2024	4-1-2024	0.6530	0.6530
6	4-2-2024	7-1-2024	0.5881	0.5881
		Highest	0.8254	0.8254

Hitco Proposed - Los Angeles-South Coast County, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Energy	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	505.4054	505.4054	0.0293	6.8300e-003	508.1735
Mobile	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Waste						0.0000	0.0000		0.0000	0.0000	47.4126	0.0000	47.4126	2.8020	0.0000	117.4627
Water						0.0000	0.0000		0.0000	0.0000	13.8327	102.8310	116.6636	1.4294	0.0346	162.7097
Total	1.4006	0.9027	6.6743	0.0158	1.5605	0.0250	1.5855	0.4163	0.0242	0.4405	61.2453	1,988.5047	2,049.7500	4.3493	0.0982	2,187.7423

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Energy	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	505.4054	505.4054	0.0293	6.8300e-003	508.1735
Mobile	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Waste						0.0000	0.0000		0.0000	0.0000	47.4126	0.0000	47.4126	2.8020	0.0000	117.4627
Water						0.0000	0.0000		0.0000	0.0000	13.8327	102.8310	116.6636	1.4294	0.0346	162.7097
Total	1.4006	0.9027	6.6743	0.0158	1.5605	0.0250	1.5855	0.4163	0.0242	0.4405	61.2453	1,988.5047	2,049.7500	4.3493	0.0982	2,187.7423

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	

Hitco Proposed - Los Angeles-South Coast County, Annual

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

4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230
5	Paving	Paving	1/27/2024	2/23/2024	5	20
6	Architectural Coating	Architectural Coating	2/24/2024	5/30/2024	5	69

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 286,290; Non-Residential Outdoor: 95,430; Striped Parking Area: 10,663 (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	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	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

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Architectural Coating	Air Compressors	1	6.00	78	0.48
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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	1,349.00	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	6	15.00	0.00	228.00	14.70	6.90	21.30	LD_Mix	HDT_Mix	HHDT
Building Construction	9	154.00	60.00	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	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1460	0.0000	0.1460	0.0221	0.0000	0.0221	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301
Total	0.0227	0.2148	0.1964	3.9000e-004	0.1460	9.9800e-003	0.1560	0.0221	9.2800e-003	0.0314	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.4200e-003	0.0928	0.0236	3.9000e-004	0.0116	5.6000e-004	0.0122	3.1900e-003	5.3000e-004	3.7200e-003	0.0000	39.3415	39.3415	2.1700e-003	6.2500e-003	41.2575
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	1.9000e-003	0.0931	0.0287	4.0000e-004	0.0133	5.7000e-004	0.0138	3.6300e-003	5.4000e-004	4.1700e-003	0.0000	40.6663	40.6663	2.2000e-003	6.2800e-003	42.5932

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					0.0657	0.0000	0.0657	9.9500e-003	0.0000	9.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300
Total	0.0227	0.2148	0.1964	3.9000e-004	0.0657	9.9800e-003	0.0757	9.9500e-003	9.2800e-003	0.0192	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.2 Demolition - 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	1.4200e-003	0.0928	0.0236	3.9000e-004	0.0116	5.6000e-004	0.0122	3.1900e-003	5.3000e-004	3.7200e-003	0.0000	39.3415	39.3415	2.1700e-003	6.2500e-003	41.2575
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	1.9000e-003	0.0931	0.0287	4.0000e-004	0.0133	5.7000e-004	0.0138	3.6300e-003	5.4000e-004	4.1700e-003	0.0000	40.6663	40.6663	2.2000e-003	6.2800e-003	42.5932

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 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	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015
Total	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015

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	tons/yr										MT/yr					
Fugitive Dust					0.0442	0.0000	0.0442	0.0227	0.0000	0.0227	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0442	6.3300e-003	0.0506	0.0227	5.8200e-003	0.0286	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 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	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015
Total	2.9000e-004	2.3000e-004	3.0700e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7949	0.7949	2.0000e-005	2.0000e-005	0.8015

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0709	0.0000	0.0709	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0709	7.7500e-003	0.0787	0.0343	7.1300e-003	0.0414	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.4 Grading - 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	2.5000e-004	0.0166	4.1400e-003	7.0000e-005	2.0900e-003	1.0000e-004	2.1900e-003	5.7000e-004	1.0000e-004	6.7000e-004	0.0000	7.0625	7.0625	3.9000e-004	1.1200e-003	7.4065
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	7.3000e-004	0.0169	9.2600e-003	8.0000e-005	3.7300e-003	1.1000e-004	3.8400e-003	1.0100e-003	1.1000e-004	1.1200e-003	0.0000	8.3873	8.3873	4.2000e-004	1.1500e-003	8.7423

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					0.0319	0.0000	0.0319	0.0154	0.0000	0.0154	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0319	7.7500e-003	0.0397	0.0154	7.1300e-003	0.0226	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.4 Grading - 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	2.5000e-004	0.0166	4.1400e-003	7.0000e-005	2.0900e-003	1.0000e-004	2.1900e-003	5.7000e-004	1.0000e-004	6.7000e-004	0.0000	7.0625	7.0625	3.9000e-004	1.1200e-003	7.4065
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	4.8000e-004	3.8000e-004	5.1200e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3248	1.3248	3.0000e-005	3.0000e-005	1.3358
Total	7.3000e-004	0.0169	9.2600e-003	8.0000e-005	3.7300e-003	1.1000e-004	3.8400e-003	1.0100e-003	1.1000e-004	1.1200e-003	0.0000	8.3873	8.3873	4.2000e-004	1.1500e-003	8.7423

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	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1200e-003	0.2539	0.0950	1.1700e-003	0.0397	1.2200e-003	0.0409	0.0115	1.1700e-003	0.0126	0.0000	114.5480	114.5480	3.8300e-003	0.0165	119.5563
Worker	0.0513	0.0408	0.5524	1.5400e-003	0.1772	1.0900e-003	0.1783	0.0471	1.0000e-003	0.0481	0.0000	142.8096	142.8096	3.7500e-003	3.6700e-003	143.9975
Total	0.0585	0.2947	0.6475	2.7100e-003	0.2169	2.3100e-003	0.2192	0.0585	2.1700e-003	0.0607	0.0000	257.3576	257.3576	7.5800e-003	0.0202	263.5538

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	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	7.1200e-003	0.2539	0.0950	1.1700e-003	0.0397	1.2200e-003	0.0409	0.0115	1.1700e-003	0.0126	0.0000	114.5480	114.5480	3.8300e-003	0.0165	119.5563
Worker	0.0513	0.0408	0.5524	1.5400e-003	0.1772	1.0900e-003	0.1783	0.0471	1.0000e-003	0.0481	0.0000	142.8096	142.8096	3.7500e-003	3.6700e-003	143.9975
Total	0.0585	0.2947	0.6475	2.7100e-003	0.2169	2.3100e-003	0.2192	0.0585	2.1700e-003	0.0607	0.0000	257.3576	257.3576	7.5800e-003	0.0202	263.5538

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 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	6.6000e-004	0.0242	8.8600e-003	1.1000e-004	3.7800e-003	1.2000e-004	3.9000e-003	1.0900e-003	1.1000e-004	1.2000e-003	0.0000	10.7457	10.7457	3.7000e-004	1.5500e-003	11.2161
Worker	4.5600e-003	3.4700e-003	0.0490	1.4000e-004	0.0169	1.0000e-004	0.0170	4.4800e-003	9.0000e-005	4.5700e-003	0.0000	13.3215	13.3215	3.2000e-004	3.3000e-004	13.4264
Total	5.2200e-003	0.0277	0.0579	2.5000e-004	0.0207	2.2000e-004	0.0209	5.5700e-003	2.0000e-004	5.7700e-003	0.0000	24.0671	24.0671	6.9000e-004	1.8800e-003	24.6425

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	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

Hitco Proposed - Los Angeles-South Coast County, Annual

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

3.5 Building Construction - 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	6.6000e-004	0.0242	8.8600e-003	1.1000e-004	3.7800e-003	1.2000e-004	3.9000e-003	1.0900e-003	1.1000e-004	1.2000e-003	0.0000	10.7457	10.7457	3.7000e-004	1.5500e-003	11.2161
Worker	4.5600e-003	3.4700e-003	0.0490	1.4000e-004	0.0169	1.0000e-004	0.0170	4.4800e-003	9.0000e-005	4.5700e-003	0.0000	13.3215	13.3215	3.2000e-004	3.3000e-004	13.4264
Total	5.2200e-003	0.0277	0.0579	2.5000e-004	0.0207	2.2000e-004	0.0209	5.5700e-003	2.0000e-004	5.7700e-003	0.0000	24.0671	24.0671	6.9000e-004	1.8800e-003	24.6425

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	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885
Paving	5.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0152	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078
Total	4.4000e-004	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078

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	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884
Paving	5.3400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0152	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078
Total	4.4000e-004	3.4000e-004	4.7700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2976	1.2976	3.0000e-005	3.0000e-005	1.3078

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.2400e-003	0.0421	0.0625	1.0000e-004		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	8.8087	8.8087	5.0000e-004	0.0000	8.8211
Total	0.9156	0.0421	0.0625	1.0000e-004		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	8.8087	8.8087	5.0000e-004	0.0000	8.8211

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.1700e-003	2.4100e-003	0.0340	1.0000e-004	0.0117	7.0000e-005	0.0118	3.1100e-003	6.0000e-005	3.1800e-003	0.0000	9.2515	9.2515	2.2000e-004	2.3000e-004	9.3244
Total	3.1700e-003	2.4100e-003	0.0340	1.0000e-004	0.0117	7.0000e-005	0.0118	3.1100e-003	6.0000e-005	3.1800e-003	0.0000	9.2515	9.2515	2.2000e-004	2.3000e-004	9.3244

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.9094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.2400e-003	0.0421	0.0625	1.0000e-004		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	8.8087	8.8087	5.0000e-004	0.0000	8.8211
Total	0.9156	0.0421	0.0625	1.0000e-004		2.1000e-003	2.1000e-003		2.1000e-003	2.1000e-003	0.0000	8.8087	8.8087	5.0000e-004	0.0000	8.8211

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	3.1700e-003	2.4100e-003	0.0340	1.0000e-004	0.0117	7.0000e-005	0.0118	3.1100e-003	6.0000e-005	3.1800e-003	0.0000	9.2515	9.2515	2.2000e-004	2.3000e-004	9.3244
Total	3.1700e-003	2.4100e-003	0.0340	1.0000e-004	0.0117	7.0000e-005	0.0118	3.1100e-003	6.0000e-005	3.1800e-003	0.0000	9.2515	9.2515	2.2000e-004	2.3000e-004	9.3244

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912
Unmitigated	0.5876	0.7142	6.5135	0.0147	1.5605	0.0106	1.5711	0.4163	9.8800e-003	0.4262	0.0000	1,380.2635	1,380.2635	0.0886	0.0568	1,399.3912

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	108.40	108.40	108.40	349,206	349,206
Manufacturing	859.09	859.09	859.09	3,804,267	3,804,267
Parking Lot	0.00	0.00	0.00		
Total	967.49	967.49	967.49	4,153,473	4,153,473

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Manufacturing	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	300.2134	300.2134	0.0253	3.0700e-003	301.7621
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	300.2134	300.2134	0.0253	3.0700e-003	301.7621
NaturalGas Mitigated	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114
NaturalGas Unmitigated	0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	90500	4.9000e-004	4.4400e-003	3.7300e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8294	4.8294	9.0000e-005	9.0000e-005	4.8581
Manufacturing	3.75465e+006	0.0203	0.1841	0.1546	1.1000e-003		0.0140	0.0140		0.0140	0.0140	0.0000	200.3626	200.3626	3.8400e-003	3.6700e-003	201.5533
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	90500	4.9000e-004	4.4400e-003	3.7300e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.8294	4.8294	9.0000e-005	9.0000e-005	4.8581
Manufacturing	3.75465e+006	0.0203	0.1841	0.1546	1.1000e-003		0.0140	0.0140		0.0140	0.0140	0.0000	200.3626	200.3626	3.8400e-003	3.6700e-003	201.5533
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0207	0.1885	0.1583	1.1300e-003		0.0143	0.0143		0.0143	0.0143	0.0000	205.1920	205.1920	3.9300e-003	3.7600e-003	206.4114

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	134900	23.9239	2.0200e-003	2.4000e-004	24.0473
Manufacturing	1.49571e+006	265.2579	0.0224	2.7100e-003	266.6263
Parking Lot	62203.7	11.0316	9.3000e-004	1.1000e-004	11.0885
Total		300.2134	0.0253	3.0600e-003	301.7621

Hitco Proposed - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	134900	23.9239	2.0200e-003	2.4000e-004	24.0473
Manufacturing	1.49571e+006	265.2579	0.0224	2.7100e-003	266.6263
Parking Lot	62203.7	11.0316	9.3000e-004	1.1000e-004	11.0885
Total		300.2134	0.0253	3.0600e-003	301.7621

6.0 Area Detail

6.1 Mitigation Measures Area

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Unmitigated	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

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	0.0909					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Total	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

Hitco Proposed - Los Angeles-South Coast County, Annual

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

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	0.0909					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.7012					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.3000e-004	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003
Total	0.7923	2.0000e-005	2.4800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.8400e-003	4.8400e-003	1.0000e-005	0.0000	5.1500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Hitco Proposed - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	116.6636	1.4294	0.0346	162.7097
Unmitigated	116.6636	1.4294	0.0346	162.7097

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.77734 / 1.08934	6.8145	0.0584	1.4300e-003	8.7021
Manufacturing	41.8239 / 0	109.8492	1.3710	0.0332	154.0077
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		116.6636	1.4294	0.0346	162.7097

Hitco Proposed - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.77734 / 1.08934	6.8145	0.0584	1.4300e-003	8.7021
Manufacturing	41.8239 / 0	109.8492	1.3710	0.0332	154.0077
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		116.6636	1.4294	0.0346	162.7097

8.0 Waste Detail

8.1 Mitigation Measures Waste

Hitco Proposed - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	47.4126	2.8020	0.0000	117.4627
Unmitigated	47.4126	2.8020	0.0000	117.4627

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	9.3	1.8878	0.1116	0.0000	4.6770
Manufacturing	224.27	45.5248	2.6904	0.0000	112.7857
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		47.4126	2.8020	0.0000	117.4627

Hitco Proposed - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	9.3	1.8878	0.1116	0.0000	4.6770
Manufacturing	224.27	45.5248	2.6904	0.0000	112.7857
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		47.4126	2.8020	0.0000	117.4627

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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Hitco Proposed - Los Angeles-South Coast County, Annual

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

11.0 Vegetation

Hitco Proposed - Los Angeles-South Coast County, Summer

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

**Hitco 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	10.00	1000sqft	0.23	10,000.00	0
Manufacturing	180.86	1000sqft	4.15	180,860.00	0
Parking Lot	4.08	Acre	4.08	177,724.80	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Added parking to adjust lot acreage
- Construction Phase - adjusted coating to simultaneous with last third of building construction
- Demolition -
- Grading -
- Vehicle Trips - Adjusted consistent with TIA
- Trips and VMT - Revised to reflect truckload estimate for HAZ-1 and 4 truck loads with 51 mile trip
- Construction Off-road Equipment Mitigation -

Hitco Proposed - Los Angeles-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	69.00
tblGrading	MaterialExported	0.00	1,588.00
tblTripsAndVMT	HaulingTripLength	20.00	21.30
tblTripsAndVMT	HaulingTripNumber	199.00	228.00
tblVehicleTrips	ST_TR	2.21	10.84
tblVehicleTrips	ST_TR	6.42	4.75
tblVehicleTrips	SU_TR	0.70	10.84
tblVehicleTrips	SU_TR	5.09	4.75
tblVehicleTrips	WD_TR	9.74	10.84
tblVehicleTrips	WD_TR	3.93	4.75

2.0 Emissions Summary

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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					
2023	2.7171	30.3194	22.7167	0.0798	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	8,233.618 3	8,233.618 3	1.2921	0.6918	8,472.079 7
2024	26.6312	16.0585	22.2344	0.0528	2.1057	0.6349	2.7406	0.5672	0.5972	1.1644	0.0000	5,266.624 6	5,266.624 6	0.7174	0.2034	5,344.237 9
Maximum	26.6312	30.3194	22.7167	0.0798	19.8582	1.2672	21.1254	10.1558	1.1659	11.3217	0.0000	8,233.618 3	8,233.618 3	1.2921	0.6918	8,472.079 7

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					
2023	2.7171	30.3194	22.7167	0.0798	9.0469	1.2672	10.3141	4.5995	1.1659	5.7653	0.0000	8,233.618 3	8,233.618 3	1.2921	0.6918	8,472.079 7
2024	26.6312	16.0585	22.2344	0.0528	2.1057	0.6349	2.7406	0.5672	0.5972	1.1644	0.0000	5,266.624 6	5,266.624 6	0.7174	0.2034	5,344.237 9
Maximum	26.6312	30.3194	22.7167	0.0798	9.0469	1.2672	10.3141	4.5995	1.1659	5.7653	0.0000	8,233.618 3	8,233.618 3	1.2921	0.6918	8,472.079 7

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Total	7.7777	4.6109	37.3603	0.0895	8.7445	0.1371	8.8816	2.3293	0.1329	2.4622		9,879.5490	9,879.5490	0.5511	0.3498	9,997.5719

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	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Energy	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
Mobile	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Total	7.7777	4.6109	37.3603	0.0895	8.7445	0.1371	8.8816	2.3293	0.1329	2.4622		9,879.5490	9,879.5490	0.5511	0.3498	9,997.5719

Hitco Proposed - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
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	1/2/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	
4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230	
5	Paving	Paving	1/27/2024	2/23/2024	5	20	
6	Architectural Coating	Architectural Coating	2/24/2024	5/30/2024	5	69	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 4.08

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 286,290; Non-Residential Outdoor: 95,430; Striped Parking Area: 10,663 (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

Hitco Proposed - Los Angeles-South Coast County, Summer

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

Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	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	1,349.00	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	6	15.00	0.00	228.00	14.70	6.90	21.30	LD_Mix	HDT_Mix	HHDT
Building Construction	9	154.00	60.00	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	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					14.5995	0.0000	14.5995	2.2105	0.0000	2.2105			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	14.5995	0.9975	15.5970	2.2105	0.9280	3.1385		3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1463	8.8015	2.3492	0.0395	1.1807	0.0555	1.2362	0.3237	0.0531	0.3768		4,334.7424	4,334.7424	0.2389	0.6884	4,545.8433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.1943	8.8350	2.8928	0.0409	1.3483	0.0565	1.4049	0.3682	0.0540	0.4222		4,486.6343	4,486.6343	0.2427	0.6918	4,698.8614

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.2 Demolition - 2023

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					6.5698	0.0000	6.5698	0.9947	0.0000	0.9947			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
Total	2.2691	21.4844	19.6434	0.0388	6.5698	0.9975	7.5673	0.9947	0.9280	1.9227	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183

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	0.1463	8.8015	2.3492	0.0395	1.1807	0.0555	1.2362	0.3237	0.0531	0.3768		4,334.7424	4,334.7424	0.2389	0.6884	4,545.8433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.1943	8.8350	2.8928	0.0409	1.3483	0.0565	1.4049	0.3682	0.0540	0.4222		4,486.6343	4,486.6343	0.2427	0.6918	4,698.8614

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	19.6570	1.2660	20.9230	10.1025	1.1647	11.2672		3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Unmitigated Construction Off-Site

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

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.3 Site Preparation - 2023

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					8.8457	0.0000	8.8457	4.5461	0.0000	4.5461			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
Total	2.6595	27.5242	18.2443	0.0381	8.8457	1.2660	10.1117	4.5461	1.1647	5.7108	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9

Mitigated Construction Off-Site

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

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0916	0.0000	7.0916	3.4261	0.0000	3.4261			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	7.0916	0.7749	7.8665	3.4261	0.7129	4.1390		2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0255	1.5709	0.4118	7.0800e-003	0.2125	9.9900e-003	0.2225	0.0583	9.5500e-003	0.0678		778.1849	778.1849	0.0429	0.1236	816.0841
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.0736	1.6044	0.9554	8.5600e-003	0.3802	0.0110	0.3912	0.1027	0.0105	0.1132		930.0768	930.0768	0.0467	0.1270	969.1023

