GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda
Council Chamber at City Hall
1700 West 162nd Street, Gardena, California
Website: www.cityofgardena.org

Tuesday, November 16, 2021
Closed Session 7:00 p.m.
Open Session 7:30 p.m.

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

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

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

If you would like to participate in this meeting, you can participate via the following options:

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

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

3. PARTICIPATE DURING THE MEETING

    - Join Zoom Meeting Via the Internet: https://us02web.zoom.us/j/88641944768

    - Via Phone Conference Phone number: US: +1 669 900 9128, Meeting ID: 886 4194 4768 Press *9 to Raise your Hand and *6 to unmute when prompted.

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

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

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

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

Thank you for your attendance and cooperation.

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1. ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

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

2. CLOSED SESSION

2.A CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
Agency Designated Representative: Clint Osorio, City Manager
Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassoldt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential / Unrepresented Employees

3. PLEDGE OF ALLEGIANCE

Payton Thomas - 2nd Grade
Chapman Elementary School

4. INVOCATION

Presented by Mayor Pro Tem Rodney G. Tanaka

5. PRESENTATIONS

5.A Gardena Police Department Special Needs Sticker Program - ***presented by Police Chief Mike Saffell***

5.B "Mosquitoes in Gardena: What you need to know" - Greater Los Angeles County Vector Control District Presentation - ***presented by Mary-Joy Coburn***

5.C 2021 American Public Transportation Association Bus Safety Gold Awards - ***presented by Transportation Director Ernie Crespo***

6. PROCLAMATIONS

6.A "2021 Small Business Saturday, November 27, 2021" - ***To be Proclaimed Only***
Proclaim Only-Small Business Saturday11.26.21.pdf

7. APPOINTMENTS

7.A Greater Los Angeles County Vector Control District Board of Trustees Appointment

Staff Recommendation: Consider and discuss appointment to the Greater Los Angeles County Vector Control District Board of Trustees
Greater LA County Vector Control District Letter.pdf

8. CONSENT CALENDAR

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

8.A 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, October 26, 2021
Study Session Meeting, October 28, 2021
Special Closed Session Meeting, November 6, 2021
CONTACT: CITY CLERK
10262021 REGULAR Minutes Gardena CC Meeting - FINAL.pdf
10282021 Study Session - Minutes - FINAL.pdf
11062021 SPECIAL Closed Session Minutes Gardena CC Meeting - FINAL.pdf

8.C Approval of Warrants/Payroll Register, November 9, 2021
CONTACT: CITY TREASURER
Warrants-Payroll Register Memo 11-16-21.pdf

8.D Personnel Report No. P-2021-20
CONTACT: HUMAN RESOURCES
PERS RPT P-2021-20 11-16-21.doc

8.E RESOLUTION NO. 6537, Making the legally required findings to Re-Authorize the use of Teleconferencing in accordance with Assembly Bill 361 for meetings of the Gardena City Council and other Commissions, Committees and Boards subject to State open meeting laws.
CONTACT: CITY MANAGER
RESO NO 6537.pdf

8.F ORDINANCE NO. 1835, Adopting an Ordinance Changing the Date of The City's General Municipal Election From the First Tuesday After The First Monday in March of Even-Numbered Years To The Date Of The Statewide Primary Election In Even-Numbered Years, In Response to Senate Bill 970 And Adjusting Terms In Office Accordingly
CONTACT: ELECTED & ADMINISTRATIVE OFFICES
Ordinance No 1835.pdf

8.G ORDINANCE NO. 1836: Adopting an Ordinance adding a new Chapter 15.60 to the Gardena Municipal Code which adopts by refence the model Water Efficient Landscape Ordinance
CONTACT: COMMUNITY DEVELOPMENT
Ordinance No. 1836.pdf

8.H ORDINANCE NO. 1837, Adopting an Ordinance Repealing Chapter 8.20 of the Gardena Municipal Code, Adopting a new updated Chapter 8.20 and Updating Chapter 2.60 of the Gardena Municipal Code to incorporate provisions of Senate Bill 1383 and Regulations adopted by CalRecycle
CONTACT: PUBLIC WORKS
Ordinace No. 1837_Redline Version.pdf
Ordinance_No._1837(1).pdf

8.I Approve Purchase of Security Camera Surveillance System from Luminator Technology Group, Inc. for GTrans Special Transit Vehicles and Trolley Buses in the Amount of $66,509
CONTACT: TRANSPORTATION
City of Gardena Agreement with Luminator.pdf
Exhibit A Trolley ENH Vehicle TechnicalSpec.pdf
Quote # A-181196F Gardena HD4K MVS.pdf

9. EXCLUDED CONSENT CALENDAR

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)

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

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

11.A Approval of Update to Guidelines for the Cares Act Program Funding (CDBG- CV) received from the US Department of Housing and Urban Development (HUD) to Alleviate the Negative Economic Impacts of Covid-19

Staff Recommendation: Approve Guideline Updates
Utility Nutrition Assistance Program Guidelines 90121 DS.pdf

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

12.A PUBLIC HEARING: RESOLUTION NO. 6536, Approving Environmental Assessment #10-21, Site Plan Review #8-21, and Conditional Use Permit #3-21 to Allow a Soccer Facility in the M-1 Zone, and Revoking Conditional Use Permit #4-06 for a Demolition and Hauling Business that No Longer Occurs on the Property.
Applicant: GS Sports, LLC (Sebastien Abonnel)
Location: 1440 W. 139th Street (14000 Halldale Avenue)

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker; and Adopt Resolution No. 6536
AGENDA STAFF REPORT - Lab 5.docx
ATTACHMENT A - CC Resolution No. 6536.pdf
ATTACHMENT B - PC Staff Report Packet and Presentation 101921.pdf
ATTACHMENT C - APPLICANT'S PRESENTATION LAB FIVE111621.pdf

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES

13.A COVID-19 Update

14. DEPARTMENTAL ITEMS - POLICE

15. DEPARTMENTAL ITEMS - PUBLIC WORKS

16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

17. DEPARTMENTAL ITEMS - TRANSPORTATION

18. COUNCIL ITEMS

19. COUNCIL DIRECTIVES

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

21. COUNCIL REMARKS

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

22. ANNOUNCEMENT(S)

23. REMEMBRANCES

Ryan Sunahara; 56 years of age. Ryan was a longtime Gardena resident who is survived by his wife Janice, son Drew, daughter Keira, brother Jeff, and sister Stephanie.

24. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, December 14, 2021.

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.

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

TO BE PROCLAIMED ONLY

“ 2021 SMALL BUSINESS SATURDAY ”

✧ NOVEMBER 27, 2021 ✧

The City of Gardena has always celebrated and supported our local small businesses and acknowledge the contributions they make to our local economy and community.

According to the U.S. Small Business Administration, there are 31.7 million small businesses in the United States which represent 99.7 percent of businesses with paid employees, and they are responsible for 65.1% of net new jobs created from 2000 to 2019.

Reports show that U.S. consumers agree that small businesses contribute positively by supplying jobs and generating tax revenue, and consumers also agree that small businesses are critical to the overall economic health of the United States.

The City of Gardena acknowledges that our local businesses create jobs, boost our local economy, and preserve our neighborhoods. Small Business Saturday has become an important part of small businesses’ busiest shopping season of the year. This year, we know that small businesses need our support now more than ever as they navigate from the effects of the coronavirus pandemic.