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.4 Grading - 2023

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					3.1912	0.0000	3.1912	1.5417	0.0000	1.5417			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	3.1912	0.7749	3.9661	1.5417	0.7129	2.2547	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

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	0.0255	1.5709	0.4118	7.0800e-003	0.2125	9.9900e-003	0.2225	0.0583	9.5500e-003	0.0678		778.1849	778.1849	0.0429	0.1236	816.0841
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0480	0.0335	0.5436	1.4800e-003	0.1677	1.0100e-003	0.1687	0.0445	9.3000e-004	0.0454		151.8919	151.8919	3.7800e-003	3.4600e-003	153.0181
Total	0.0736	1.6044	0.9554	8.5600e-003	0.3802	0.0110	0.3912	0.1027	0.0105	0.1132		930.0768	930.0768	0.0467	0.1270	969.1023

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0691	2.3030	0.8922	0.0112	0.3843	0.0116	0.3959	0.1107	0.0111	0.1217		1,201.6948	1,201.6948	0.0403	0.1728	1,254.1867
Worker	0.4931	0.3438	5.5805	0.0152	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,559.4237	1,559.4237	0.0388	0.0355	1,570.9861
Total	0.5622	2.6468	6.4727	0.0264	2.1057	0.0220	2.1276	0.5672	0.0206	0.5878		2,761.1185	2,761.1185	0.0791	0.2083	2,825.1728

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2023

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0691	2.3030	0.8922	0.0112	0.3843	0.0116	0.3959	0.1107	0.0111	0.1217		1,201.6948	1,201.6948	0.0403	0.1728	1,254.1867
Worker	0.4931	0.3438	5.5805	0.0152	1.7214	0.0104	1.7317	0.4565	9.5600e-003	0.4661		1,559.4237	1,559.4237	0.0388	0.0355	1,570.9861
Total	0.5622	2.6468	6.4727	0.0264	2.1057	0.0220	2.1276	0.5672	0.0206	0.5878		2,761.1185	2,761.1185	0.0791	0.2083	2,825.1728

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0670	2.3077	0.8732	0.0110	0.3843	0.0117	0.3960	0.1107	0.0112	0.1218		1,183.6476	1,183.6476	0.0404	0.1704	1,235.4240
Worker	0.4596	0.3070	5.1944	0.0148	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,527.2780	1,527.2780	0.0351	0.0331	1,538.0062
Total	0.5266	2.6147	6.0676	0.0258	2.1057	0.0216	2.1273	0.5672	0.0203	0.5875		2,710.9257	2,710.9257	0.0756	0.2034	2,773.4303

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.5 Building Construction - 2024

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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0670	2.3077	0.8732	0.0110	0.3843	0.0117	0.3960	0.1107	0.0112	0.1218		1,183.6476	1,183.6476	0.0404	0.1704	1,235.4240
Worker	0.4596	0.3070	5.1944	0.0148	1.7214	9.9600e-003	1.7313	0.4565	9.1700e-003	0.4657		1,527.2780	1,527.2780	0.0351	0.0331	1,538.0062
Total	0.5266	2.6147	6.0676	0.0258	2.1057	0.0216	2.1273	0.5672	0.0203	0.5875		2,710.9257	2,710.9257	0.0756	0.2034	2,773.4303

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.6 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		2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058
Total	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.6 Paving - 2024

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	2,207.547 2	2,207.547 2	0.7140		2,225.396 3
Paving	0.5345					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5226	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.547 2	2,207.547 2	0.7140		2,225.396 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058
Total	0.0448	0.0299	0.5060	1.4400e-003	0.1677	9.7000e-004	0.1686	0.0445	8.9000e-004	0.0454		148.7609	148.7609	3.4200e-003	3.2200e-003	149.8058

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.7 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	26.3579					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	26.5387	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987
Total	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987

Hitco Proposed - Los Angeles-South Coast County, Summer

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

3.7 Architectural Coating - 2024

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	26.3579					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	26.5387	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987
Total	0.0925	0.0618	1.0456	2.9800e-003	0.3465	2.0100e-003	0.3485	0.0919	1.8500e-003	0.0937		307.4391	307.4391	7.0700e-003	6.6500e-003	309.5987

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889
Unmitigated	3.3220	3.5779	36.4729	0.0833	8.7445	0.0585	8.8031	2.3293	0.0544	2.3836		8,640.1337	8,640.1337	0.5272	0.3271	8,750.7889

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	108.40	108.40	108.40	349,206	349,206
Manufacturing	859.09	859.09	859.09	3,804,267	3,804,267
Parking Lot	0.00	0.00	0.00		
Total	967.49	967.49	967.49	4,153,473	4,153,473

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

Hitco Proposed - Los Angeles-South Coast County, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Manufacturing	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376
NaturalGas Unmitigated	0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Summer

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	247.945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10286.7	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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					
General Office Building	0.247945	2.6700e-003	0.0243	0.0204	1.5000e-004		1.8500e-003	1.8500e-003		1.8500e-003	1.8500e-003		29.1700	29.1700	5.6000e-004	5.3000e-004	29.3434
Manufacturing	10.2867	0.1109	1.0085	0.8471	6.0500e-003		0.0767	0.0767		0.0767	0.0767		1,210.2026	1,210.2026	0.0232	0.0222	1,217.3942
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1136	1.0328	0.8676	6.2000e-003		0.0785	0.0785		0.0785	0.0785		1,239.3726	1,239.3726	0.0238	0.0227	1,246.7376

6.0 Area Detail

6.1 Mitigation Measures Area

Hitco Proposed - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Unmitigated	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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	0.4983					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.8420					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.8300e-003	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455
Total	4.3421	1.8000e-004	0.0199	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0427	0.0427	1.1000e-004		0.0455

7.0 Water Detail

7.1 Mitigation Measures Water

Hitco Proposed - Los Angeles-South Coast County, Summer

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

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

**GARDENA INDUSTRIAL CENTER PROJECT
MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING PROGRAM**

Terms and Definitions:

1. **Property Owner/Developer** – Gardena Owner LP
2. **Environmental Equivalent/Timing** – Any Mitigation Measure and timing thereof, subject to the approval of the City of Gardena, which will have the same or superior result and will have the same or superior effect on the environment. The Community Development Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be borne by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City’s adopted fee schedule.
3. **Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Program will occur because routine City practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is “to be shown on approved building plans” subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility for Monitoring** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this mitigation monitoring program will be monitored in the form of an annual letter from the property owner/developer in January of each year stating how compliance with the subject measures(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored “Ongoing During Construction,” the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
6. **Building Permit** – For purposes of this mitigation monitoring program, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

Timing	Mitigation Measure	Responsible for Monitoring	Completion
GEOLOGY AND SOILS			
Prior to issuance of grading permit	GEO-1 Prior to issuance of a grading permit, grading plans shall be prepared in conformance with the grading recommendations included in the Geotechnical Report prepared for the proposed project (see Appendix I of the Initial Study).	Community Development, Building and Safety Division	
Prior to ground-disturbing activities	GEO-2 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.	Community Development, Building and Safety Division	
During ground-disturbing activities	GEO-3 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.	Community Development, Building and Safety Division	

Timing	Mitigation Measure	Responsible for Monitoring	Completion
HAZARDS AND HAZARDOUS MATERIALS			
<p>Prior to issuance of building permit</p>	<p>HAZ-1 Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan or other remedial cleanup program document reviewed and approved by LARWQCB (collectively referred to as the "RAP") in compliance with Water Board Resolution No. 92-49. Subject to the LARWQCB's requirements, the RAP shall present the scope of work and schedule to remediate and mitigate all impacted shallow soils to the criteria protective of human health and the environment, including groundwater quality. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.</p> <p>The Remedial Cleanup Program required as mitigation for this project is for the shallow VOC impacted soils on site. Additional remediation for deeper soils and groundwater may be required for this site by LARWQCB, but is not required as part of the mitigation for this project to proceed. However, appropriate access for monitoring, sampling and remediation for impacted deeper soils and impacted groundwater shall be maintained and shall not be affected by the proposed project. Prior to issuance of grading permits, a Soil Management Plan (SMP) shall be submitted to the City which shall identify the procedures to manage unknown environmental concerns that might be encountered during redevelopment. This document shall also be submitted to the LARWQCB. The SMP does not need to be approved by the LARWQCB or the City.</p> <p>A Vapor Intrusion Mitigation System (VIMS) Design Plan shall be prepared that presents the proposed design and construction details of the vapor mitigation system and submitted to the City along with construction documents. A VIMS Performance Plan should accompany the VIMS Design Plan and will present baseline indoor air sampling details that will be collected once the building is constructed. The baseline sampling, compared to subsequent sampling results, will provide evidence that the VIMS is performing adequately and that no human health risks are present for site occupancy. The VIMS Performance Plan will include the baseline and startup sampling procedures, on-going performance monitoring, and operation, monitoring, and maintenance (OM&M) operations. The VIMS Performance Plan will also provide contingencies for further mitigation if unfavorable vapor concentrations are discovered. Following completion of these tasks, the Project Applicant will request a determination from the LARWQCB that no further sampling/monitoring be required.</p> <p>Prior to issuance of a temporary or final Certificate of Occupancy, a Land Use Covenant (LUC) shall be recorded with the Los Angeles County Registrar-Recorder restricting the property to be used only for industrial and/or commercial uses. Proof of recording shall be provided to the City. Prior to recording, the LUC shall be presented to the LARWQCB for review and approval.</p>	<p>Community Development, Building and Safety Division</p>	

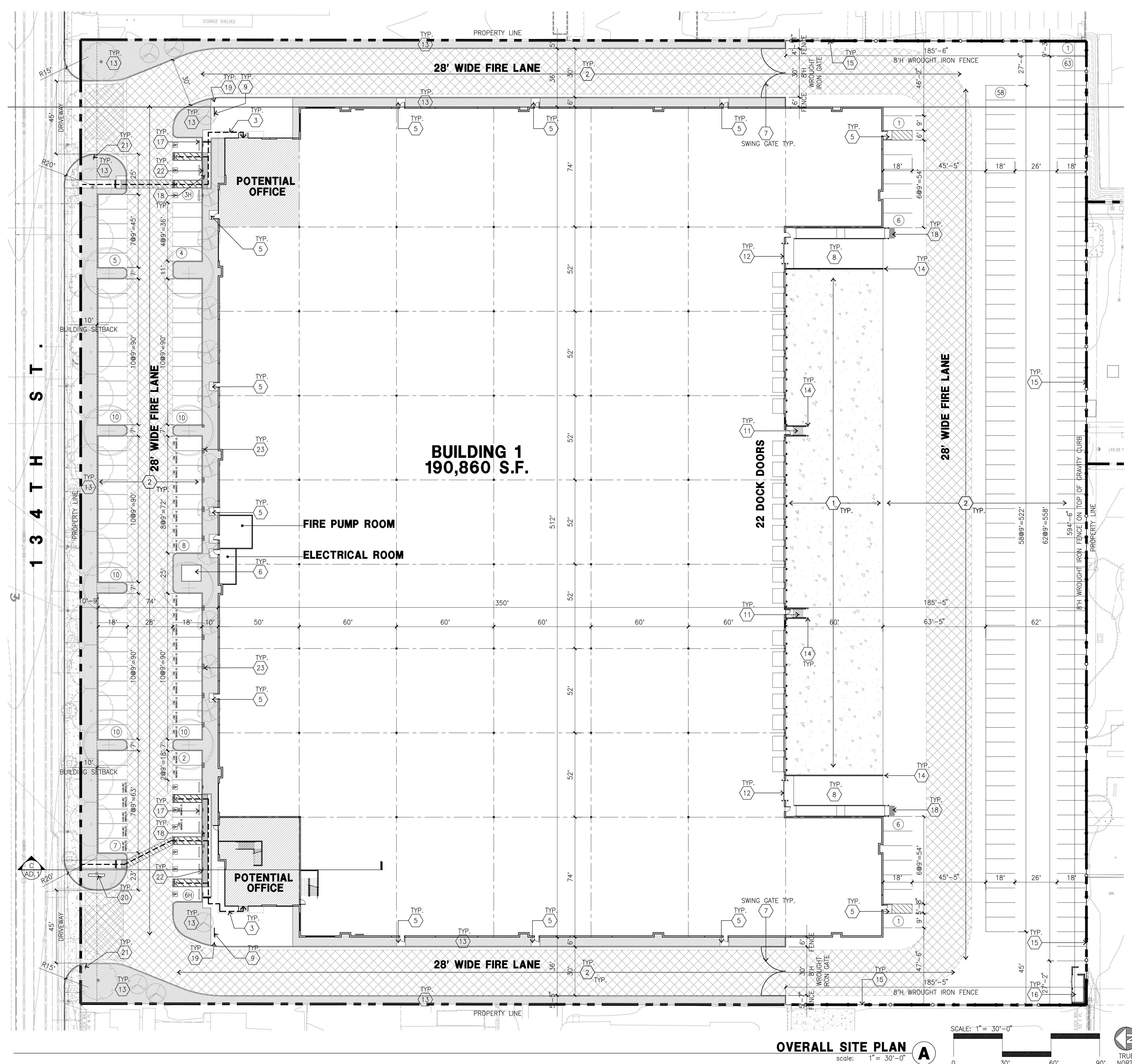
Timing	Mitigation Measure	Responsible for Monitoring	Completion
TRIBAL CULTURAL RESOURCES			
Prior to issuance of grading permit	<p>TCR-1 Prior to issuance of a grading permit, the applicant shall retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities:</p> <p>A. The project 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.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency 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.</p> <p>C. The monitor will 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 will 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 will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>D. 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/lead agency 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/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.</p> <p>E. 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.</p>	Community Development, Building and Safety Division	

Timing	Mitigation Measure	Responsible for Monitoring	Completion
Prior to issuance of grading permit	<p data-bbox="457 228 1346 280">TCR-2 Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:</p> <p data-bbox="554 315 1283 339">Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <ul style="list-style-type: none"> <li data-bbox="602 345 1293 477">A. 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. <li data-bbox="602 487 1346 755">B. 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. <li data-bbox="602 764 1304 816">C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). <li data-bbox="602 826 1346 1008">D. 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 Kizh 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).) <li data-bbox="602 1018 1325 1070">E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. <li data-bbox="602 1079 1289 1131">F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. 	Community Development, Building and Safety Division	

Prior to issuance of grading permit	<p>TCR-3 Prior to issuance of grading permit, the following notes shall be listed on the grading plans for the project:</p> <p>Procedures for Burials and Funerary Remains</p> <ul style="list-style-type: none"> A. 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. B. 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. C. 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. D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will 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 should 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. E. 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. F. 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. G. 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 	Community Development, Building and Safety Division
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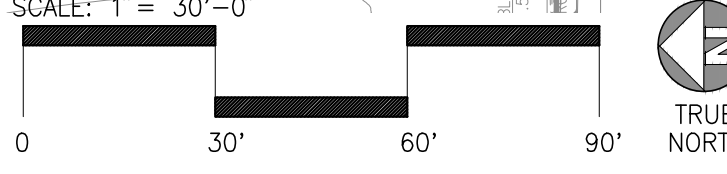
Timing	Mitigation Measure	Responsible for Monitoring	Completion
	<p>include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report 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.</p>		

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OVERALL SITE PLAN

scale: 1" = 30'-0"



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 NOT USED
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
- 7 8'-0" HIGH METAL SWING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE CONCRETE RAMP.
- 8 5-SPACE BIKE RACK.
- 9 FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POST
- 10 EXTERIOR CONCRETE STAIR.
- 11 12"W X 14"H OVERHEAD DOOR @ DRIVE THRU.
- 12 ALL LANDSCAPE AREAS INDICATED BY SHADING
- 13 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 14 8"H WROUGHT IRON FENCE
- 15 TRASH ENCLOSURE
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOME.
- 18 SMOKE POLE
- 19 FUTURE MONUMENT SIGN
- 20 ACCESSIBLE ENTRY SIGN.
- 21 ACCESSIBLE PARKING STALL SIGN
- 22 FUTURE EV CHARGER, PROVIDE ELECTRICAL CONDUIT

SITE PLAN GENERAL NOTES

1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
8. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENT.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORED PANELING MATERIAL, ETC.).
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

PROJECT DATA

SITE AREA		BLDG. 1
In s.f.		368,673 s.f.
In acres		8.46 ac
BUILDING AREA		
Office 1st Floor		5,000 s.f.
Office 2nd Floor		5,000 s.f.
Warehouse		180,860 s.f.
TOTAL		190,860 s.f.
COVERAGE		51.8%
AUTO PARKING REQUIRED		
Office: 1/300 sf		33 stalls
Warehouse: 1/1,000 sf		181 stalls
TOTAL		214 stalls
AUTO PARKING PROVIDED		
Standard (9' x 18')		186 stalls
Accessible Standard (9' x 18')		5
Accessible Van (12' x 18')		2
EVCS Standard (9' x 18')		20
EVCS Accessible Standard (9' x 18')		1
EVCS Accessible Van (12' x 18')		1
Clean Air/Vanpool/EV (9' x 18')		5
TOTAL		220
ZONING ORDINANCE FOR CITY		
Zoning Designation - M2		
SETBACKS		
Building	Landscaping	
Front - 10'		10' min on streetfront
Side / Rear - none		5% min of paved area and open parking area
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 65'		
MAXIMUM FLOOR AREA RATIO		
FAR - 1.0		
LANDSCAPE REQUIREMENT		
Percentage		5%
LANDSCAPE PROVIDED		
Percentage		5.5%
AREA		20,289

Note: Future charging spaces qualify as designated parking for clean air vehicles per CGBSC 5.106.5.3.5

PROPERTY OWNER

OVERTON MOORE PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORANCE, CA 90502
CONTACT: MONTANA KANEN
EMAIL: MKanen@omprop.com

ADDRESS OF THE PROPERTY

1600 & 1606 W. 135TH STREET, GARDENA, CA 90249

ASSESSOR'S PARCEL NUMBER

6102-013-026, 027, & 029

LEGAL DESCRIPTION

LOT 12 AND PORTION OF LOT 13 OF THE REPLAT OF BLOCKS "D" AND "E" OF THE STRAWBERRY PARK TRACT, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 138 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ZONING

GENERAL PLAN DESIGNATION - INDUSTRIAL
ZONING DESIGNATION - M2

APPLICANT

OVERTON MOORE PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORANCE, CA 90502
CONTACT: MONTANA KANEN
EMAIL: MKanen@omprop.com

APPLICANT'S REPRESENTATIVE

HPA INC.
18831 BARDEN AVENUE, SUITE 100
IRVINE, CA 92612
CONTACT: XIAOMIN LI
TEL: 949-862-2117

SITE PLAN GENERAL NOTES

- CONCRETE PAVING - RE: CIVIL DRAWINGS THICKNESS
- STANDARD PARKING STALL 9' X 18'
- ACCESSIBLE PARKING STALL 9' X 18' + 5' W ACCESSIBLE AISLE
- VAN ACCESSIBLE 12' X 18' + 5' W ACCESSIBLE AISLE
- CLEAN AIR/VANPOOL/EV
- EV CHARGING STATION 9' X 18'
- LIGHTING FIXTURE
- 28' WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT
- LANDSCAPE
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL

VICINITY MAP



hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
OMP
OVERTON MOORE PROPERTIES
19700 Vermont Ave. Suite 101
Torance, CA 90502

Project:
OMP GARDENA INDUSTRIAL CENTER
1600 WEST 135TH STREET
GARDENA, CA

Consultants:
Civil: THIENES
Structural: -
Mechanical: -
Plumbing: -
Electrical: RPM
Landscape: HUNTER
Fire Protection: -
Soils Engineer: -

Title: OVERALL SITE PLAN
Project Number: 21023
Drawn by: X.L.
Date: 11/08/2021
Revision: _____
Sheet:

DAB-A1.1

OFFICIAL USE ONLY

CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

Owner:

OMP
OVERTON MOORE PROPERTIES

19700 Vermont Ave. Suite 101
Torance, CA 90502

Project:

OMP GARDENA INDUSTRIAL CENTER

1600 WEST 135TH STREET
GARDENA, CA

Consultants:

Civil:	THIENES
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

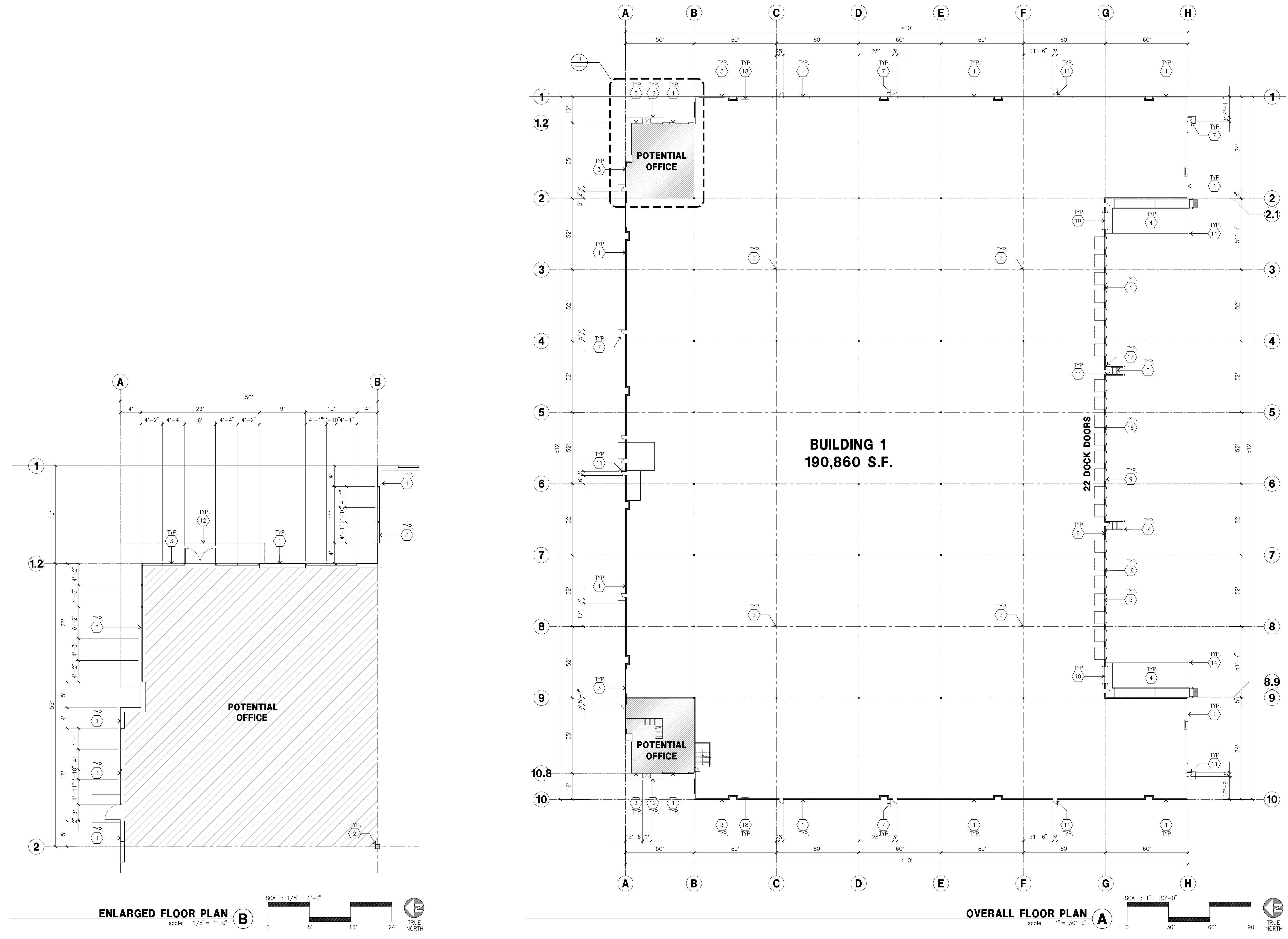
Title: OVERALL FLOOR PLAN

Project Number: 21023
Drawn by: X.L.
Date: 11/08/2021
Revision:

Sheet:

DAB-A2.1

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KEYNOTES - FLOOR PLAN

- | | |
|--|--|
| 1) CONCRETE TILT-UP PANEL. | 10) 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE. |
| 2) STRUCTURAL STEEL COLUMN. | 11) 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. |
| 3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE ENLARGEMENT AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS. | 12) SOFFIT LINE ABOVE |
| 4) CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL. | 13) ROOF HATCH ACCESS LADDER |
| 5) 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE. | 14) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42" H |
| 6) EXTERIOR CONCRETE STAIR | 15) INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS |
| 7) 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD. TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" - 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS. | 16) Z GUARD FOR ALL OVERHEAD DOORS |
| 8) LOUVERED OPENING FOR VENTILATION. | 17) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS |
| 9) DOCK DOOR BUMPER | 18) 5-SPACE BIKE RACK |

GENERAL NOTES-FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES. SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT.
- FLOOR COMPACTION - 95%
 - TRENCH COMPACTION - 90%
 - BUILDING FLOOR SLAB:
 - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 - NOT USED
 - CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - FOR SLAB CURING, COORDINATE WITH THE OWNER.
 - ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 - NO FLY ASH IN THE CONCRETE
 - WHERE INDICATED, PROVIDE VAPOR BARRIER, CONCRETE SLAB OVER 2" SAND OVER 10ML VISQUEEN, OVER 2" SAND, OVER COMPACT SOIL. ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VISQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS. CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 - SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER

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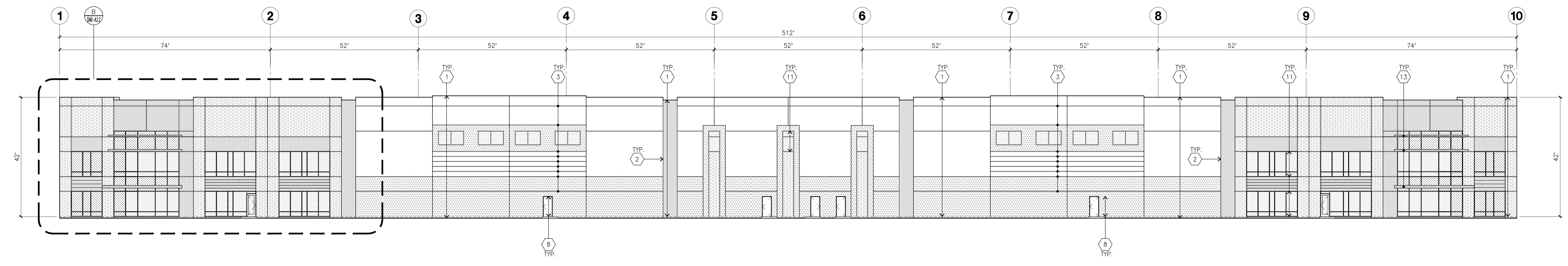
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	RPM
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATION

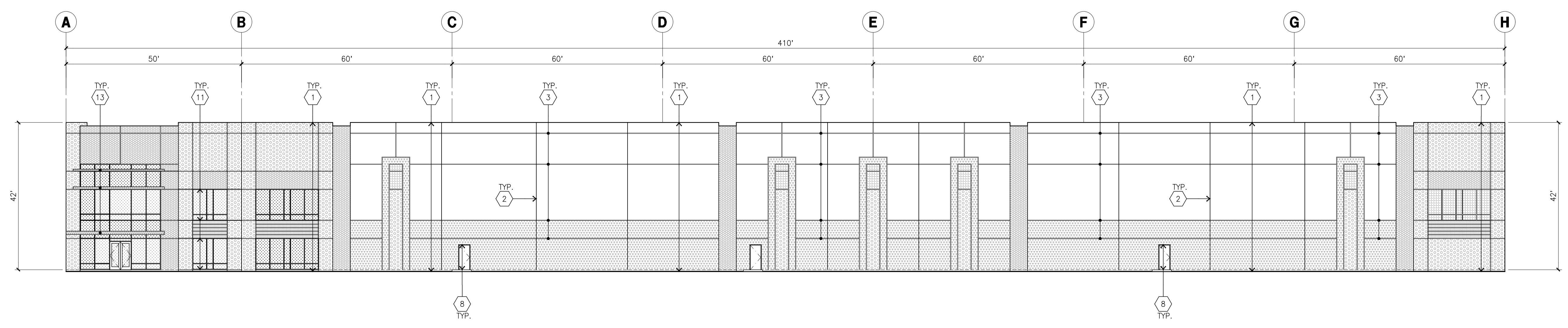
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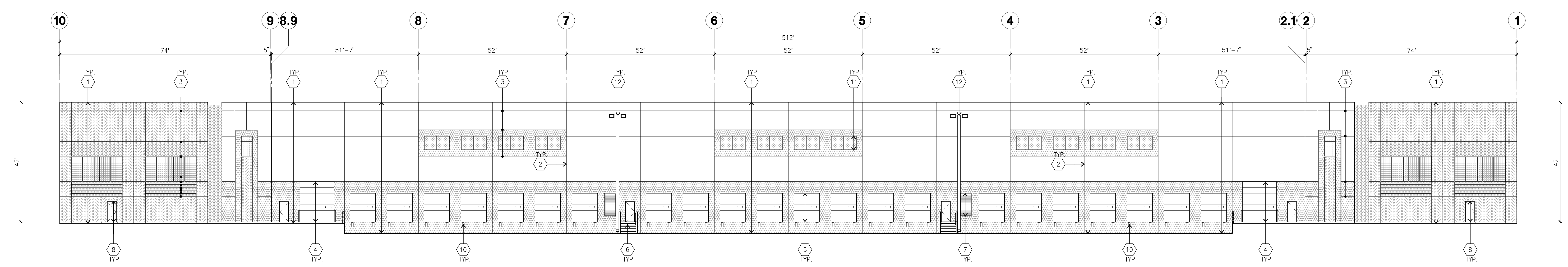
DAB-A3.1



NORTH ELEVATION
scale: 1/16" = 1'-0" **A**



WEST ELEVATION
scale: 1/16" = 1'-0" **B**



SOUTH ELEVATION
scale: 1/16" = 1'-0" **C**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12"x14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 5 9"x10" OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER, PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING
- 12 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
- 13 EXTERIOR CANOPY
- 14 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
- P. EXTERIOR WALL SHALL BE PROVIDED WITH A GRAFFITI-RESISTANT COATING OR PAINT, TO A HEIGHT OF 12' FOR BUILDING OR STRUCTURE SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK, DECORATIVE TILE, ETC.).

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7570 EGRET WHITE
2	CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7005 PURE WHITE
3	CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7071 GRAY SCREEN
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7	MULLIONS COLOR CLEAR ANODIZED
8	GLAZING COLOR BLUE REFLECTIVE GLAZING
9	METAL CANOPY SHERWIN-WILLIAMS ACRYLIC LATEX SYSTEM HIGH PAINT BRAND_GLOSS/HIGH PERFORMANCE SW7005 PURE WHITE

GLAZING LEGEND

TEMPERED SPANDREL GLASS	TEMPERED VISION INSULATED GLASS
PPG VISTACOL (2)	PACIFICA + SOLARBAN
SOLARBAN 60 (3)	CLEAR

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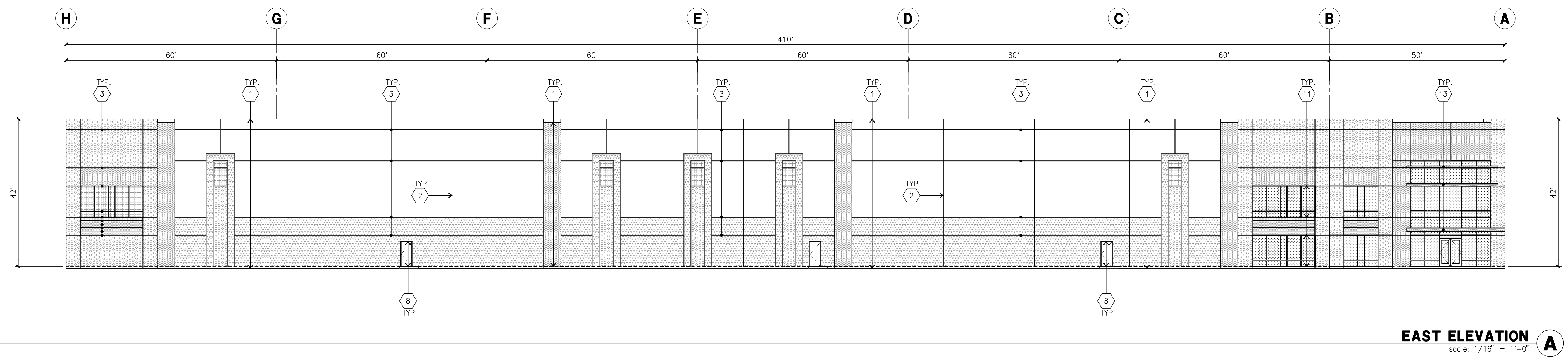
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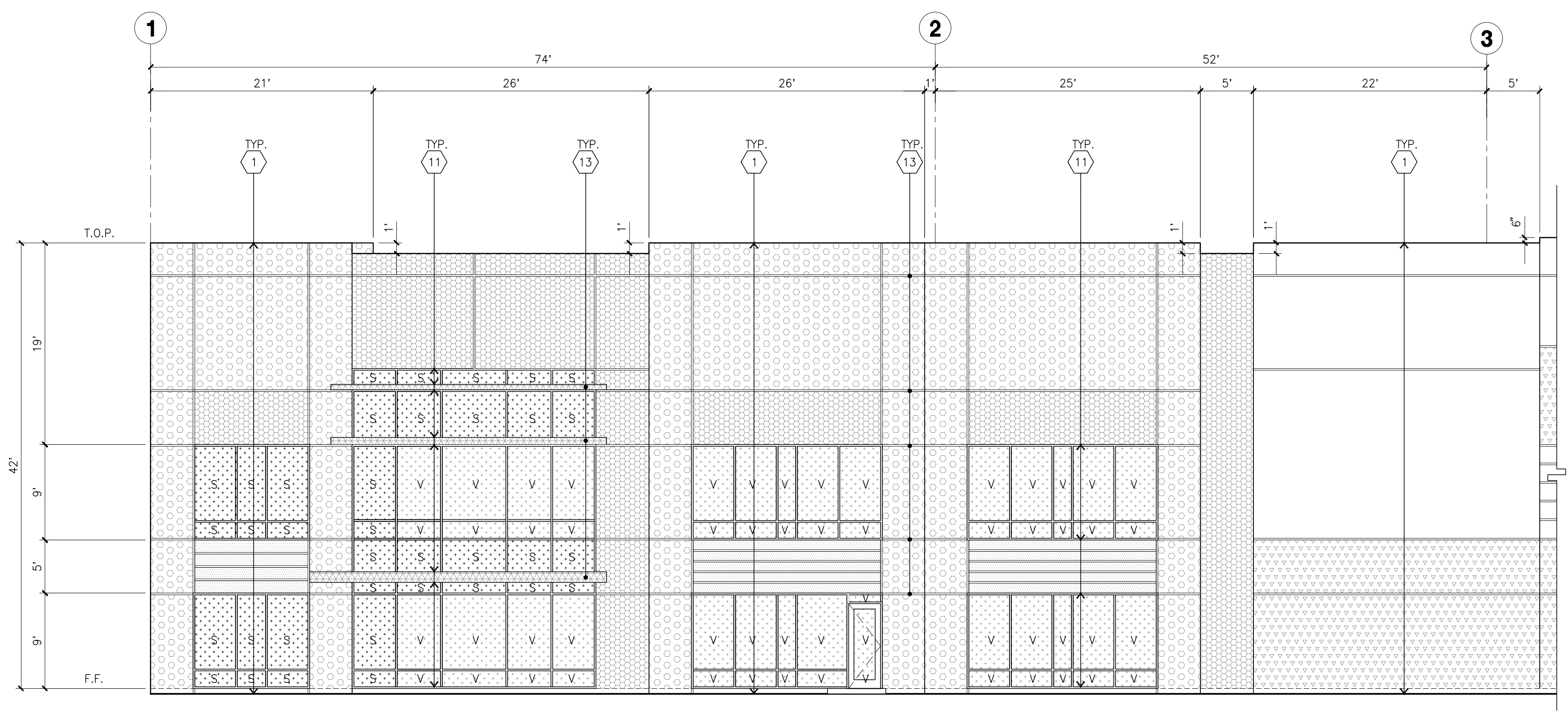
Revision:

Sheet:

DAB-A3.2



EAST ELEVATION
scale: 1/16" = 1'-0" **A**



ENLARGED NORTH ELEVATION
scale: 1/8" = 1'-0" **B**

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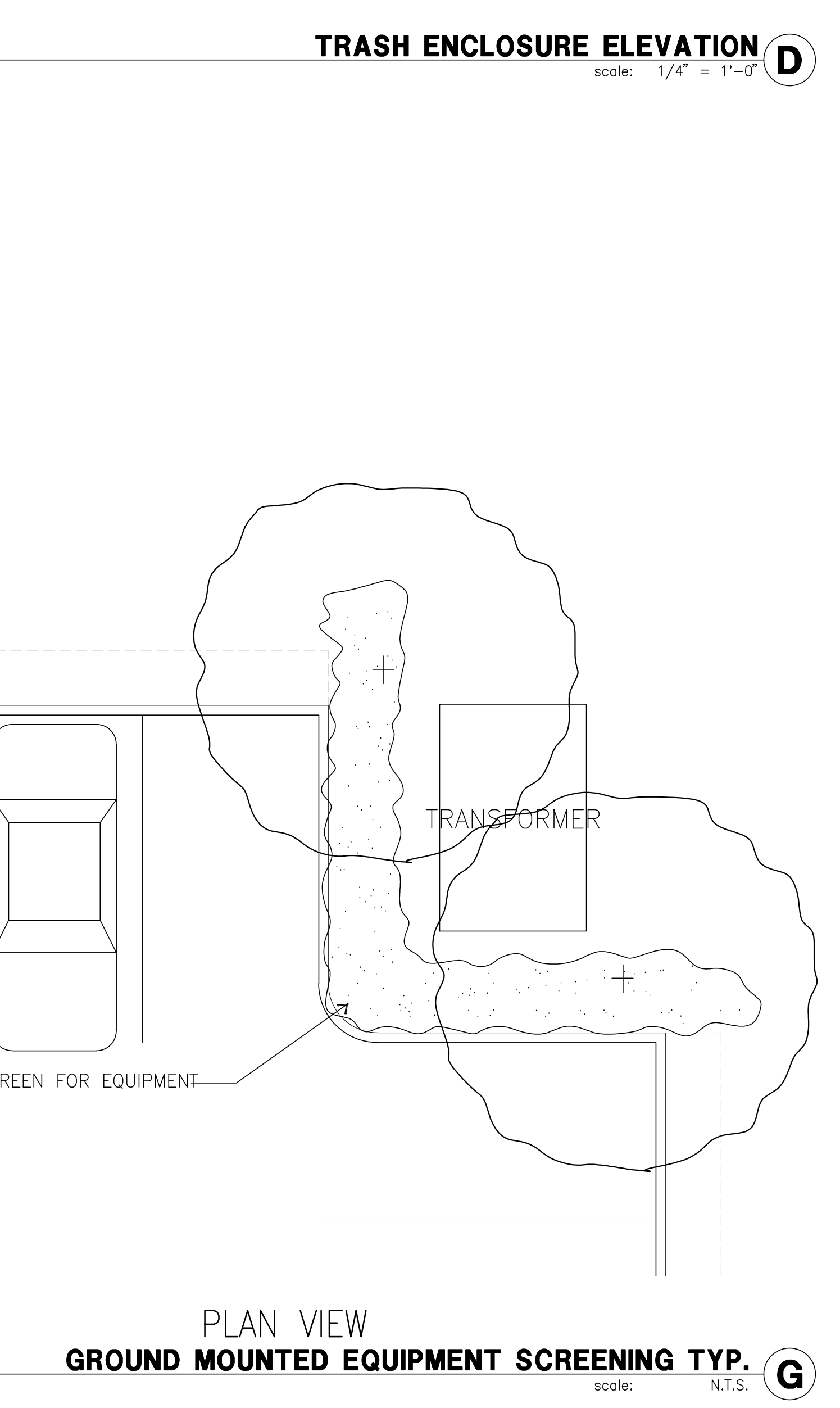
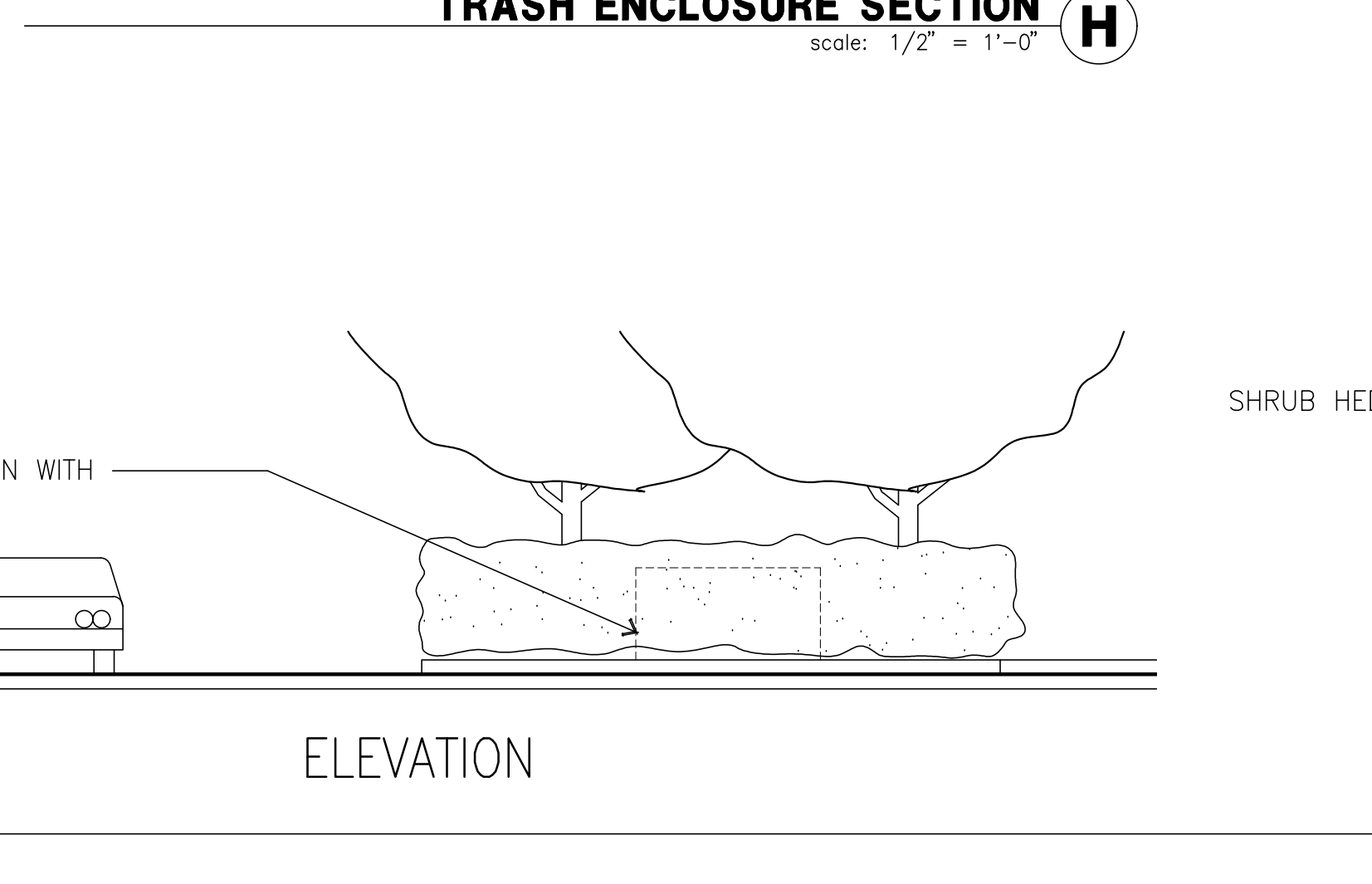
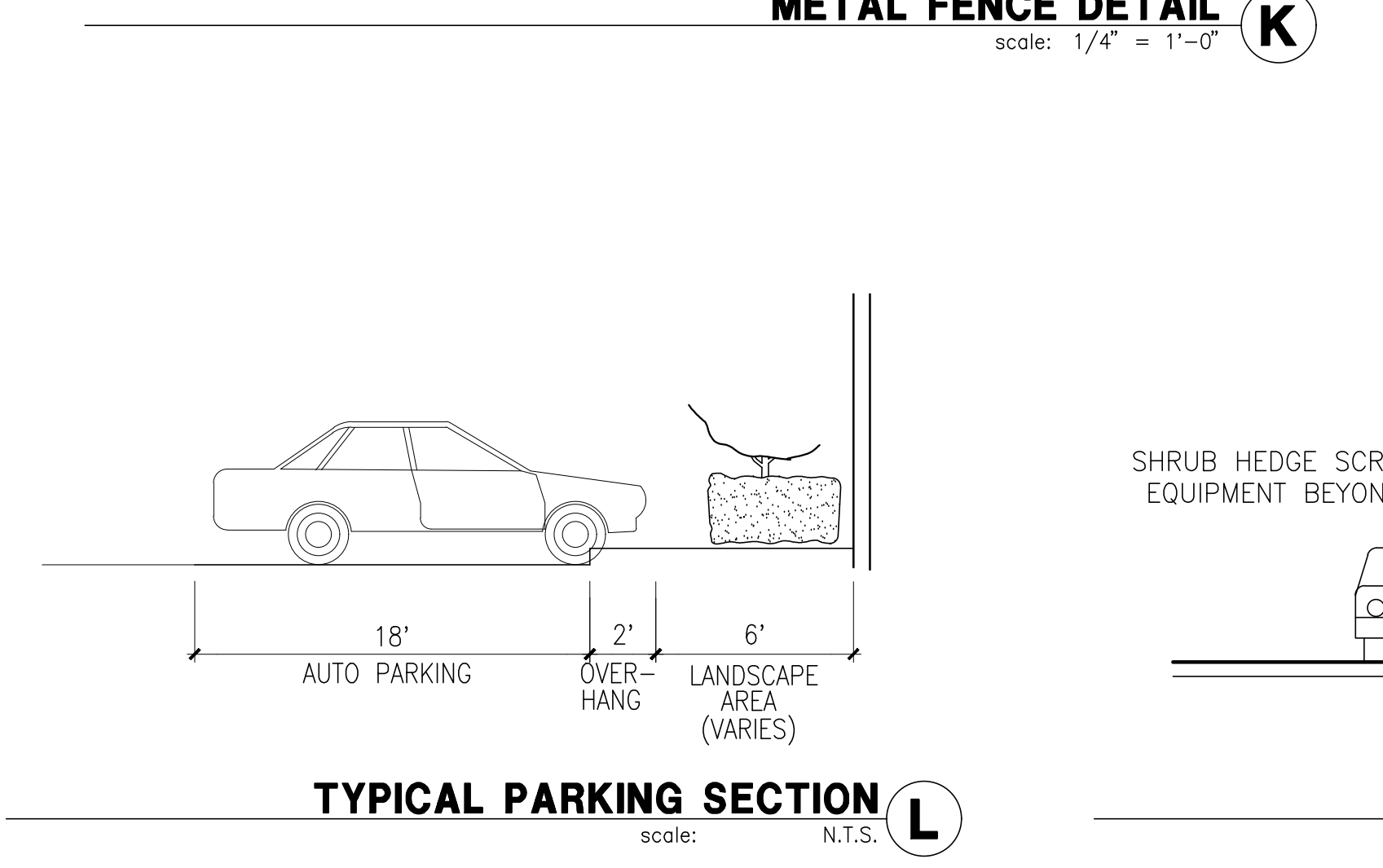
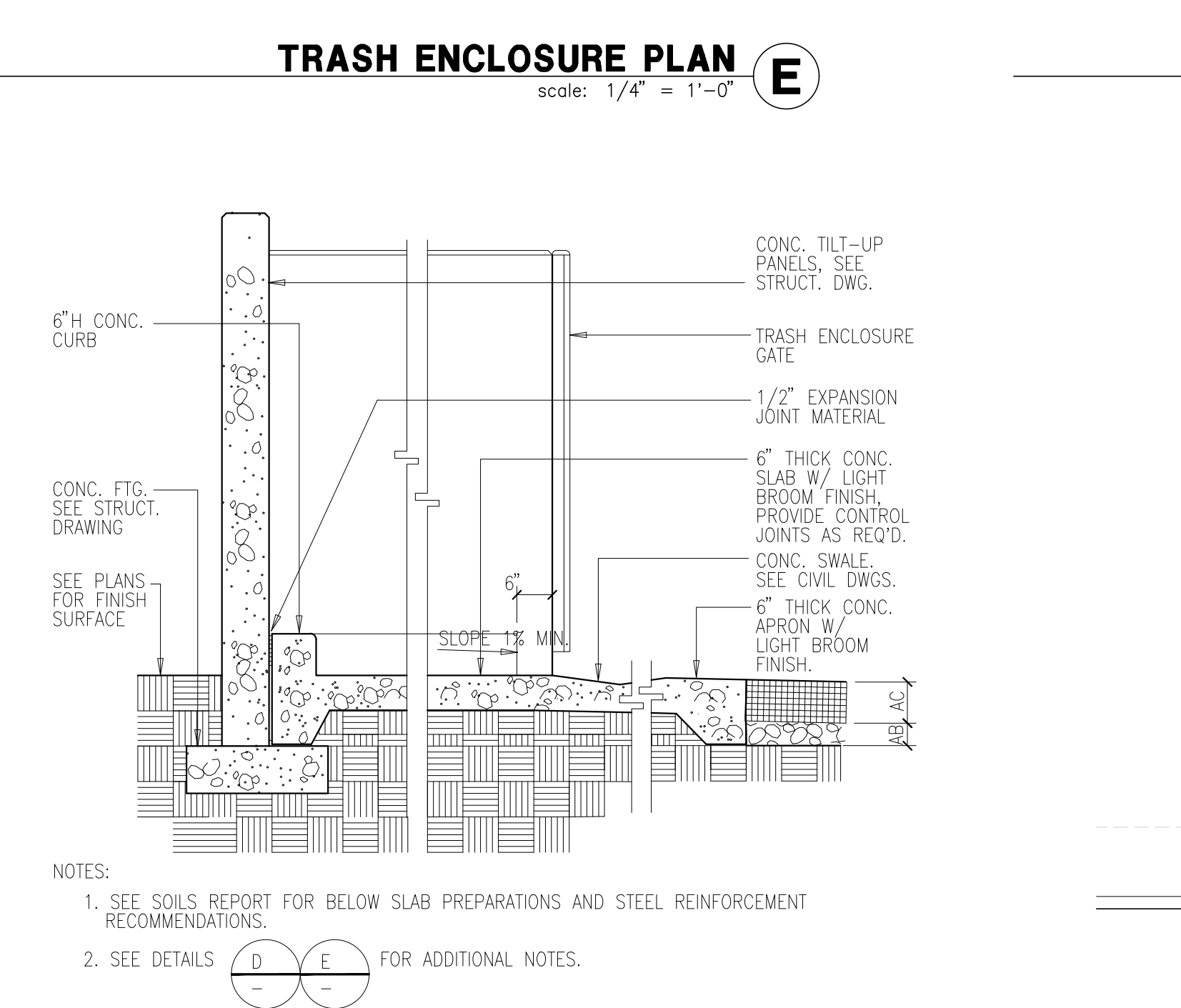
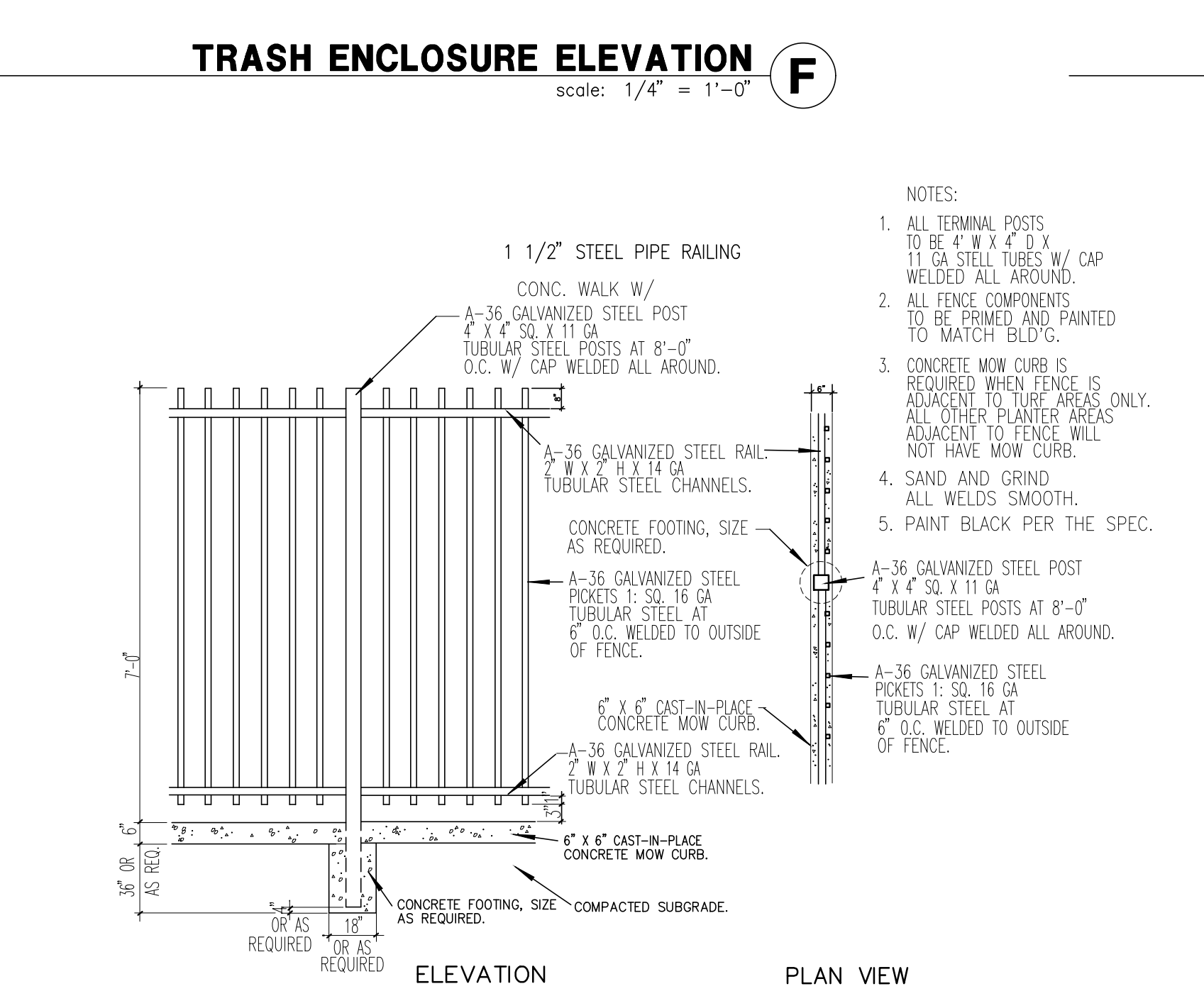
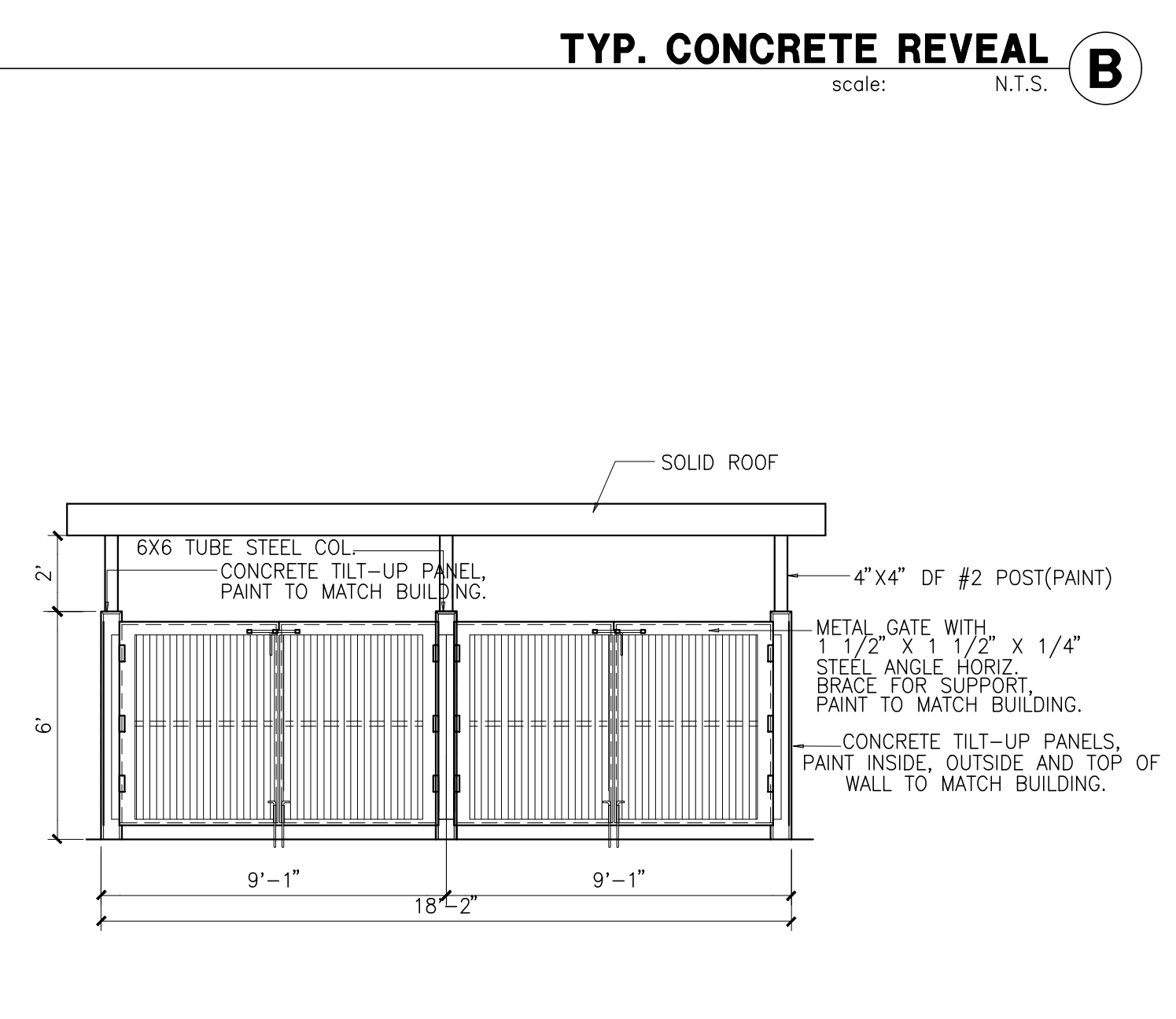
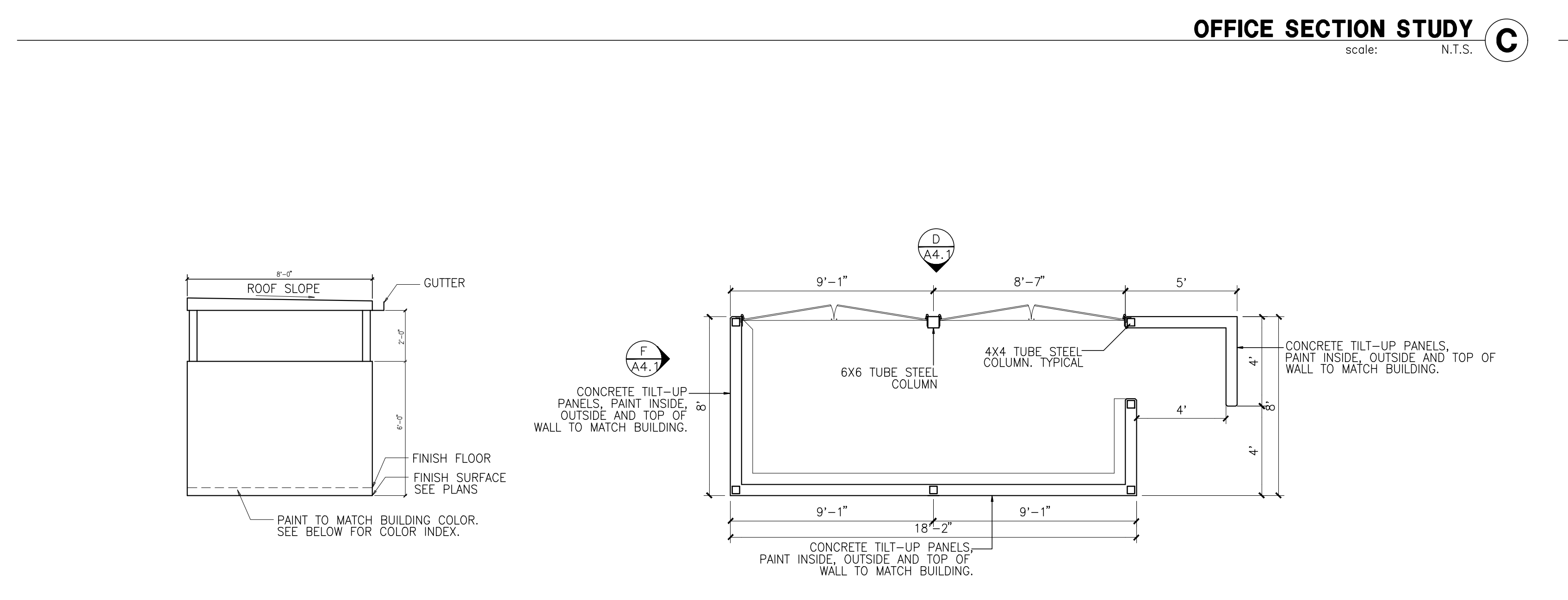
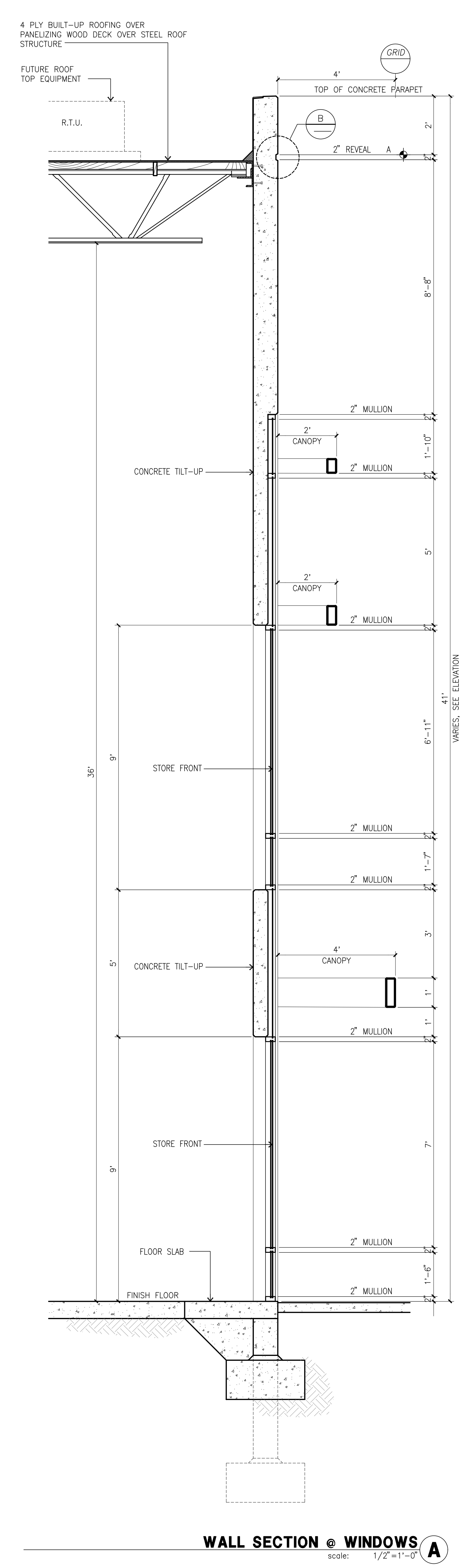
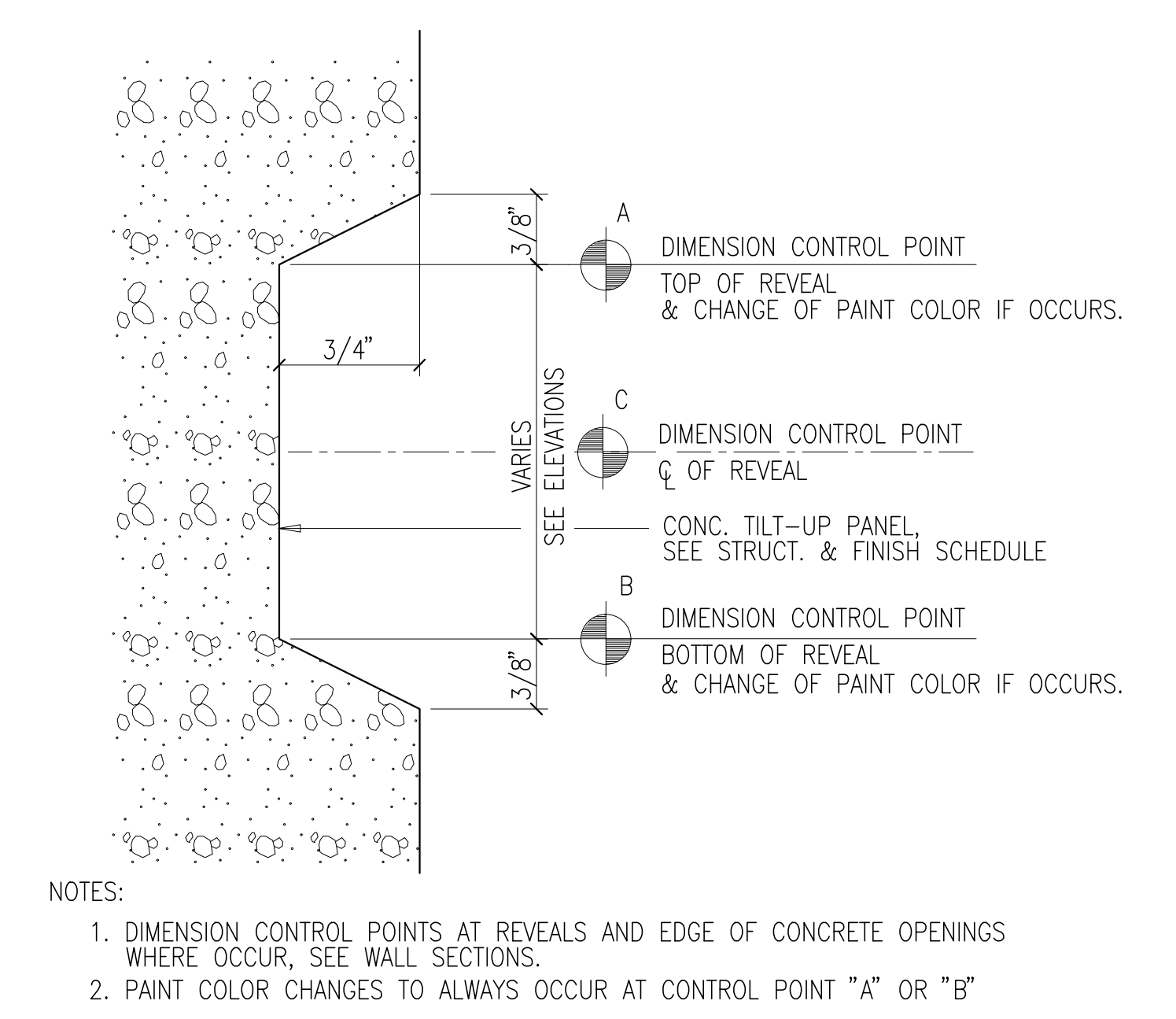
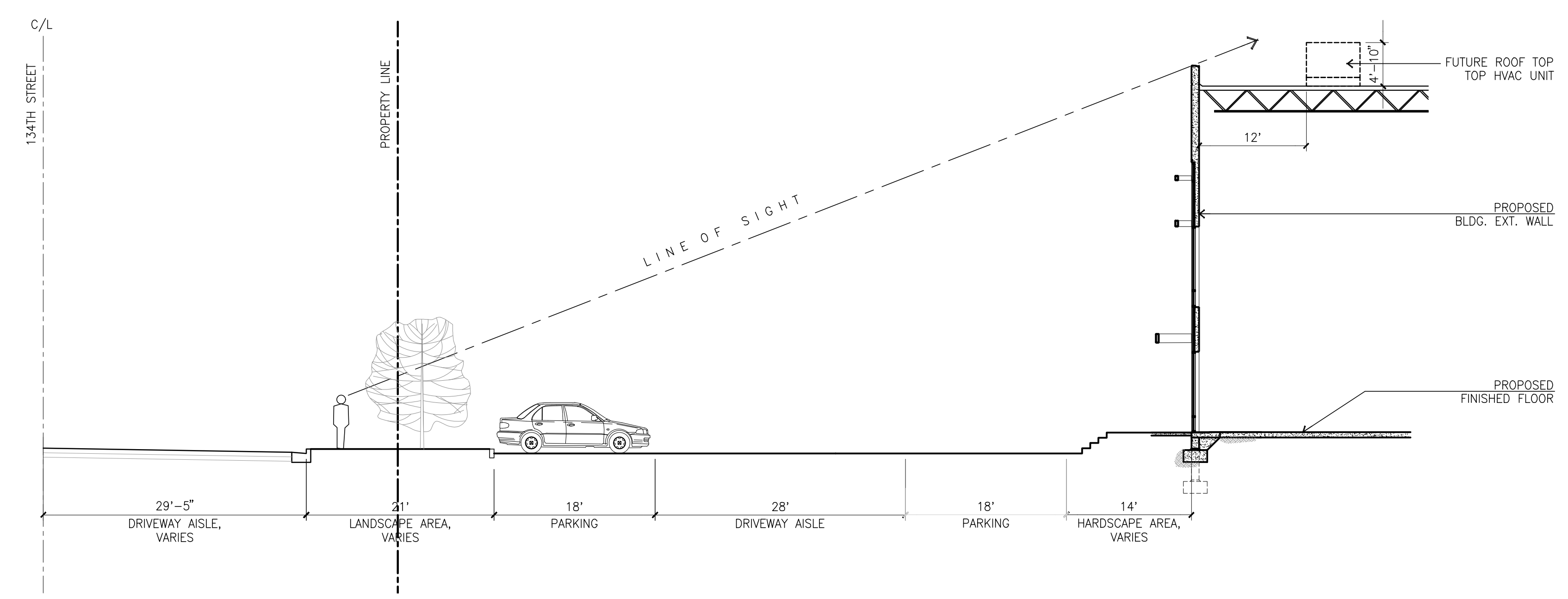
COLOR SCHED. - ELEVATIONS