There are advocacy groups, including Women Impacting Pubic Policy (WIPP), as well as other public and private organizations across the country, who annually endorse the Saturday after Thanksgiving Day as “Small Business Saturday.”

In support of this annual observance, the City of Gardena is hereby pleased to proclaim Saturday, November 27, 2021, as

2021
SMALL BUSINESS SATURDAY

and urge Gardena’s citizens, as well as citizens in communities across this nation, to support their local small businesses and merchants not only on Small Business Saturday, but throughout the year.



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 7.A
Section: APPOINTMENTS
Meeting Date: November 16, 2021

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

AGENDA TITLE: GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT BOARD OF TRUSTEES APPOINTMENT

COUNCIL ACTION REQUIRED:

Staff Recommendation: Consider and discuss appointment to the Greater Los Angeles County Vector Control District Board of Trustees

RECOMMENDATION AND STAFF SUMMARY:

Council Member Emeritus, Dan Medina, was appointed to the Greater Los Angeles County Vector Control District on December 10, 2019, by the City Council; his term of office will expire on January 3, 2022.

Pursuant to the State Health and Safety Code, a representative must be appointed to serve a full two-year or four-year term commencing on January 3, 2022. The City representative should not be appointed on a yearly basis. Once appointed, the representative will serve until the expiration of his/her term unless he/she resigns, vacates the office due to absences, or is no longer a voter and resident within the respective county or city of the appointing body. The Vector Control District does not accept or recognize the appointment of alternate representatives.

Board members do not get compensated but do receive an in-lieu travel expense of $100 a month for attending each regularly scheduled board meeting, by the Vector Control District. The meetings are held monthly on the second Thursday of each month at 7:00pm.
It is respectfully recommended that the City Council consider and discuss the appointment to the Greater Los Angeles County Vector Control District Board of Trustees for a two or four-year term of office commencing at noon on the first Monday of January 2022.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

Greater LA County Vector Control District Letter.pdf

APPROVED:



_____

Clint Osorio, City Manager

SEP 22 '21 PM12:08

GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT

12545 Florence Avenue, Santa Fe Springs, CA 90670
Office (562) 944-9656 Fax (562) 944-7976
Email: info@glacvcd.org Website: www.glamosquito.org

PRESIDENT
Heidi Heinrich, Santa Clarita
VICE PRESIDENT
Emily Holman, Long Beach
SECRETARY-TREASURER
Scott T. Kwong, San Marino

GENERAL MANAGER
Truc Dever

ARTESIA
Melissa Ramoso
BELL
Ali Saleh
BELL GARDENS
Pedro Aceituno
BELLFLOWER
Sonny R. Santa Ines
BURBANK
Dr. Jeff D. Wassem
CARSON
Elito M. Santarina
CERRITOS
Mark W. Bollman
COMMERCE
Leonard Mendoza
CUDAHY
Barú Sánchez
DIAMOND BAR
Steve Tye
DOWNEY
Robert Kiefer
GARDENA
Dan Medina
GLENDALE
Vrej Agajanian
HAWAIIAN GARDENS
Luis Roa
HUNTINGTON PARK
Marilyn Sanabria
LA CAÑADA FLINTRIDGE
Leonard Pieroni
LA HABRA HEIGHTS
Catherine Houwen
LAKEWOOD
Steve Croft
LA MIRADA
John Lewis
LOS ANGELES CITY
Steven Appleton
LOS ANGELES COUNTY
Steven A. Goldsworthy
LYNWOOD
Marisela Santana
MAYWOOD
Jessica Torres
MONTEBELLO
Avik Cordeiro
NORWALK
Ana Valencia
PARAMOUNT
Isabel Aguayo
PICO RIVERA
Raul Elias
SAN FERNANDO
Jesse H. Avila
SANTA FE SPRINGS
Joe Angel Zamora
SIGNAL HILL
Robert D. Copeland
SOUTH EL MONTE
Hector Delgado
SOUTH GATE
Denise Diaz
VERNON
Leticia Lopez
WHITTIER
Jessica Martinez

September 17, 2021

Mr. Clint Osorio, City Manager
City of Gardena
1700 W 162nd Street
Gardena, California 90247

Re: Appointment/Re-appointment of Representative to the Greater Los Angeles County Vector Control District Board of Trustees

Dear Mr. Osorio:

This correspondence is to inform you that the term of office for Trustee Dan Medina as a member of the Board of Trustees of the Greater Los Angeles County Vector Control District will expire on January 3, 2022. Pursuant to Section 2024 of the State Health and Safety Code (SHSC) governing the dates of term of office of members appointed to the Board of Trustees, the City Council may consider reappointing Trustee Medina or appointing a new trustee for a **two or four-year term** of the office, commencing at noon on the first Monday of January (i.e. January 3, 2022). **Please note, per the State Health and Safety Code that representatives must be appointed to serve a full 2 or 4 year term commencing on January 3, 2022 and should not be appointed on a yearly basis. Furthermore, the District does not accept or recognize the appointment of alternate representatives.**

Please review all subsections of the SHSC 2022 (i.e. a-e) enclosed. Subsections a and b require that each person appointed by a board of supervisors or by a city council shall be a voter and resident within the respective county or city of the appointing body. Section 2022 (c) incorporates language that clarifies the issue over the doctrine of Incompatibility of Office, exempting and enabling an appointee who holds elected offices to also simultaneously serve on the District's Board of Trustees. Trustees represent the mission and interests of the District at large rather than the individual interests of the appointing body. **Once appointed, the representative cannot be removed at-will by the appointing city or county. The representative will serve until the expiration of his/her term unless he/she resigns, vacates the office due to absences, or is no longer a voter and resident within the respective county or city of the appointing body.**

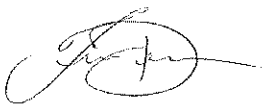
Representatives are expected to attend the District's general board meetings held monthly on the 2nd Thursday of the month. Pursuant to California Government Code Section 1770(g), the Trustee's seat will be considered abandoned if the person holding the office ceases to

discharge the duties of that office for a period of three consecutive months, except when prevented by sickness or specified excuses.

Please make your appointment/reappointment prior to January 3, 2022 as stipulated in the SHSC.

Should you have any questions regarding this appointment, please contact Mary-Joy Coburn, Director of Communications at 562-944-9656 ext. 510 or mjcoburn@glamosquito.org.

Sincerely,



Truc Dever
General Manager

Enclosure: Sections 2022 & 2024 of the SHSC
cc: Dan Medina, Trustee
Mina Semenda, City Clerk

California Health and Safety Code

2022.

(a) Each person appointed by a board of supervisors to be a member of a board of trustees shall be a voter in that county and a resident of that portion of the county that is within the district.

(b) Each person appointed by a city council to be a member of a board of trustees shall be a voter in that city and a resident of that portion of the city that is within the district.

(c) Notwithstanding any other provision of law including the common law doctrine that precludes the simultaneous holding of incompatible offices, a member of a city council may be appointed and may serve as a member of a board of trustees if that person also meets the other applicable qualifications of this chapter.

(d) It is the intent of the Legislature that persons appointed to boards of trustees have experience, training, and education in fields that will assist in the governance of the districts.