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GLAZING LEGEND

- TEMPERED SPANDREL GLASS
- TEMPERED VISION INSULATED GLASS
PPG VISTACOOL (2) PACIFICA + SOLARBAN
SOLARBAN 60 (3) CLEAR

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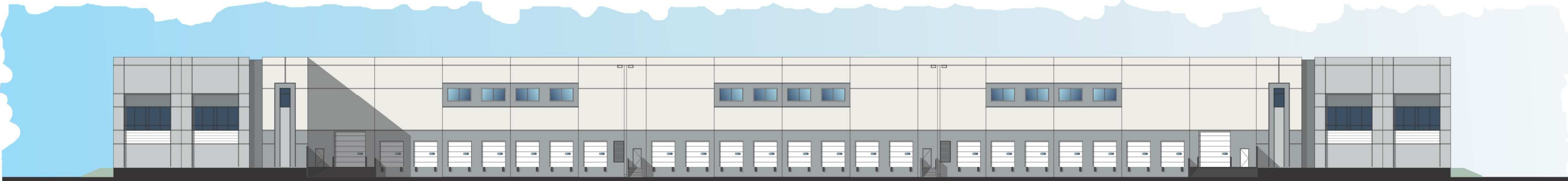
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135TH STREET ELEVATION - NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

JOB NO. 21023.00



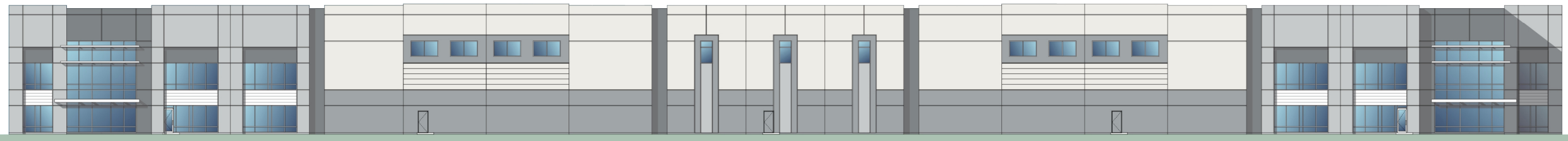
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CONCEPTUAL ELEVATIONS - 36' CLEAR

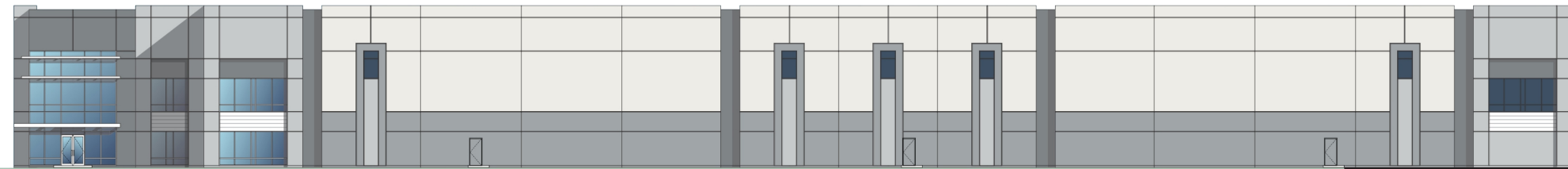
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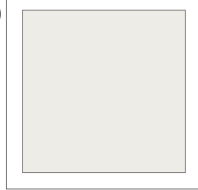


135th Street Elevation - North Elevation

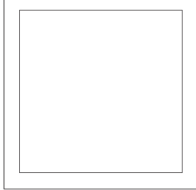


West Elevation

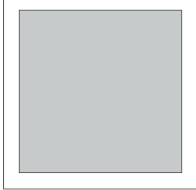
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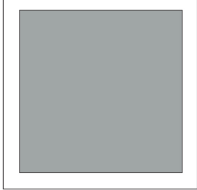
Sherwin Williams
SW 7570
Egret White
- 2



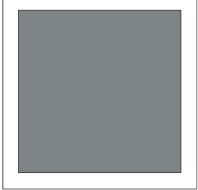
Sherwin Williams
SW 7005
Pure White
- 3




Sherwin Williams
SW 7071
Gray Screen
- 4



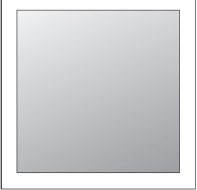
Sherwin Williams
SW 7073
Network Gray
- 5




Sherwin Williams
SW 7074
Software
- 6



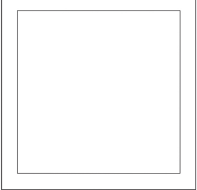
Sherwin Williams
SW 7602
Indigo Batik
- 7



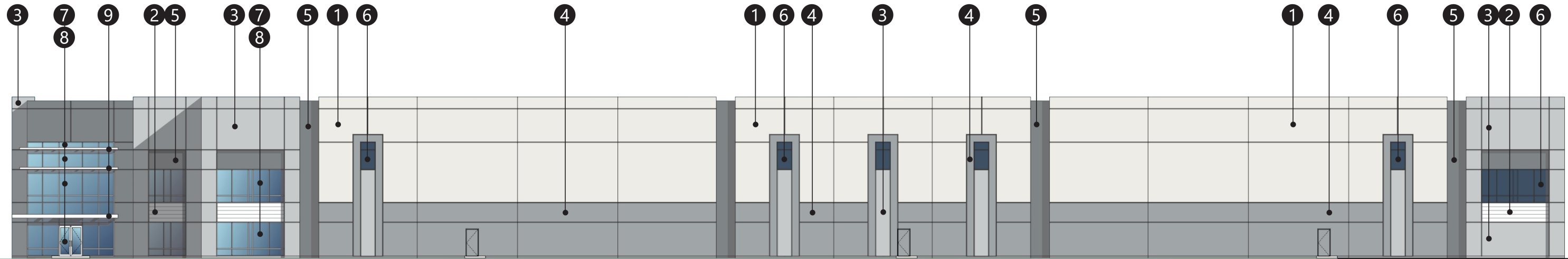
Clear Anodized
MULLIONS
- 8



Blue Reflective
GLAZING
- 9



Sherwin Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 7005 Pure White
@ Metal CANOPY



Enlarged View of 135th Street Elevation - West Elevation

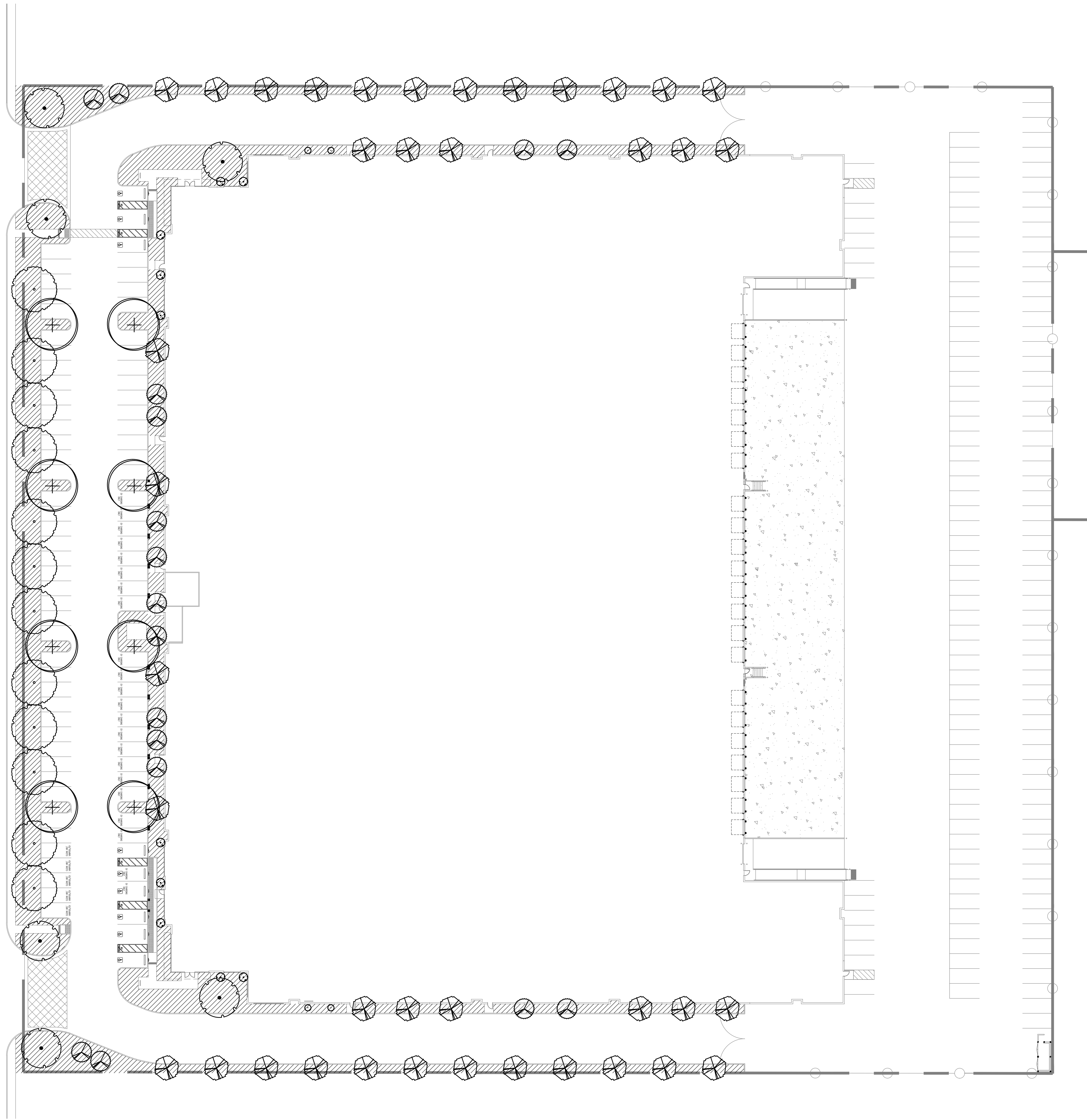


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WEST 135TH STREET



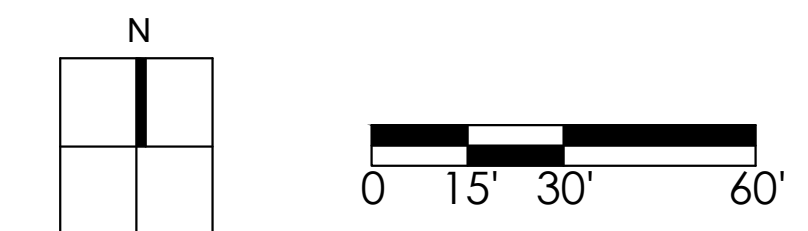
PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
○	<i>Cupressus sempervirens</i> Italian Cypress	24" Box	4	M	Standard
⊙	<i>Juniperus s. Stryckoffii</i> Skyrocket Juniper	24" Box	10	M	Standard
⊗	<i>Ligustrum s. Muskogee</i> Grape Myrtle	24" Box	17	M	Standard
⊕	<i>Quercus agrifolia</i> Oak	48" Box	6	L	Multi
⊕	<i>Pistacia chinensis</i> Chinese Pistache	24" Box	8	L	Standard
⊕	<i>Podocarpus neriifolius</i> Vase Pine	24" Box	12	M	Standard
⊗	<i>Tristaniopsis conferta</i> Brisbane Box	15 Gal	40	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
⊕	<i>Callistemon l. Little John</i> Dwarf Callistemon	5 Gal	192	L	
⊕	<i>Delonix reginae</i> Fortnight Lily	5 Gal	28	M	
⊕	<i>Ficus s. religiosa</i> Pineapple Guava	5 Gal	484	M	
⊕	<i>Hebe s. arbutifolia</i> Toyon	5 Gal	74	L	
⊕	<i>Leucopodium l. Green Cloud</i> Texas Ranger	5 Gal	238	L	
⊕	<i>Parthenocissus vitacea</i> Oriental Fountain Grass	5 Gal	101	L	
⊕	<i>Parthenocissus s. Rubrum</i> Purple Fountain Grass	5 Gal	45	L	
⊕	<i>Rosmarinus s. Tuscan Blue</i> Rosemary	5 Gal	175	L	
⊕	<i>Sabal serotinum</i> Autumn Sage	5 Gal	197	L	
⊕	<i>Senecio s. jacobinae</i> Feathery Cassia	5 Gal	206	L	
⊕	<i>Westringia frutescens</i> Coast Rosemary	5 Gal	221	L	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
⊕	<i>Agave americana</i> Century Plant	5 Gal	18	L	
⊕	<i>Echinosperma s. albanum</i> Schineria	1 Gal	80	L	
⊕	<i>Agave s. attenuata</i> Agave	5 Gal	3	L	
⊕	<i>Dioscorea s. wheeleri</i> Dwarf Sporan	5 Gal	4	L	
⊕	<i>Hesperaloe s. parviflora</i> Red Yucca	5 Gal	31	L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
⊕	<i>Ascia s. redolens Low Boy</i> Ascia	1 Gal	6" O.C.	L	
⊕	<i>Baccharis s. pilularis</i> Coyote Bush	1 Gal	30" O.C.	L	
⊕	<i>Parthenocissus s. Little Bunny</i> Little Bunny Fountain Grass	1 Gal	18" O.C.	L	
⊕	<i>Parthenocissus s. Oriental</i> Fountain Grass	1 Gal	36" O.C.	L	
⊕	<i>Parthenocissus s. Rubrum</i> Fountain Grass	1 Gal	36" O.C.	L	
⊕	<i>Mycoporum s. pacificum</i> Myoporum	1 Gal	4" O.C.	L	
⊕	<i>Lonicera s. Halliana</i> Hill's Honeysuckle	1 Gal	30" O.C.	L	
⊕	<i>Rosa s. Flower Carpet Red</i> Carpet Rose	1 Gal	30" O.C.	L	
⊕	<i>Senecio s. mandraliscae</i> Senecio	1 Gal	24" O.C.	L	



1600 W 135th Street

21-150
10.25.21
11.08.21

OMP
Gardena, California



HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

Owner:

19700 Vermont Ave, Suite 101
Torance, CA 90502

Project:

**OMP GARDENA
INDUSTRIAL
CENTER**

1600 WEST 135TH STREET
GARDENA, CA

Consultants:

Civil: THIENES
Structural: -
Mechanical: -
Plumbing: -
Electrical: RPM
Landscape: HUNTER
Fire Protection: -
Soils Engineer: -

Title:

SITE PHOTOMETRIC

Project Number: 21-XXX

Drawn by: RPM

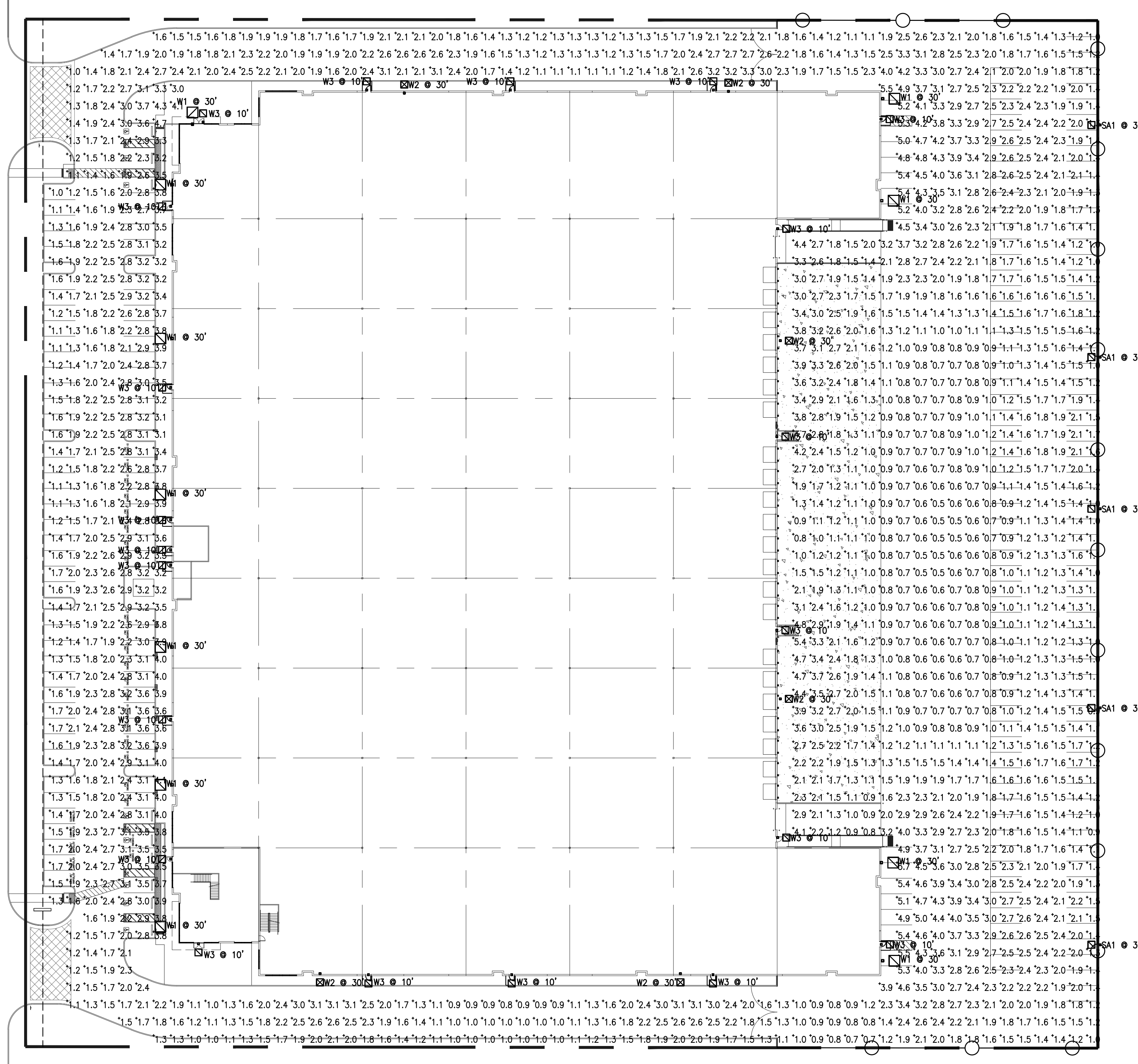
Date: 11/08/21

Revision:

Sheet:

FC-1

RPM #21-XXX 11/08/21



SITE PHOTOMETRIC

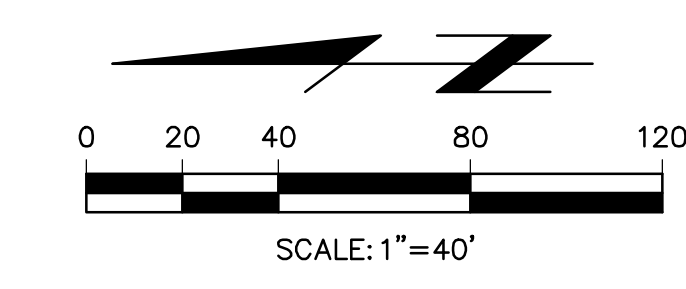
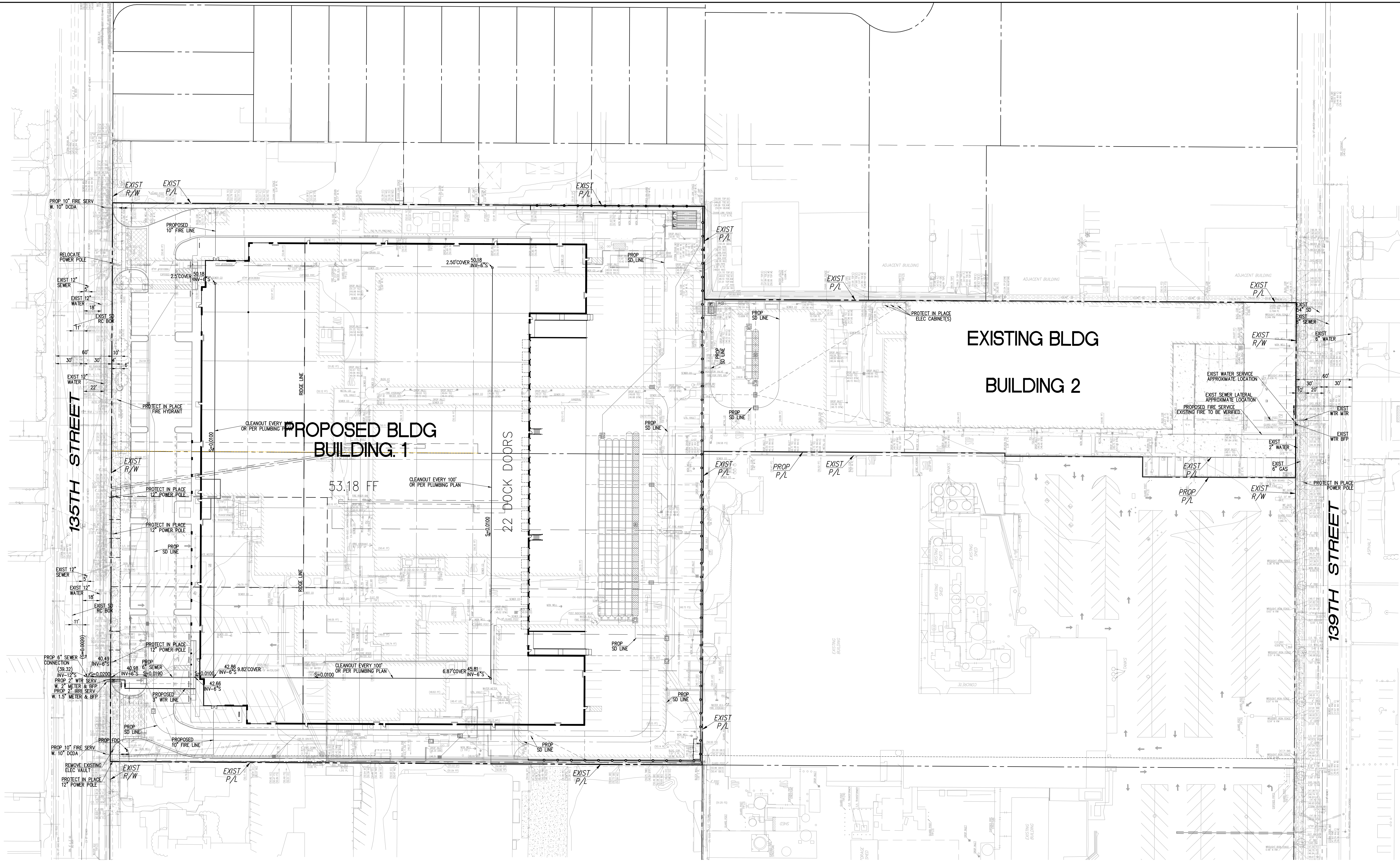
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1



SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE
☐	W1	11	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-IV-FT-80LED-1050mA-NW MM511 WALL_Mt_AT_30_FT_AFG BUG_RATING_B3_UO_G5	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	357	0.9	256.4
☐	W2	6	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-III-W-80LED-1050mA-NW MM511 WALL_Mt_AT_30_FT_AFG BUG_RATING_B3_UO_G5	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	367	0.9	256.4
☐	W3	21	U.S. ARCHITECTURAL LIGHTING	RZR-WHT-PLD-III-W-80LED-525mA-NW EM1 WALL_Mt_AT_30_FT_AFG BUG_RATING_B1_UO_G2 MM511 WALL_Mt_AT10_FT_AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	218	0.9	32.4
☐	SA1	5	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-IV-FT-80LED-1050mA-NW MM511 WALL_Mt_AT_30_FT_AFG BUG_RATING_B1_UO_G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	166	0.9	129.4

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	
CALC_ZONE #1	+	1.9	FD5.7	FC0.5	FC1	11.4:1	3.8:1



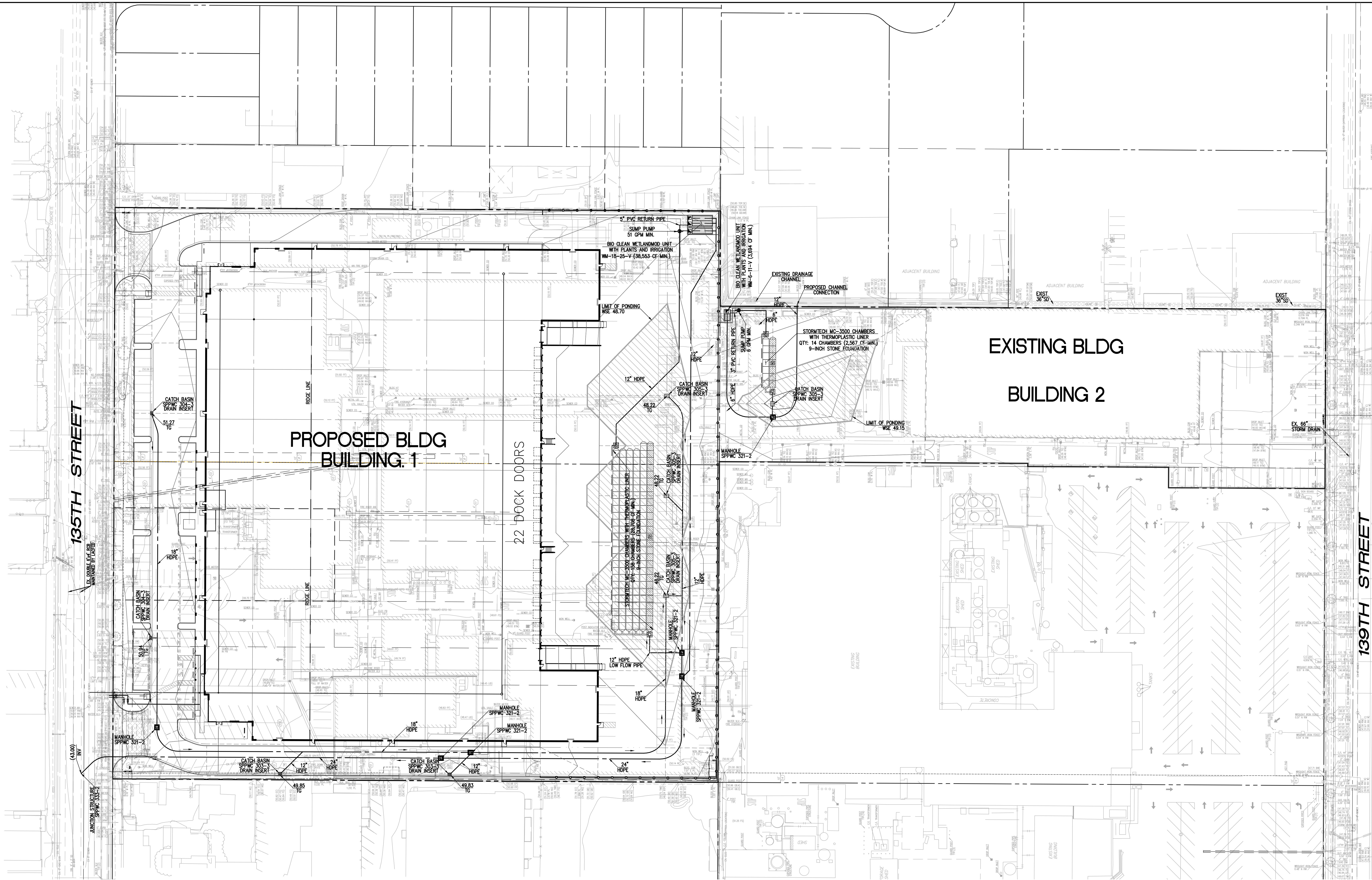
CITY OF GARDENA
PUBLIC WORKS DEPARTMENT
CONCEPTUAL UTILITY PLAN
O.M.P. GARDENA INDUSTRIAL CENTER
W. 135TH STREET AND W. 139TH STREET

PREPARED FOR:
OVERTON MOORE - PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORRANCE, CA 90502
PHONE: (949) 822-7143
CONTACT: MONTANA KANEN



Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____		
Sheet 3 of 4 Sheets		

3564B



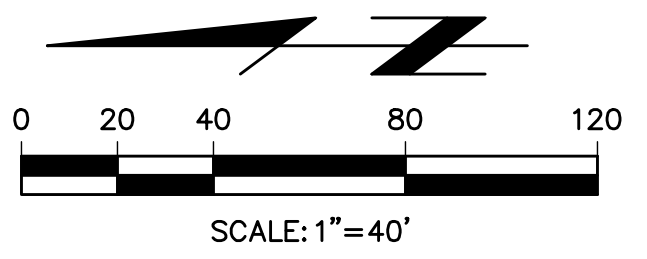
135TH STREET

139TH STREET

PROPOSED BLDG
BUILDING 1

22 DOCK DOORS

EXISTING BLDG
BUILDING 2



CITY OF GARDENA
PUBLIC WORKS DEPARTMENT
CONCEPTUAL STORM DRAIN PLAN
O.M.P. GARDENA INDUSTRIAL CENTER
W. 135TH STREET AND W. 139TH STREET

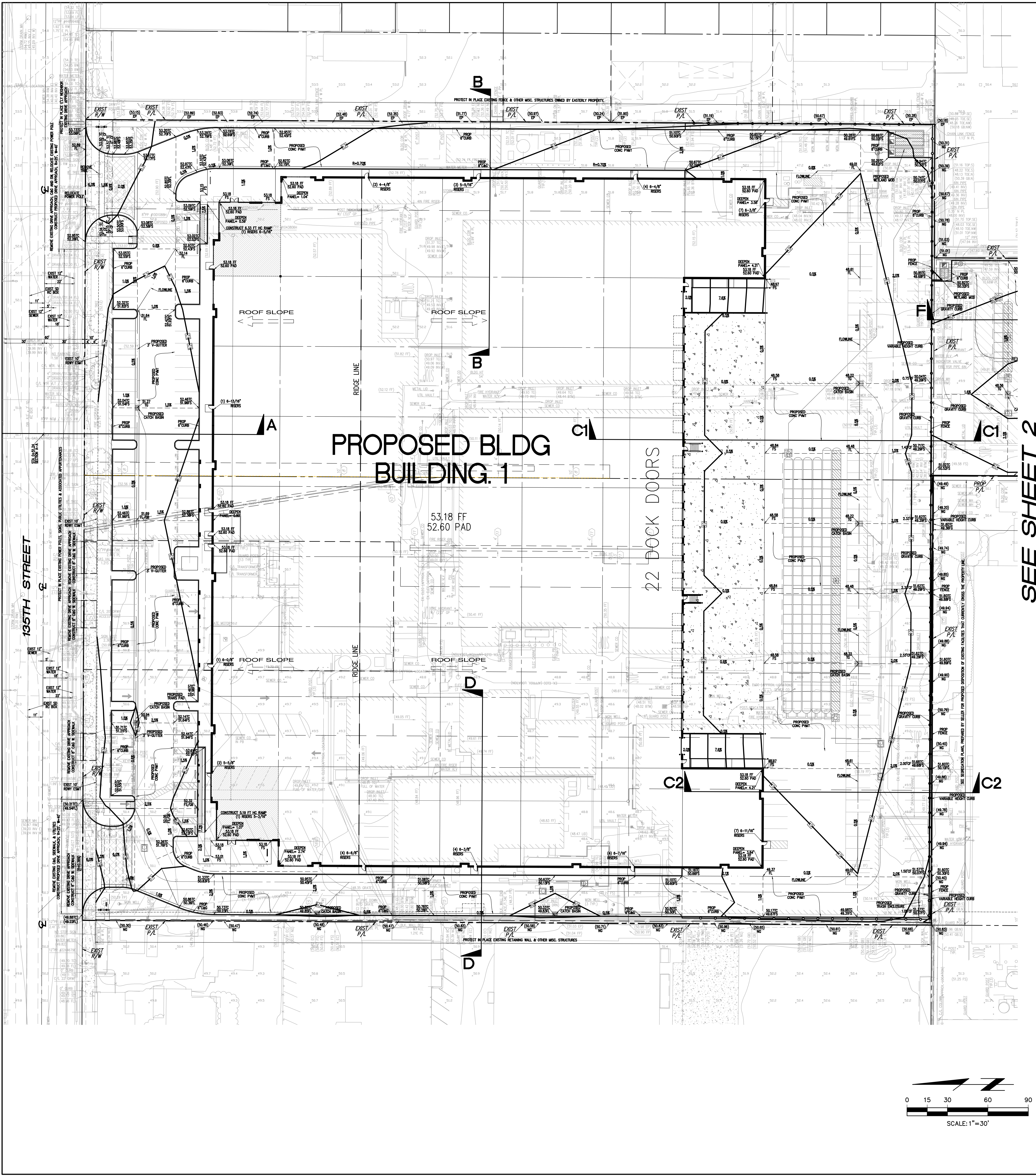
PREPARED FOR:
OVERTON MOORE - PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORRANCE, CA 90502
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CONTACT: MONTANA KANEN

T&E Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14340 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4111 FAX: (714) 521-4173

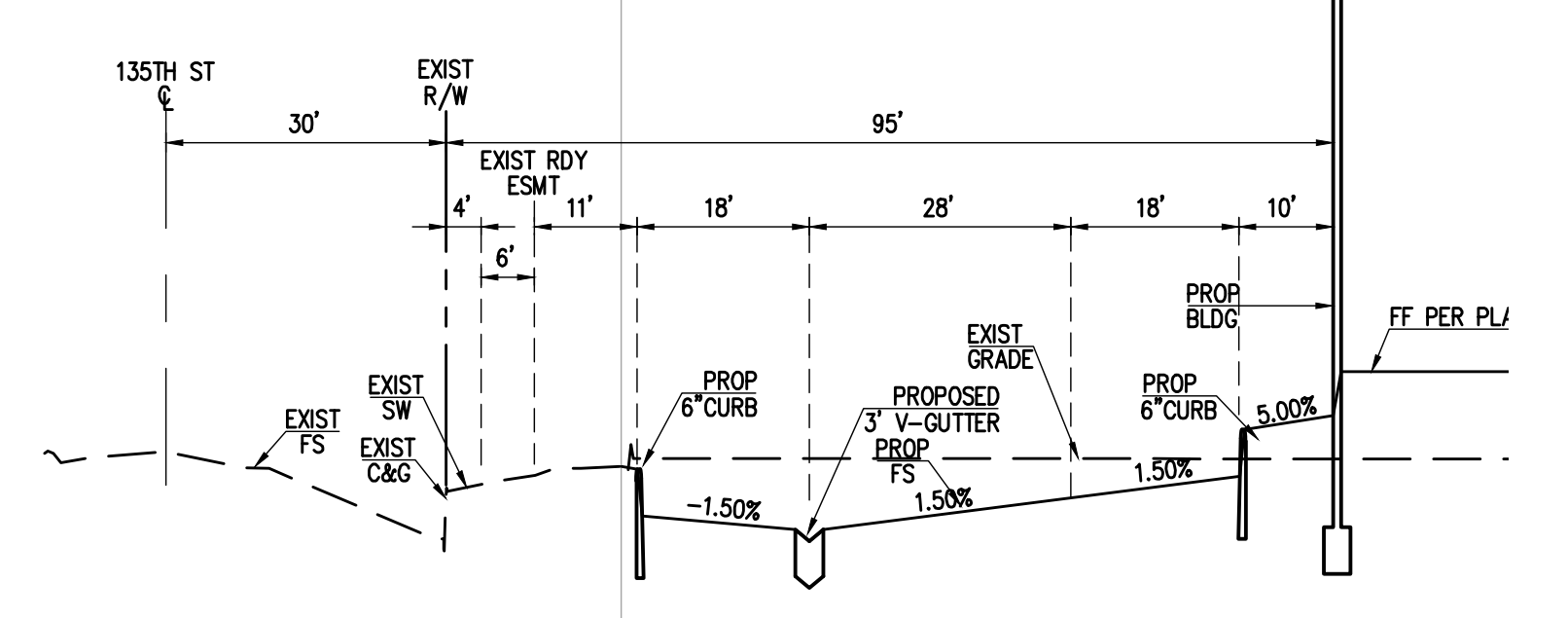
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Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____	Sheet 4 of 4	Sheets

3564B

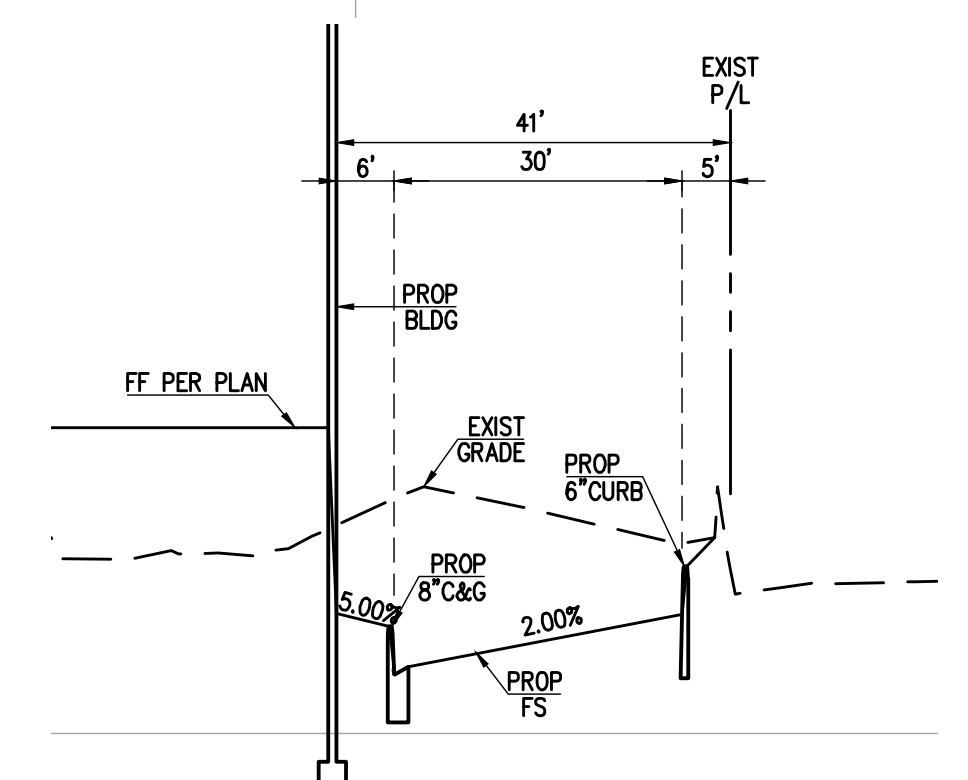
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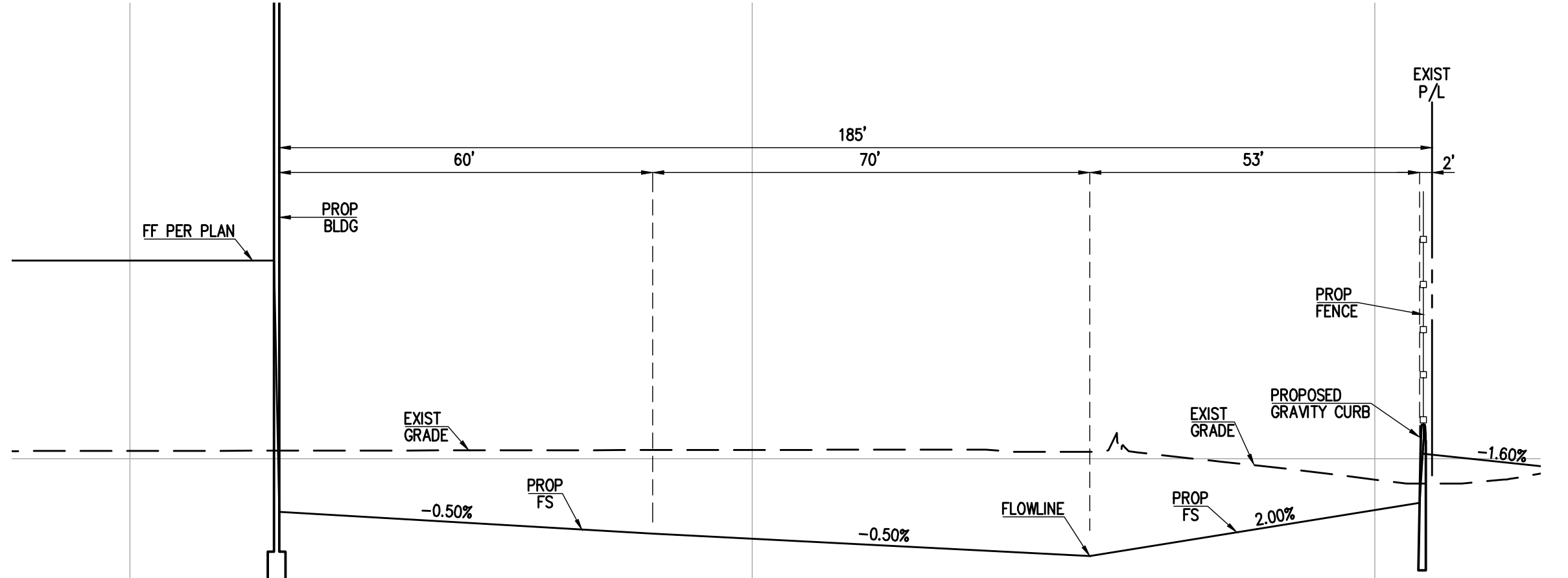
SEE SHEET 2



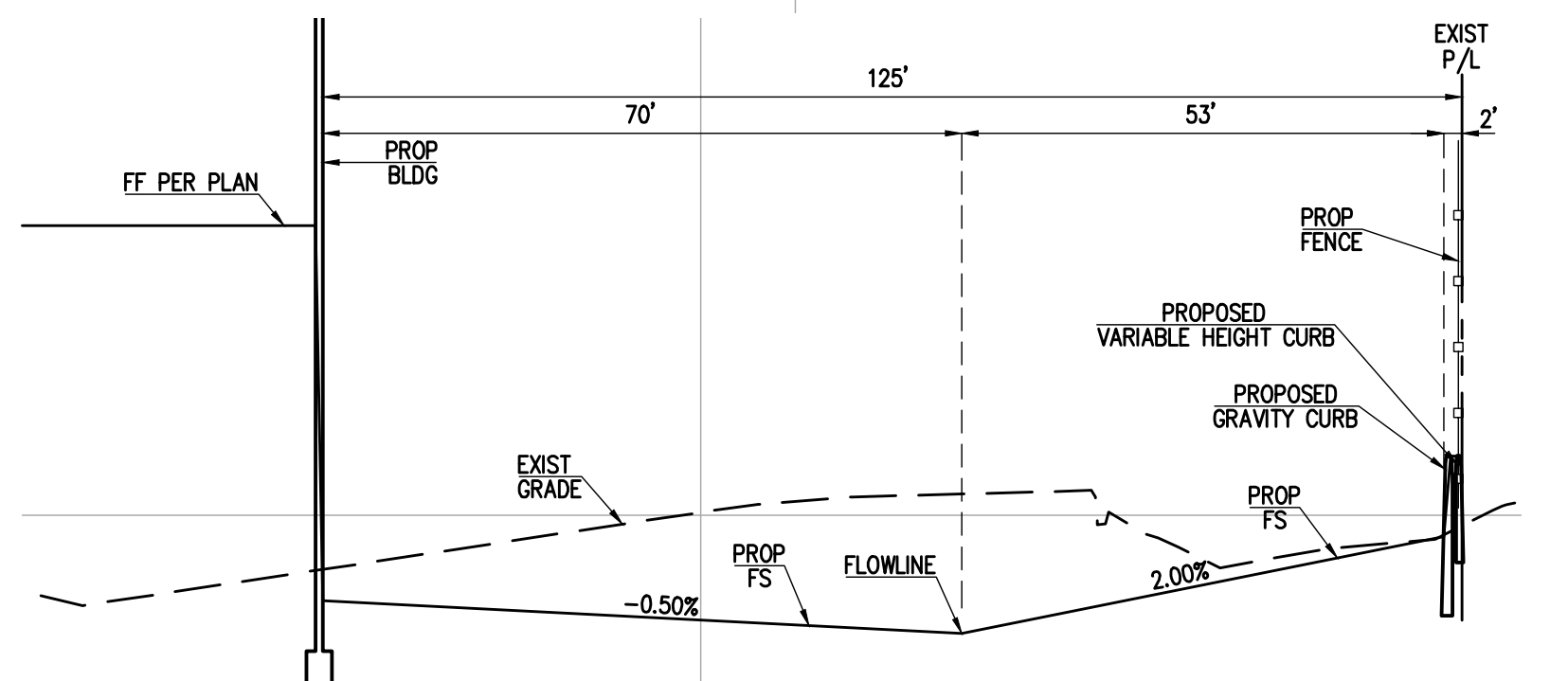
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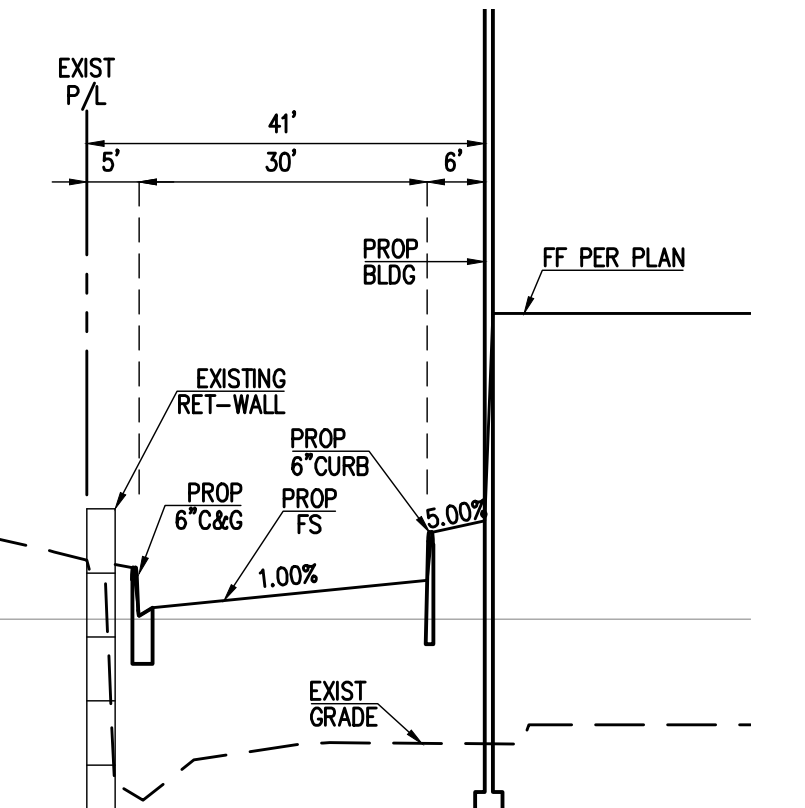
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SECTION C1-C1
SCALE: N.T.S.



SECTION C2-C2
SCALE: N.T.S.



SECTION D-D
SCALE: N.T.S.

NOTE: CALCULATIONS BELOW ASSUME CONCURRENT GRADING OPERATIONS FOR PROPOSED IMPROVEMENTS ON SHEET 1 & 2.

EARTHWORK BALANCE CALCULATIONS			8/27/2021
PROJECT:	135TH STREET INDUSTRIAL DEVELOPMENT - BLDG1		
JOB#:	3564B		
K. SITE AREA:	374.673	SF	
L. SUBSIDENCE FACTOR:	0.062		
M. SHRINKAGE FACTOR:	5	%	
N. SITE STRIPPING FACTOR:	0.1		
O. OVEREXCAVATION:	17.721	CY	
A. CALCULATED CUT:	11,000	CY	
B. ADDITION SLAB CUT:	591	CY	
C. FOOTING AND UTILITY SPOILS	2,000	CY	
D. RECYCLE MATERIAL	4,500	CY	
E. UGS-WOMP	2,658	CY	
TOTAL CUT: (A+B+C+D+E)	20,749	CY	
Q. CALCULATED FILL:	16,000	CY	
R. LIGHT PAVING FILL:		CY	
S. SUBSIDENCE: (LxK)/27=	865	CY	
T. SHRINKAGE: (M/100)Q=	1,034	CY	
U. SITE STRIPPING	1,966	CY	
V. OVEREXCAVATION SHRINKAGE	884	CY	
W. TOTAL FILL: (Q+R+S+T+U+V)=	20,749	CY	
X. TOTAL (IMPORT) OR EXPORT:	(0)	CY	
Y. SITE ADJUSTMENT	(0.00)		

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES & ARE TO BE USED BY BLDG DEPT ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES & BID A COMPLETE JOB.