(e) All trustees shall exercise their independent judgment on behalf of the interests of the residents, property owners, and the public as a whole in furthering the purposes and intent of this chapter. The trustees shall represent the interests of the public as a whole and not solely the interests of the board of supervisors or the city council that appointed them.

2024.

(a) Except as provided in Section 2023, the term of office for a member of the board of trustees shall be for a term of two or four years, at the discretion of the appointing authority. Terms of office commence at noon on the first Monday in January.

(b) Any vacancy in the office of a member appointed to a board of trustees shall be filled pursuant to Section 1779 of the Government Code. Any person appointed to fill a vacant office shall fill the balance of the unexpired term.

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, October 26, 2021

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

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:02 p.m. on Tuesday, October 26, 2021, Mayor Tasha Cerda presiding.

1. ROLL CALL

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

At 7:03 p.m., the City Council recessed into Closed Session via Microsoft Teams, with the following in attendance: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; Council Member Paulette C. Francis. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; Director of Community Development Greg Tsujiuchi; and Outside Counsel Amanda Pope.

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

2. CLOSED SESSION

2.A CONFERENCE WITH LEGAL COUNSEL
ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9
(One [1] Matter)

2.B CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
Agency Designated Representative: Clint Osorio, City Manager
Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassholdt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential / Unrepresented Employees

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:47 p.m., and the City Clerk noted the return of all Council Members who were present at the meeting.

When City Attorney Vasquez was asked if there were any reportable actions from the Closed Session, she stated that regarding item 2.A. the City Council authorized the initiation of litigation to bring a receivership action in connection with the property located at 2315 Marine Avenue in the City of Gardena, the vote was unanimous 5-0. No reportable action had been taken on item 2.B.

3. PLEDGE OF ALLEGIANCE

Christopher Benitez led the Pledge of Allegiance. Armani Martin was not present. Christopher is in the 4th grade, and he attends 153rd Elementary School. Christopher is a critical thinker who loves to share his ideas with the class. Christopher is a leader who takes initiatives and encourages his peers. He has a natural leadership skill, and he uses that to help the teachers and other students with his strong academics, he is a shining star.

4. INVOCATION

Mayor Pro Tem Rodney G. Tanaka led the Invocation.

5. PRESENTATIONS

5.A "The South Bay Local Travel Network" - South Bay Cities Council of Governments Presentation ***– Presentation was made by Jacki Bacharach along with Aaron Baum and David Leger***

Council thanked Ms. Bacharach and staff for the presentation; they also had questions regarding the project, which Ms. Bacharach and Mr. Baum answered.

5.B Presentation by the Los Angeles County Economic Development Corporation (LAEDC) honoring the City of Gardena as a Finalist as the Most Business Friendly City ***- Presentation was made by Jessica Ku Kim, Vice President of Economic and Workforce Development (LAEDC)***

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, October 12, 2021
CONTACT: CITY CLERK

8.C Receive and File of Minutes:
Planning & Environmental Quality Commission, September 21, 2021
CONTACT: COMMUNITY DEVELOPMENT

8.D Approval of Warrants/Payroll Register, October 26, 2021
CONTACT: CITY TREASURER

October 26, 2021: Wire Transfer: 12069-12072; Prepay: 164965-164967; Check Nos. 164968 -165181 – for a total Warrants issued in the amount of $1,999,433.87 Total Payroll Issued for October 22, 2021: $1,941,509.69.

8.E Personnel Report No. P-2021-19
CONTACT: HUMAN RESOURCES

8.F RESOLUTION NO. 6533, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
CONTACT: CITY MANAGER

RESOLUTION NO. 6533

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

8.G RESOLUTION NO. 6535, Making the legally required findings to Re-Authorize the use of Teleconferencing in accordance with Assembly Bill 361 for meetings of the Gardena City Council and other Commissions, Committees and Boards subject to State open meeting laws
CONTACT: CITY MANAGER

RESOLUTION NO. 6535

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

8.H Ratify Administrative Approval of the Elderly Nutrition Program Contract ENP202105 Amendment Seven.
CONTACT: RECREATION AND HUMAN SERVICES

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve all Items on the Consent Calendar:

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

9. EXCLUDED CONSENT CALENDAR

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A OCTOBER 19, 2021 MEETING

The Planning Commission considered a development for a new soccer facility on a 1.49-acre site: SPR #8-21 to construct seven 50-foot by 98-foot soccer fields with netting, lighting, and other accessory structures; CUP #3-21 for the operation of a new soccer facility per Section 18.46.030.C.9 of the Gardena Municipal Code (GMC) and to permit parking that utilizes tandem and off-site parking per Section 18.40.080 of the GMC; revocation of CUP #4-06 for the operation of a demolition and hauling business; and direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.

Commission Action: The Planning Commission approved Resolution No. PC 13-21, approving Site Plan Review #8-21 and Conditional Use Permit #3- 20 subject to the attached Conditions of Approval, revoking Conditional Use Permit #4-06, and directing staff to file a Notice of Exemption for a Class 32 in-fill development.

City Council: Receive and file or Call for Review. *(Ordinance No. 1834 not in effect, therefore, only requires one person to call for review)*

Council Member Francis called for Council Review and Public Hearing was set for November 16, 2021, Council Meeting.

ORAL COMMUNICATIONS – ***No Speakers***

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

11.A APPROVE THREE YEAR AGREEMENT FOR PURCHASE OF SOPHOS FIREWALL ENHANCEMENT

City Manager Osorio presented the Staff Report.

There was a discussion regarding our computer replacement fund, a service agreement in case something happens right away, and the liability coverage we have and its limits.

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Approve Three Year Agreement:

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

[*City Attorney Vasquez asked Mayor Cerda to take Agenda Item 12.A after Agenda Item 15.A because they both have to do with the same subject.]*

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES

13.A ORDINANCE NO. 1835, INTRODUCTION OF AN ORDINANCE CHANGING THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN MARCH OF EVEN-NUMBERED YEARS TO THE DATE OF STATEWIDE PRIMARY ELECTION IN EVEN-NUMBERED YEARS, IN RESPONSE TO SENATE BILL 970, ADJUSTING TERMS IN OFFICE ACCORDINGLY

ORDINANCE NO. 1835

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CHANGING THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN MARCH OF EVEN-NUMBERED YEARS TO THE DATE OF THE STATEWIDE PRIMARY ELECTION IN EVEN-NUMBERED YEARS, IN RESPONSE TO SENATE BILL 970; ADJUSTING TERMS IN OFFICE ACCORDINGLY

City Manager Osorio presented the Staff Report.

Ordinance No. 1835 was Introduced by Council Member Kaskanian

It was moved by Council Member Kaskanian, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to 1) Introduce Ordinance 1835, changing the date of the City's general municipal election from the first Tuesday after the first Monday in March of even-numbered years to the date of the statewide primary election in even-numbered years, in response to Senate Bill 970, and adjusting terms in office accordingly; and 2) Appropriate $14,326.00 from the General Fund for the required mailing notices:

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

13.B COVID-19 UPDATE

City Manager Osorio presented the update.