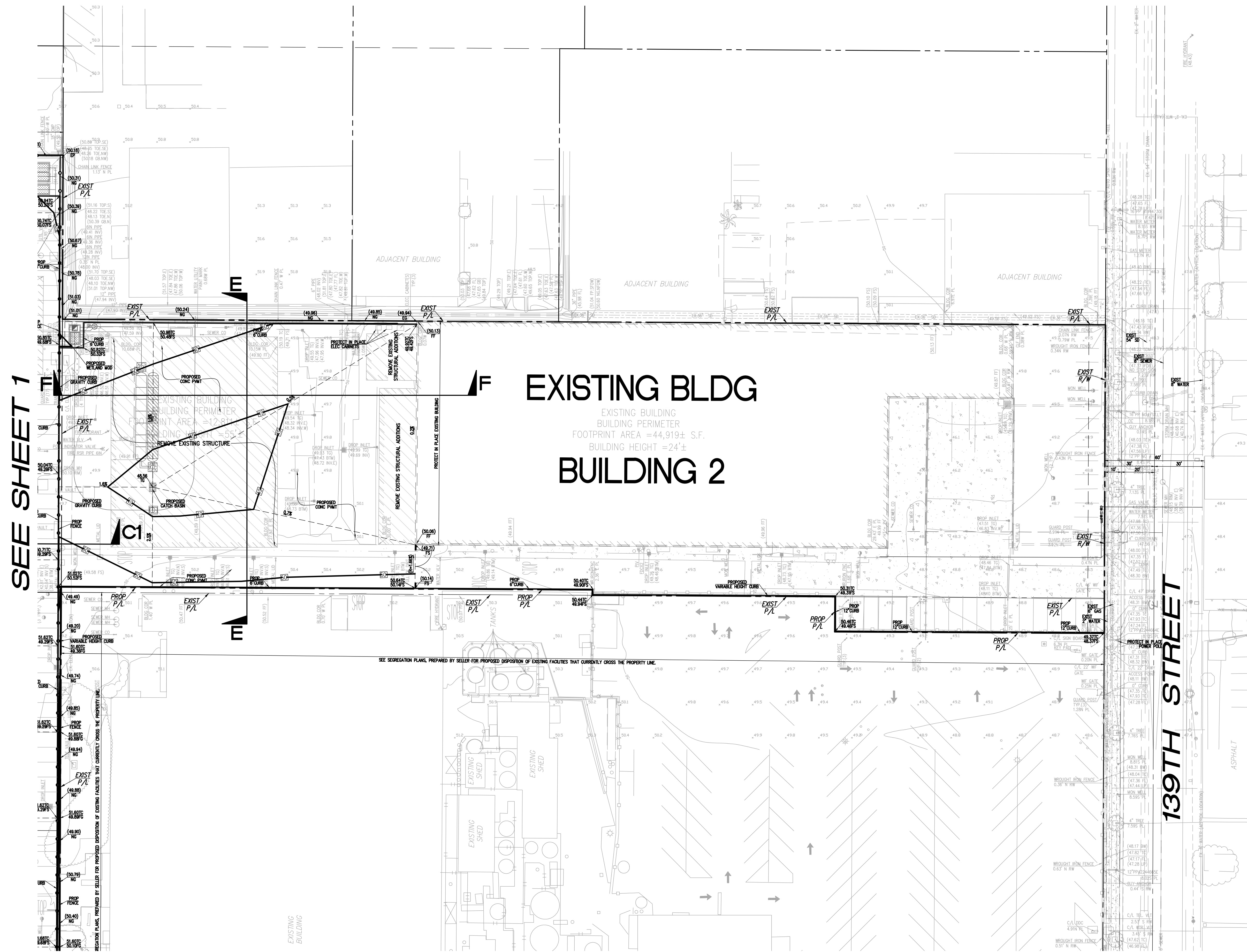
CITY OF GARDENA
PUBLIC WORKS DEPARTMENT
BLDG1 - CONCEPTUAL GRADING PLAN
O.M.P. GARDENA INDUSTRIAL CENTER
W. 135TH STREET AND W. 139TH STREET

PREPARED FOR:
OVERTON MOORE - PROPERTIES
19700 S. VERMONT AVE., SUITE 101
TORRANCE, CA 90502
PHONE: (949) 922-7143
CONTACT: MONTANA KANEN

Tai Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14140 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90639
PH: (714) 521-4011 FAX: (714) 521-4773

Designed by _____ Date _____
Checked by _____ Date _____
Designed by _____ Date _____
Checked by _____ Date _____
Approved by _____ Date _____
Public Works Director R.C.E. XXXXX
Sheet **1** of **4** Sheets

3564B
LIST NUMBER: 11/02/2021
PLOT DATE: 11/06/2021
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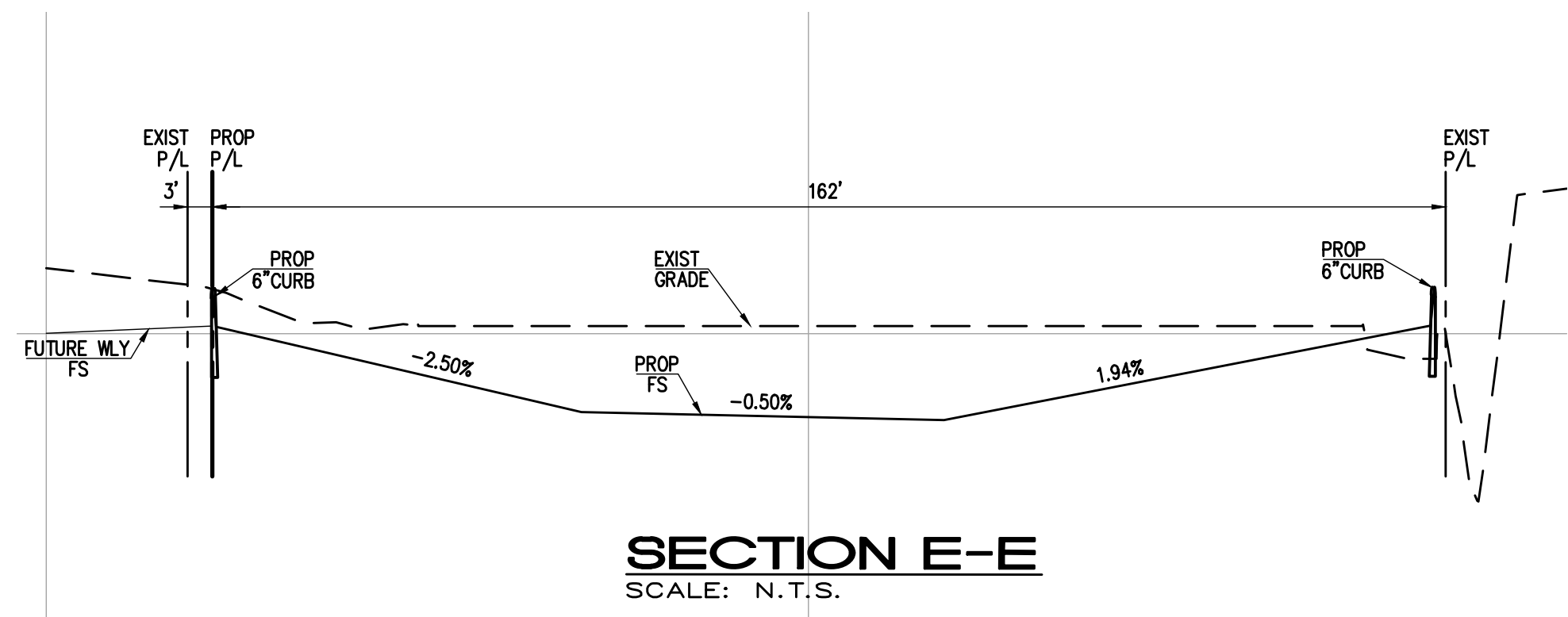


SEE SHEET 1

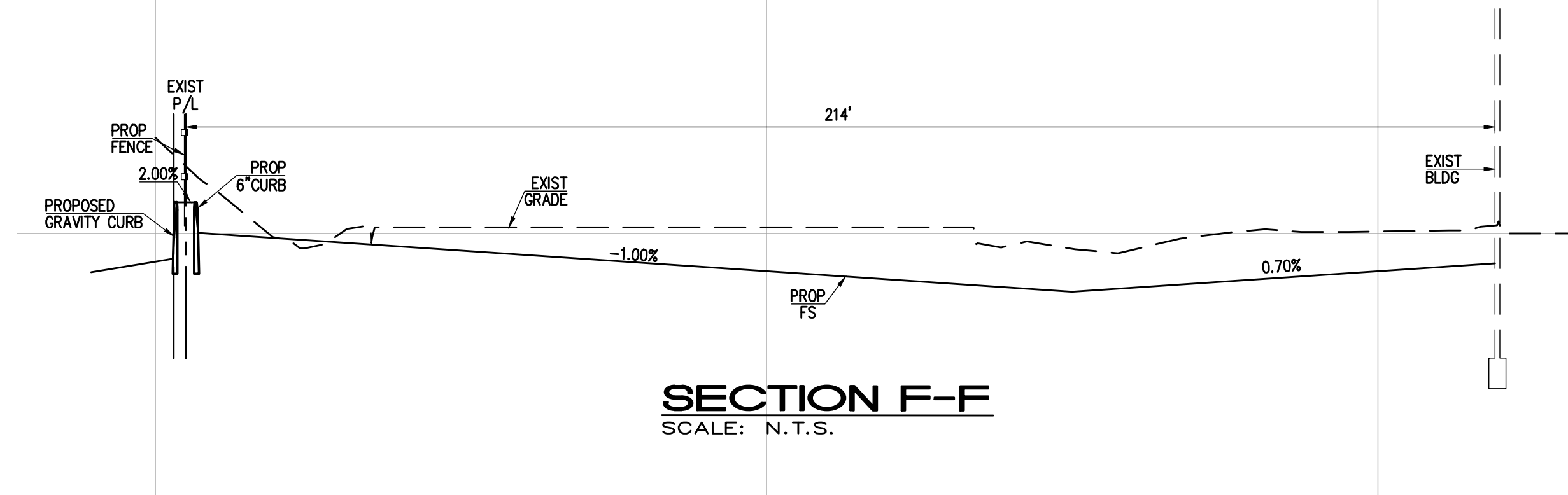
139TH STREET

NOTE: CALCULATIONS BELOW ASSUME CONCURRENT GRADING OPERATIONS FOR PROPOSED IMPROVEMENTS ON SHEET 1 & 2.

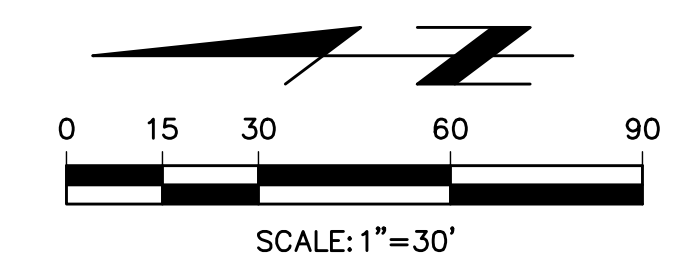
EARTHWORK BALANCE CALCULATIONS		8/16/2021
PROJECT 135TH STREET INDUSTRIAL DEVELOPMENT - BLDG2		
JOB# 3564B		
K. SITE AREA:		35,000 SF
L. SUBSIDENCE FACTOR:		0.063
M. SHRINKAGE FACTOR:		5 %
N. SITE STRIPPING FACTOR:		0.1
O. OVEREXCAVATION:		1,296 CY
A. CALCULATED CUT:		80 CY
B. UGS-WQMP		289 CY
TOTAL CUT: (A+B)		369 CY
Q. CALCULATED FILL:		20 CY
R. LIGHT PAVING FILL:		81 CY
S. SUBSIDENCE: (LxK)/27=		18 CY
T. SHRINKAGE: (M/100)C=		185 CY
U. SITE STRIPPING		65 CY
V. OVEREXCAVATION SHRINKAGE		65 CY
W TOTAL FILL: (Q+R+S+T+U+V)=		369 CY
X TOTAL (IMPORT) OR EXPORT:		(0) CY
NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES & ARE TO BE USED BY BLDG DEPT ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES & BID A COMPLETE JOB.		
SITE ADJUSTMENT		(0.00)



SECTION E-E
SCALE: N.T.S.



SECTION F-F
SCALE: N.T.S.



PREPARED FOR:
OVERTON MOORE - PROPERTIES
19700 S. VERMONT AVE., SUITE 101
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CONTACT: MONTANA KANEN



CITY OF GARDENA
PUBLIC WORKS DEPARTMENT
BLDG2 - CONCEPTUAL GRADING PLAN
O.M.P. GARDENA INDUSTRIAL CENTER
W. 135TH STREET AND W. 139TH STREET

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____		

Sheet **2** of **4** Sheets

3564B
11/08/2021

EXHIBIT E

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR ENVIRONMENTAL ASSESSMENT #18-21, CONDITIONAL USE PERMIT #7-21, AND SITE PLAN REVIEW #9-21

1600 and 1606 W. 135th Street (APNs: 6102-013-026, 027)

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 on March 7, 2023 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 #18-21, Conditional Use Permit #7-21, and Site Plan Review #9-21. 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 #9-21 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.

- SPR2. 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.
- SPR3. 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.
- SPR4. The applicant shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controllers. All above ground piping, such as double detector check valves, shall not be placed in front setbacks and shall be screened with landscaping and painted green. Protective bollards shall be of a decorative type and/or painted green where appropriate.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #7-21 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 building permits. The twelve months shall not begin to commence until the legislative approvals become effective.
- CUP2. The applicant shall comply with all performance standards pursuant to Section 18.36.040 of the Gardena Municipal Code.
- CUP3. The applicant shall ensure that that no barbed wired is install anywhere on the site that is visible from any public right-of-way.
- CUP4. The applicant shall pay a one-time fee \$100,245.60 at the time of building permit issuance for rehabilitation of West 135th Street from Western Avenue to Normandie Avenue due to wear and tear resulting from trucking operations from the warehouse facility.
- CUP5. The applicant shall ensure that no more than 19,500 square feet of the building shall be used for manufacturing uses. If any portion of the uses (i.e. office spaces, warehouse space, manufacturing space) is expanded into other areas than what was shown to the Planning Commission on March 7, 2023, the applicant shall provide a parking calculation to show the property is still providing the appropriate number of parking spaces pursuant to Chapter 18.40 of the Gardena Municipal Code.

PLANNING

- PL1. The applicant shall be required to apply for a lot line adjustment to combine the two lots (APNs: 6102-013-026, 6102-013-027) 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.

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. 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.
- BS5. 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.
- BS6. 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.

BS7. 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.

BS8. 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.

BS9. 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.

- BS10. 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. Remove and replace all sidewalk, curb, gutter, driveway, and street signages fronting property along West 135th Street Show all sidewalk structures. All incidental improvements such as R&R traffic markings, re-painting existing curbs, install traffic signs, curb drains, etc. shall also be included.
- PW7. The applicant shall provide traffic control plans per WATCH (Work Area Traffic Control Handbook) and/or California MUTCD (California Manual on Uniform Traffic Control Devices) per the latest standard pending proposed controls (permanent-overnight or temporary). The temporary/permanent traffic control plans shall be prepared by, or under the direction of, a licensed civil engineer or other authorized to practice traffic engineering.
- PW8. The applicant shall 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.
- PW9. 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.
- PW10. 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 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.

Gardena Owner LP, certifies that it has read, understood, and agrees to the Project Conditions listed herein.

Gardena Owner LP, Representative

By _____

Dated _____

TECHNICAL MEMORANDUM

To: Amanda Acuna, City of Gardena
From: William Halligan, Esq., Harris & Associates
Subject: **Additional Comments/Discussions on the Gardena Industrial Center Project from the Los Angeles Regional Water Quality Control Board**
Date: March 16, 2023
Att:

Since release of the Final Mitigated Negative Declaration (MND)/Response to Comments on February 24th, 2023, the City of Gardena staff has had additional correspondence and discussions with the Los Angeles Regional Water Quality Control Board (“Water Board”) regarding the Gardena Industrial Center Project. The Water Board has requested additional minor changes to Mitigation Measure HAZ-1. These are considered minor technical clarifications/corrections to HAZ-1 and do not represent a substitution of the original mitigation measure. The additional revisions to HAZ-1 are shown below:

HAZ-1 Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan or other remedial cleanup program document reviewed and approved by LARWQCB (collectively referred to as the “RAP”) in compliance with Water Board Resolution No. 92-49. Subject to the LARWQCB’s requirements, the RAP shall present the scope of work and schedule to remediate and mitigate all impacted shallow soils to the criteria protective of human health and the environment, including groundwater quality. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.

The Remedial Cleanup Program required as mitigation for this project is for the shallow VOC impacted soils on site. Additional remediation for deeper soils and groundwater may be required for this site by LARWQCB, but is not required as part of the mitigation for this project to proceed. However, appropriate access for monitoring, sampling and remediation for impacted deeper soils and impacted groundwater shall be maintained and shall not be affected by the proposed project.

~~Prior to the issuance of building permits, the Project Applicant shall prepare and implement a Remedial Action Plan or other remedial cleanup program document reviewed and approved by LARWQCB (collectively referred to as the “Final Remedial Cleanup Program”). The LARWQCB may require additional soil, soil vapor, and groundwater investigations prior to submittal of a Final Remedial Cleanup Program. The Final Remedial Cleanup Program will present the results of the previous work and present a scope of work to remediate all contamination from the Site, including volatile organic compounds (VOCs) impacts in soil, soil vapor, and groundwater to facilitate industrial or commercial redevelopment of the Site, including remediation of shallow impacted soil that might be encountered during grading and other redevelopment activities. The Project Applicant shall provide a copy of the Final Remedial Cleanup Program to the City once it has been reviewed and approved by the LARWQCB with confirmation of approval.~~

~~Subject to the LARWQCB’s requirements discretion, the Final Remedial Cleanup Program should present the scope of work and schedule to remediate and/or mitigate shallow onsite VOC impacted soil associated~~

~~with REC Nos. 4, 5, and 6 so grading and redevelopment can commence. The results of the remedial efforts shall be documented in a report that will be submitted to the LARWQCB.~~

Prior to issuance of grading permits, a Soil Management Plan (SMP) shall be submitted to the City which shall identify the procedures to manage unknown environmental concerns that might be encountered during redevelopment. This document shall also be submitted to the LARWQCB. The SMP does not need to be approved by the LARWQCB nor the City.

A Vapor Intrusion Mitigation System (VIMS) Design Plan shall be prepared that presents the proposed design and construction details of the vapor mitigation system and submitted to the City along with construction documents. A VIMS Performance Plan should accompany the VIMS Design Plan and will present baseline indoor air sampling details that will be collected once the building is constructed. The baseline sampling, compared to subsequent sampling results, will provide evidence that the VIMS is performing adequately and that no human health risks are present for site occupancy. The VIMS Performance Plan will include the baseline and startup sampling procedures, on-going performance monitoring, and operation, monitoring, and maintenance (OM&M) operations. The VIMS Performance Plan will also provide contingencies for further mitigation if unfavorable vapor concentrations are discovered. Following completion of these tasks, the Project Applicant will request a determination from the LARWQCB that no further sampling/monitoring be required.

Prior to issuance of a temporary or final Certificate of Occupancy, a Land Use Covenant (LUC) shall be recorded with the Los Angeles County Registrar-Recorder restricting the property to be used only for industrial and/or commercial uses. Proof of recording shall be provided to the City. Prior to recording, the LUC shall be presented to the LARWQCB for review and approval.