14. DEPARTMENTAL ITEMS - POLICE

15. DEPARTMENTAL ITEMS - PUBLIC WORKS

15.A ORDINANCE NO. 1837, REPEALING CHAPTER 8.20 OF THE GARDENA MUNICIPAL CODE, ADOPTING A NEW UPDATED CHAPTER 8.20 AND UPDATING CHAPTER 2.60 OF THE GARDENA MUNICIPAL CODE TO INCORPORATE PROVISIONS OF SENATE BILL 1383 AND REGULATIONS ADOPTED BY CALRECYCLE

ORDINANCE NO. 1837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REPEALING CHAPTER 18.20 OF THE GARDENA MUNICIPAL CODE, ADOPTING A NEW UPDATED CHAPTER 18.20 AND UPDATING CHAPTER 2.60 OF THE GARDENA MUNICIPAL CODE TO INCORPORATE PROVISIONS OF SENATE BILL 1383 AND REGULATIONS ADOPTED BY CALRECYCLE

City Manager Osorio presented the Staff Report.

Debbie Morris of HF&H Consultants, LLC provided a PowerPoint presentation regarding SB 1383 and its regulations with respect to making organic recycling mandatory. She explained what is expected of jurisdictions beginning on January 1, 2022, and that we would need to be in full compliance by January 1, 2024. Council asked questions regarding informing the public, enforcement, administrative reporting and how this will be funded. Ms. Morris indicated that everyone has the same questions. She mentioned that we could delegate to WRG for help, who we are currently in negotiations with. She also encouraged Council to go to their legislators; she continued to say that she would keep an eye out for any grants and will reach out to staff if we find there is any financial relief.

Ordinance No. 1837 was Introduced by Mayor Pro Tem Tanaka

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Introduce Ordinance No. 1837:

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

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

12.A ORDINANCE NO. 1836: AN ORDINANCE ADDING A NEW CHAPTER 15.60 TO THE GARDENA MUNICIPAL CODE WHICH CHAPTER ADOPTS BY REFERENCE THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

ORDINANCE NO. 1836

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADDING A NEW CHAPTER 15.60 TO THE GARDENA MUNICPAL CODE WHICH CHAPTER ADOPTS BY REFERENCE THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

City Manager Osorio presented the Staff Report.

Ordinance No. 1836 was Introduced by Council Member Henderson

It was moved by Council Member Henderson, seconded by Council Member Kaskanian, and carried by the following roll call vote to Introduce Ordinance No. 1836:

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

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

17. DEPARTMENTAL ITEMS – TRANSPORTATION – *No Items*

18. COUNCIL ITEMS

19. COUNCIL DIRECTIVES

Council Member Henderson

1. Requesting a report to identify all our census tracks and of those which ones could be considered underserved if we have any at all. *Mayor Pro Tem Tanaka gave a second.*

Council Member Francis

1. Requesting a Memo for a Succession Plan in case the City Manager or other Departments are unavailable. Mayor Cerda gave a second and stated that the memo will show our City Council what a Succession Plan is and how we will handle the situation if it would arise. City Manager Osorio added that when he leaves any Director in charge during his absence, they only make light decisions and any City substantive decision making requires his approval.

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

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

1. Memo from City Attorney Vasquez about Flavor Tobacco and Tobacco Retailers in Gardena.
2. Dual Halloween Event hosted by the Recreation and Human Services Department:
   - The Halloween Scare Zone, Friday, October 29, 2021; 6:30 p.m. - 9:00 p.m; Two locations: Freeman Park 2100 W. 154th Place and Rowley Park 13220 S. Van Ness Avenue.
   - "Too Cute To Spook" Halloween Event – Bring your kids (ages 0-10) to City Hall Complex for a Safe, Fun-Filled Night of Trick-Or-Treating; Friday, October 29, 2021; 5:30 p.m. to 7:30 p.m.
3. Community Meetings: Workshop – Save the Date. Join us to share your input on the future Senior and Aquatic Center; Wednesday, November 3, 2021; Nakaoka Community Center Auditorium; Lunch at 12:00 p.m. and Presentation at 1:00 p.m.
4. Veterans Day Service Celebration; Thursday, November 11, 2021, at 11:00 a.m.
   City Manager Osorio thanked Council Member Henderson for his service.
5. Helping Hands Opportunity is presenting another Helping Hands Tailgate located at the Nakaoka Community Center 1670 W. 162nd Street; 12:00 p.m. – 7:00 p.m; Sunday, November 14, 2021. To enter, please bring a minimum of (5) unexpired canned goods or non-perishable food items. All donations will benefit our helping hands program.
6. 38th Annual Senior Citizen Health Fair for Seniors 60+ Only; November 19, 2021. In partnership with the South Bay Family Health Care and Kedren Vaccines. COVID-19 Vaccine also featuring various health screenings, health, and wellness vendors.
7. Community Meeting: Save the Date – Join us to share your input as we create a master plan for Mas Fukai Park. Location: Mas Fukai Park; Saturday, November 20, 2021; 11:00 a.m. – 12:30 p.m.
8. Helping Hands Opportunity Canned Food/Toy Drive on November 20, 2021. Come join us for our "Wobble Wobble Before You Gobble" Line Dancing Event. Saturday, November 20, 2021; 11:00 a.m. – 3:00 p.m. at Rowley Park.
9. The Gardena Valley Lions Club and the City of Gardena Invite You to the 14th Annual Thanksgiving Luncheon on Thursday, November 25, 2021; First Seating: 12:00 p.m. – 1:30 p.m.; Second Seating: 1:30 p.m. – 3:00 p.m. at El Pollo Inka Peruvian Restaurant 1425 W. Artesia Blvd., Gardena. Free Thanksgiving meal for anyone in need.
10. Helping Hands 2021 Holiday Toy Drive. Please support the City's Helping Hands Program by donating NEW unwrapped toys for all ages! Beginning Monday, October 18, 2021, through Friday, December 3, 2021. Items Needed: All age toys, books, art supplies, board games, sport equipment and gift cards. Donations can be dropped off at the following locations: Nakaoka Community Center and Human Services Department at 1651 W. 162nd Street, Gardena.
11. Senior Bingo and Raffle Drawing on Friday, December 17, 2021 – Two Sessions: 10:00 a.m. and 11:30 a.m. play for free and win prizes. $1.00 for 1 ticket or $5.00 for 6 tickets.

12. Join the City of Gardena Walking in a Winter Wonderland and Holiday Craft Boutique; Shop-Eat-Play and Tree Lighting Ceremony at 6:30 p.m. on December 4, 2021.
13. Holiday Home Decoration Contest. The City of Gardena and the Gardena Beautification Committee Invites You to Participate in Our City's Holiday Home Decorating Contest. To register, email your photo of your home along with your name and address to gardenaevents@cityofgardena.org. Deadline: Friday, December 11, 2021.
14. Two employees were recognized for their promotions: Janina Hartwill and Amber Suit.
15. Birthday wishes to Police Chief Mike Saffell.

21. COUNCIL REMARKS

1. COUNCIL MEMBER HENDERSON - Apologized for missing events as he was sick. Since the last meeting he attended the L.A. Bizfed meeting, SCAG meeting, District meeting, LA County Dominguez Channel Town Hall. He also wanted to share that his colleagues and himself have been working along with City of Carson and LA County to help and obtain information regarding the Dominguez Channel.

2. COUNCIL MEMBER FRANCIS - Congratulated Amber and Janina on their promotions. Since the last meeting she attended the local South Gardena Community Schools Presentation on the validated plan to improve Black Student Achievement and attended a 96th Birthday Celebration for Mr. Richard Suzuki, which our Gardena Valley Chamber of Commerce's President Wanda Love set up. Council Member Francis gave a shout out to the Gardena Police Department and firefighters for adding to the celebration. Also encouraged everyone to complete the environmental justice survey on the city website. Council Member Francis also participated at the COVID test kiosk and shared it was very easy to use. Lastly, encouraged everyone to keep wearing a mask, wash hands, and continue to social distance to fight COVID-19.

3. MAYOR PRO TEM TANAKA - Since the last meeting Mayor Pro Tem Tanaka attended South Bay COG Legislative Briefing, Senior Commission Oath of Office for Sharon Pamplin, K9 Breakfast, Chili Cook-off, Harvest Festival, League of California Cities Roundtable discussion, and presented a check with the Elks for the Helping Hands Program.

4. MAYOR CERDA - First addressed the odor from the Dominguez Channel that residents have been complaining about. Mayor Cerda shared a PSA letting the community know their concerns are being heard and encouraged residents that are experiencing health concerns because of the odor to contact LA County for reimbursements. Since the last council meeting Mayor Cerda attended the Harvest Festival, monthly meetings of Sanitation, District meeting, CCGA, was a guest speaker via Zoom for an organization called SURF along with the Gardena Police Department, drive by birthday for Mr. Suzuki a Korean War Veteran who turned 96, and the Helping Hands Photo pop up. Thanked all those that donate to helping Hands and wished Police Chief Mike Saffell a Happy Birthday. Lastly, congratulated Amber and Janina for their promotions.

5. COUNCIL MEMBER KASKANIAN - Since the last meeting Council Member Kaskanian attended the K-9 Breakfast, Chili Cook off, and Harvest Festival. Council Member Kaskanian congratulated all the participants of the Chili Cook off and congratulated Amber and Janina on their promotions. Lastly, wished a Happy 50th Birthday to Gardena Police Chief Mike Saffell

22. ANNOUNCEMENT(S)

Mayor Cerda announced:

1. Video for the Harvest Festival.

2. Adoptober – Adopt a cat for only $5 from October 1 – 31, 2021. This includes adoption, microchip, vaccination, spay and neuter. Schedule an appointment to adopt: animalcare.lagov.gov/all-visits-to-the-animal-care-center-by-appointment-only or animalcare.lacounty.gov.

City Manager Osorio also made other announcements during his remarks.

23. REMEMBRANCES

Philip Felix Mendoza, 79 years of age, and a 79-year resident of Gardena; beloved husband, father, grandfather, great grandfather, and great, great grandfather, who will be truly missed by all; **Gloria L. Pasley**; 58 years of age and a long time Gardena resident; and **Michell Turner**; 50 years of age and lived in Gardena for 50 years; **Bryan Urias**, Mayor of the City of Duarte, who passed away suddenly.

24. ADJOURNMENT

At 10:00 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Study Session City Council Meeting at 6:00 p.m. on Thursday, October 28, 2021.

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
STUDY SESSION
City of Gardena City Council
Thursday, October 28, 2021

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

The Study Session of the City Council of the City of Gardena, California, was held via Zoom and was called to order at 6:03p.m., on Thursday, October 28, 2021; Mayor Tasha Cerda presiding.

1. **ROLL CALL**

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

2. **PRESENTATION**

Presentation of conceptual plan for the possible development of the property on the west side of Normandie Avenue between W. 169th and W. 170th Streets.
Given by: Developers: Steven Ludwig, Next Gen Apartments
Fred Shaffer, Saiko Investment Group

3. **PUBLIC COMMENT ON STUDY SESSION** - ***None***

4. **ADJOURNMENT**

There being no further business, Mayor Cerda adjourned the Study Session at 6:56 p.m. to the Closed Session portion of the Regular City Council Meeting on Tuesday, November 16, 2021.

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

By _____
Becky Romero, Deputy City Clerk

APPROVED:

_____
Tasha Cerda, Mayor

MINUTES
Special Closed Session Meeting
of the Gardena City Council
Saturday, November 6, 2021

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

The Special Closed Session Meeting of the Gardena City Council of the City of Gardena, California, was called to order at 8:02 AM on Saturday, November 6, 2021, 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 Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; Council Member Paulette C. Francis; Other City Officials and Employees present: City Attorney Carmen Vasquez; Outside Counsel Scott Tiedemann and Deputy City Clerk Becky Romero.

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

3. CLOSED SESSION

3.A CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One Potential Case.

4. CLOSED SESSION REPORT – ***City Attorney Vasquez stated that direction was given to Staff, but no reportable action was taken.***

5. ADJOURNMENT

At 8:35 a.m., Mayor Cerda adjourned the Gardena City Council Special Closed Session 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, November 16, 2021.

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

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: November 9, 2021

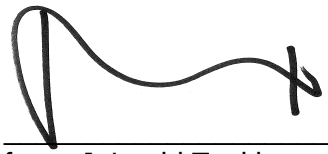
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

November 9, 2021	TOTAL WARRANTS ISSUED:	$2,104,354.57

Wire Transfer:	12073-12081
Prepay:	165182-165186
Check Numbers:	165187-165343
Checks Voided:	

Total Pages of Register: 19

November 5, 2021	TOTAL PAYROLL ISSUED:	$1,554,788.15



for J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12073	10/21/2021	104058 ADMINSURE INC.	101921		WORKERS' COMP CLAIMS	29,308.07
					Total :	**29,308.07**
12074	10/25/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	102521		HEALTH INSURANCE CLAIMS	39,117.81
					Total :	**39,117.81**
12075	8/10/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	SANTIN 07/22/21	034-00494 034-00500	CAL CARD STATEMENT 06/23-07/22/21	24,030.58
					Total :	**24,030.58**
12076	10/19/2021	106330 FIDELITY NATIONAL TITLE, INSURANCE COMI	101521		PROPERTY ACQUISITION - 2501 W ROS	105,000.00
					Total :	**105,000.00**
12077	10/28/2021	104058 ADMINSURE INC.	102521		WORKERS' COMP CLAIMS	25,577.52
					Total :	**25,577.52**
12078	10/29/2021	303348 EMPLOYMENT DEVELOPMENT, DEPARTMENT	JUL-SEP 2021 SDI		SDI FOR QUARTER ENDED 09/30/21	111.34
					Total :	**111.34**
12079	10/29/2021	303348 EMPLOYMENT DEVELOPMENT, DEPARTMENT	JUL-SEP 2021		SUI FOR QUARTER ENDED 09/30/21	28,406.16
					Total :	**28,406.16**
12080	11/1/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	110121		HEALTH INSURANCE CLAIMS	16,638.58
					Total :	**16,638.58**
12081	11/4/2021	104058 ADMINSURE INC.	110321		WORKERS' COMP CLAIMS	29,604.21
					Total :	**29,604.21**
165182	10/27/2021	111886 GARBUTT, STEPHEN P.	PERMIT #50019-0926		PERMIT DEPOSIT REFUND - 16230 GR/	10,000.00
					Total :	**10,000.00**
165183	10/27/2021	111827 SERRATO, JOSE M	102521		TENANT RELOCATION - 16010 HARVAR	49,100.00
					Total :	**49,100.00**
165184	10/27/2021	111827 SERRATO, JOSE M	DEPOSIT		SECURITY DEPOSIT REFUND - 16010 H	1,500.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165184	10/27/2021	111827 111827 SERRATO, JOSE M	(Continued)		**Total :**	**1,500.00**
165185	11/4/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	OCTOBER 2021		HEALTH, DENTAL & LIFE INSURANCE	107,380.40
					Total :	**107,380.40**
165186	11/4/2021	109342 WHITMAN ELECTRIC	102021	024-00785	EMERGENCY REPAIRS - NORMANDIE &	11,413.74
					Total :	**11,413.74**
165187	11/9/2021	101748 AFTERMARKET PARTS COMPANY LLC, THE	82508822	037-10048	GTRANS AUTO PARTS	127.48
			82508904	037-10048	GTRANS AUTO PARTS	79.37
			82513694	037-10048	GTRANS AUTO PARTS	410.43
			82514931	037-10048	GTRANS AUTO PARTS	725.89
			82516488	037-10048	GTRANS AUTO PARTS	1,202.34
			82517570	037-10048	GTRANS AUTO PARTS	5.38
			82521146	037-10048	GTRANS AUTO PARTS	51.88
					Total :	**2,602.77**
165188	11/9/2021	110423 ALL STAR ELITE SPORTS	2546	035-01118	COVID-19 EMERGENCY FACE MASK SU	4,079.25
					Total :	**4,079.25**
165189	11/9/2021	101308 ALTEC INDUSTRIES, INC.	50859828	024-00778	SIGNAL TRUCK - OUTSIDE REPAIRS	2,227.96
					Total :	**2,227.96**
165190	11/9/2021	101628 AQUA-FLO SUPPLY	1820045		PARK MAINT SUPPLIES	218.05
			1820719		PARK MAINT SUPPLIES	79.95
			1827328		PARK MAINT SUPPLIES	75.37
			1827336		PARK MAINT SUPPLIES	64.83
			CM0154820		PARK MAINT SUPPLIES	-99.80
			SCM0154820		PARK MAINT SUPPLIES	-99.80
					Total :	**238.60**
165191	11/9/2021	105293 ARC DOCUMENT SOLUTIONS, LLC	11022961		REPROGRAPHIC SERVICES - JN 952 13	33.95
			11032240		REPROGRAPHIC SERVICES - JN 968 R	360.58

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165191	11/9/2021	105293 105293 ARC DOCUMENT SOLUTIONS, LLC (Continued)			**Total :**	**394.53**
165192	11/9/2021	104687 AT&T	17217743		TELEPHONE	33.78
			17217744		TELEPHONE	86.41
			17217758		TELEPHONE	33.78
			17217766		TELEPHONE	33.78
			17217767		TELEPHONE	87.52
					Total :	**275.27**
165193	11/9/2021	111170 AT&T FIRSTNET	287293416290X101021		PD CELL PHONE ACCT #287293416290	1,740.94
			287295242065X101021		PD CELL PHONE ACCT #287295242065	465.19
			287298156560X101021		COVID-19 FIRSTNET COMMUNICATION	1,725.03
					Total :	**3,931.16**
165194	11/9/2021	102880 AUTOPLEX, INC.	13227		1999 CHEVY C2500 #1035320 SERVICE	369.56
					Total :	**369.56**
165195	11/9/2021	110686 AZTECH ELEVATOR COMPANY	AZ16998	024-00757	ELEVATOR MAINTENANCE - NCC	285.00
			AZ16999	024-00757	ELEVATOR MAINTENANCE - PW	285.00
			AZ17000	024-00757	ELEVATOR MAINTENANCE - NCC	100.00
			AZ17001	024-00757	ELEVATOR MAINTENANCE - CITY HALL	100.00
					Total :	**770.00**
165196	11/9/2021	102035 BD WHITE TOP SOIL CO., INC.	85766		PARK MAINT SUPPLIES	122.38
			85844		STREET MAINT SUPPLIES	152.15
					Total :	**274.53**
165197	11/9/2021	111709 BELTRAN, ARMANDO	11/14-11/17		ANNUAL JAIL TRAINING - PER DIEM	150.00
					Total :	**150.00**
165198	11/9/2021	111751 BLACK AND WHITE EMERGENCY VEH.	4242		PD VEHICLE SUPPLIES	520.33
					Total :	**520.33**
165199	11/9/2021	111835 BOB MURRAY & ASSOCIATES	9114		PROFESSIONAL SERVICES	4,056.88
					Total :	**4,056.88**
165200	11/9/2021	102383 BROCK, DAVID	102521		REIMBURSEMENT - TRAINING LODGIN	1,020.20
			11/15-11/19		TRAINING - COMMAND COLLEGE 1	250.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165200	11/9/2021	102383 102383 BROCK, DAVID	(Continued)		**Total :**	**1,270.20**
165201	11/9/2021	108892 CAL WEST MOBILE RV SERVICES	2591		REPAIR SERVICES - PD COMMAND CE	766.48
					Total :	**766.48**
165202	11/9/2021	105008 CALIFORNIA BUILDING STANDARDS, COMMIS	JUL-SEPT 2021		BUILDING STANDARDS ADMIN SPECIA	503.10
					Total :	**503.10**
165203	11/9/2021	103029 CALIFORNIA FENCE & SUPPLY	M5527IN		STREET MAINT SUPPLIES	277.78
					Total :	**277.78**
165204	11/9/2021	103383 CALPORTLAND	95232473		STREET MAINT SUPPLIES	862.69
			95242726		STREET MAINT SUPPLIES	980.65
					Total :	**1,843.34**
165205	11/9/2021	110538 CANNON COMPANY	78065	024-00628	170TH STREET IMPROVEMENT JN944	1,610.00
					Total :	**1,610.00**
165206	11/9/2021	823003 CARL WARREN & COMPANY	OCTOBER 2021		CLAIMS MANAGEMENT - ADMIN FEES	1,111.90
					Total :	**1,111.90**
165207	11/9/2021	110605 CHANDLER ASSET MANAGEMENT	2110GARDENA	013-00029	INVESTMENT MGMT SERVICES - OCTC	1,580.95
					Total :	**1,580.95**
165208	11/9/2021	108378 CHARLES E. THOMAS COMPANY INC.	80571	037-10045	DESIGNATED OPERATOR SERVICES	200.00
					Total :	**200.00**
165209	11/9/2021	110146 CHUCK THOMAS INVESTIGATIONS	09/15-09/28/21	035-01116	PROFESSIONAL SERVICES	5,907.29
					Total :	**5,907.29**
165210	11/9/2021	111534 CLEAN ENERGY	CE12442765	037-09981	GTRANS OFFSITE CNG FUELING SERV	41,849.07
					Total :	**41,849.07**
165211	11/9/2021	103465 COMMUNITY VETERINARY HOSPITAL	450712		VETERINARY SERVICES - AMIR	1,463.25
					Total :	**1,463.25**
165212	11/9/2021	111745 CONTAINER ALLIANCE COMPANY	I-109949	024-00751	SHIPPING CONTAINERS - PW	7,313.48
					Total :	**7,313.48**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165213	11/9/2021	109913 COSTAR REALTY INFORMATION INC.	114888660		COSTAR SUITE - NOVEMBER 2021	1,060.66
					Total :	**1,060.66**
165214	11/9/2021	103512 CRENSHAW LUMBER CO.	31791		STREET MAINT SUPPLIES	115.70
					Total :	**115.70**
165215	11/9/2021	103353 CRM COMPANY, LLC.	LA19153		SCRAP TIRE DISPOSAL FEE	69.50
			LA19154		SCRAP TIRE DISPOSAL FEE	124.50
					Total :	**194.00**
165216	11/9/2021	110319 CWE DIRECTOR	21754	024-00687	MS4 & NPDES - MONITORING & COMPI	14,817.41
			21755	024-00766	MS4 PERMIT MONITORING & COMPLIA	13,535.34
					Total :	**28,352.75**
165217	11/9/2021	104736 D&R OFFICE WORKS, INC.	0122186	024-00748	PW LOBBY IMPROVEMENTS	5,852.73
			1139	034-00506	MEDICAL GRADE CHAIRS - SR. BUREA	2,646.00
					Total :	**8,498.73**
165218	11/9/2021	111858 DAVID GRANT INC	36928	331-00060	NOHO SOFTWARE SYSTEM	4,490.00
			36929	331-00060	NOHO SOFTWARE SYSTEM	3,745.00
					Total :	**8,235.00**
165219	11/9/2021	111874 DAVID VOLZ DESIGN LANDSCAPE, ARCHITEC	422139	024-00780	CIVIC CENTER SIGNS DESIGN SERVIC	3,000.00
					Total :	**3,000.00**
165220	11/9/2021	105951 DECALS BY DESIGN, INC.	16198		GTRANS BUS DECALS	580.83
					Total :	**580.83**
165221	11/9/2021	104132 DELGADILLO CARPET SERVICE	100121		CARPET INSTALLATION SERVICES - NC	700.00
					Total :	**700.00**
165222	11/9/2021	303377 DEPARTMENT OF TRANSPORTATION	SL220447		SIGNALS & LIGHTING - ARTESIA BLVD	668.67
					Total :	**668.67**
165223	11/9/2021	312117 DEPARTMENT OF WATER & POWER	102221		LIGHT & POWER	96.92
					Total :	**96.92**
165224	11/9/2021	104343 DISCOUNT SCHOOL SUPPLY	W73175580101	331-00057	FCC PROGRAM SUPPLIES	53.81

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165224	11/9/2021	104343 DISCOUNT SCHOOL SUPPLY	(Continued)			
			W73766150101	331-00057	FCC PROGRAM SUPPLIES	125.54
			W73775930101	331-00057	FCC PROGRAM SUPPLIES	126.78
					Total :	**306.13**
165225	11/9/2021	105418 EMPIRE CLEANING SUPPLY	S4705026	034-00496	CUSTODIAL SUPPLIES	784.66
			S4740291	034-00496	CUSTODIAL SUPPLIES	341.63
			S4775687	034-00496	CUSTODIAL SUPPLIES	258.27
			S4880891	034-00505	HAND SANITIZERS & PPE	10,219.78
			S4880891.002	034-00505	GLOVES & PPE	140.06
			S4880891.003	034-00505	GLOVES & PPE	3,851.17
					Total :	**15,595.57**
165226	11/9/2021	109426 ESPINOSA, VANESSA	10/18-10/29/21		PROFESSIONAL SERVICES - CASE WO	1,176.00
					Total :	**1,176.00**
165227	11/9/2021	105650 EWING IRRIGATION PRODUCTS	15503937		PARK MAINT SUPPLIES	720.44
			15513458		PARK MAINT SUPPLIES	119.37
					Total :	**839.81**
165228	11/9/2021	111823 EXCITANT LLC	1003-359	037-10071	LINE 7X DIGITAL MARKETING SERVICE	9,983.25
					Total :	**9,983.25**
165229	11/9/2021	100055 FAIR HOUSING FOUNDATION	SEPTEMBER 2021		CDBG CONSULTANT	1,826.99
					Total :	**1,826.99**
165230	11/9/2021	106129 FEDEX	7-526-44236		SHIPPING SERVICES	3.29
					Total :	**3.29**
165231	11/9/2021	111888 FIREWALLS.COM	2021-70280	023-01366	3-YEAR SOPHOS FIREWALL SERVICES	49,999.99
			2021-70281	023-01366	3-YEAR SOPHOS FIREWALL SERVICES	49,999.99
			2021-70283	023-01366	(2) SOPHOS XGS 6500 SECURITY APPL	35,229.88
					Total :	**135,229.86**
165232	11/9/2021	100447 FIVE-STAR UPHOLSTERY & AUTO, GLASS	20211014		REUPHOLSTER SEAT PULL STRAP	1,750.00
					Total :	**1,750.00**
165233	11/9/2021	106465 FOX FIRST AID & SAFETY INC	66047		STREET MAINT SUPPLIES	83.79

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165233	11/9/2021	106465 106465 FOX FIRST AID & SAFETY INC	(Continued)		**Total :**	**83.79**
165234	11/9/2021	112566 GALLS, LLC	BC1403381		PD UNIFORM SUPPLIES	851.82
			BC1467956		PD UNIFORM SUPPLIES	689.06
					Total :	**1,540.88**
165235	11/9/2021	100391 GARCIA, JAMES	101621		ENTERTAINMENT SERVICES - HARVES	200.00
					Total :	**200.00**
165236	11/9/2021	107030 GARDENA AUTO PARTS	143765		SWEEPER PROGRAM SUPPLIES	50.65
			143789		PW AUTO PARTS	147.15
					Total :	**197.80**
165237	11/9/2021	619005 GAS COMPANY, THE	110221		GAS	6,242.55
					Total :	**6,242.55**
165238	11/9/2021	106470 GILLIG LLC	40853012	037-10049	GTRANS AUTO PARTS	168.87
					Total :	**168.87**
165239	11/9/2021	111798 GOBBLE, SCOTT	11012021	024-00752	DECORATIVE STREET LIGHTING PROJ	637.50
			110121	024-00752	CONSULTING SERVICES - COMMUNITY	412.50
					Total :	**1,050.00**
165240	11/9/2021	619004 GOLDEN STATE WATER CO.	102521		WATER	20,764.06
					Total :	**20,764.06**
165241	11/9/2021	107513 GRAINGER	9088009080	037-10077	BUS FACILITY SUPPLIES	6,361.03
					Total :	**6,361.03**
165242	11/9/2021	111484 HANNA, BROPHY, MACLEAN,, MCALEER & JEI	2030426		PROFESSIONAL SERVICES	50.00
					Total :	**50.00**
165243	11/9/2021	111890 HARUTYUNYAN, GAGIK	PERMIT #50021-0306		PERMIT CANCELLATION REFUND - 240	54.00
					Total :	**54.00**
165244	11/9/2021	111549 HF & H CONSULTANTS, LLC	9718674		CONSULTING SERVICES - SOLID WAST	1,008.75
					Total :	**1,008.75**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165245	11/9/2021	110371 HINDERLITER DE LLAMAS, & ASSOCIATES	SIN011864		2021-21 ACR STATISTICAL DATA	795.00
					Total :	**795.00**
165246	11/9/2021	108434 HOME DEPOT CREDIT SERVICES	0531310		BLDG MAINT SUPPLIES	77.54
			1511476		REC PROGRAM SUPPLIES	83.10
			1521355		BLDG MAINT SUPPLIES	93.35
			1531220		BLDG MAINT SUPPLIES	6.55
			1904843		GTRANS MAINT SUPPLIES	319.65
			2972394		COVID-19 EMERGENCY SUPPLIES	204.62
			3510603		BLDG MAINT SUPPLIES	81.50
			3544190		REC PROGRAM SUPPLIES	18.72
			4020812		REC PROGRAM SUPPLIES	21.97
			4531704		BLDG MAINT SUPPLIES	107.90
			5022004		STREET MAINT SUPPLIES	49.79
			6042922		BLDG MAINT SUPPLIES	277.86
			6350175		HOME IMPROVEMENT PROGRAM	123.94
			7540824		BLDG MAINT SUPPLIES	66.58
			8022795		SIGNS/SIGNALS SUPPLIES	23.62
			8043573		BLDG MAINT SUPPLIES	22.02
			8224418	G	HOME IMPROVEMENT PROGRAM	-26.44
			8280192		HOME IMPROVEMENT PROGRAM	-19.94
				G		
				GG		
				GG		
			8324846		HOME IMPROVEMENT PROGRAM	104.82
			8974005		REC PROGRAM SUPPLIES	491.65
			9312104		HOME IMPROVEMENT PROGRAM	203.04
					Total :	**2,331.84**
165247	11/9/2021	108430 HOME PIPE & SUPPLY	F34539		STREET MAINT SUPPLIES	133.97
					Total :	**133.97**
165248	11/9/2021	100275 HONEYWELL	5258016633		SERVICE CALL - A/C @ TRANSPORTAT	1,345.00
					Total :	**1,345.00**
165249	11/9/2021	104144 HOOKER, JASON	10/04-10/07		TRAINING - FORCE OPTIONS SIMULAT	200.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165249	11/9/2021	104144 104144 HOOKER, JASON	(Continued)		**Total :**	**200.00**
165250	11/9/2021	111593 INTER-CON SECURITY SYSTEMS INC	BD0058117	037-09992	GTRANS SECURITY SERVICES - SEPTI	476.03
					Total :	**476.03**
165251	11/9/2021	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	130101029		GTRANS AUTO PARTS	1,503.23
					Total :	**1,503.23**
165252	11/9/2021	103064 ITERIS, INC.	138676	024-00717	TRAFFIC SIGNAL PROJECT - VERMONT	1,049.75
			138678	024-00677	TRAFFIC SIGNAL PROJECT - VERMONT	2,410.00
					Total :	**3,459.75**
165253	11/9/2021	108555 JALISCO TIRE & AUTO REPAIR	10192021		(4) TIRES MOUNT & BALANCE	60.00
			101921		(4) TIRES MOUNT & BALANCE	70.00
					Total :	**130.00**
165254	11/9/2021	111887 JAY, FISCHER	PERMIT #50021-0317		PERMIT DEPOSIT REFUND - 13505 DAF	5,000.00
					Total :	**5,000.00**
165255	11/9/2021	108107 JTB SUPPLY COMPANY, INC	109617		SIGNS/SIGNALS SUPPLIES	1,927.20
					Total :	**1,927.20**
165256	11/9/2021	111045 KJ SERVICES	2284	020-00035	BOTTLE & CAN RECYCLING PROGRAM	170.00
					Total :	**170.00**
165257	11/9/2021	111260 KJOS, BARBARA JEAN	OCTOBER 2021		GARDENA FAMILY CHILD CARE PROGF	1,450.00
					Total :	**1,450.00**
165258	11/9/2021	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	21101201834	024-00769	INDUSTRIAL WASTE SERVICES	6,800.16
			21101202162	024-00769	TRAFFIC SIGNAL MAINT - HIGHWAY SA	1,900.43
					Total :	**8,700.59**
165259	11/9/2021	312039 L.A. COUNTY FIRE DEPARTMENT	C0010076	023-01337	FIRE PROTECTION SERVICES - DECEM	812,976.44
					Total :	**812,976.44**
165260	11/9/2021	312113 L.A. COUNTY SHERIFF'S DEPT	220558SG		INMATE MEAL DELIVERY PROGRAM - S	212.70
					Total :	**212.70**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165261	11/9/2021	109939 LA UNIFORMS & TAILORING	10083		PD UNIFORM SUPPLIES	175.19
			10167		PD UNIFORM SUPPLIES	295.97
			10168		PD UNIFORM SUPPLIES	295.97
			10174		PD UNIFORM SUPPLIES	114.68
			10213		PD UNIFORM SUPPLIES	186.21
			10284		PD UNIFORM SUPPLIES	333.40
			10316		PD UNIFORM SUPPLIES	106.89
			9709		PD UNIFORM SUPPLIES	126.73
			9751		PD UNIFORM SUPPLIES	499.21
			9752		PD UNIFORM SUPPLIES	203.80
			9816		PD UNIFORM SUPPLIES	99.17
			9824		PD UNIFORM SUPPLIES	655.49
			9837		PD UNIFORM SUPPLIES	720.37
			9838		PD UNIFORM SUPPLIES	720.37
			9839		PD UNIFORM SUPPLIES	720.37
					Total :	**5,253.82**
165262	11/9/2021	112014 LAKESHORE LEARNING MATERIALS	154265100621	331-00058	FCC PROGRAM SUPPLIES	70.01
			209639100821	331-00058	FCC PROGRAM SUPPLIES	99.19
			226447101221	331-00058	FCC PROGRAM SUPPLIES	198.38
					Total :	**367.58**
165263	11/9/2021	108023 LEXIPOL LLC	INVLEX3437	035-01117	LAW ENFORCEMENT MANAGEMENT S	7,622.00
					Total :	**7,622.00**
165264	11/9/2021	108807 LOCKE LORD LLP	1681285		LEGAL SERVICES	125.00
					Total :	**125.00**
165265	11/9/2021	112615 LU'S LIGHTHOUSE, INC.	01204907	037-10063	GTRANS SHOP SUPPLIES	182.46
			01205952	037-10063	GTRANS SHOP SUPPLIES	1,124.05
			01206119	037-10063	GTRANS SHOP SUPPLIES	34.39
			01206472	037-10063	GTRANS SHOP SUPPLIES	131.36
					Total :	**1,472.26**
165266	11/9/2021	109203 MAKAI SOLUTIONS	SD525	037-10042	FACILITIES AND EQUIPMENT MAINTEN	204.00
					Total :	**204.00**

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165267	11/9/2021	113036 MANERI SIGN CO., INC.	40010852		SIGNS - 12" CIRCLE LOGO	113.72
			40010898		SIGNS - 18"X12" "NO TRESPASSING"	367.92
			40010934		SIGNS - 42"X9" "RAYMOND AV 14700"	209.48
					Total :	**691.12**
165268	11/9/2021	813030 MANNING & KASS	721253		LEGAL SERVICES	3,266.75
					Total :	**3,266.75**
165269	11/9/2021	104841 MAR-CO EQUIPMENT COMPANY	181519	024-00786	STREET SWEEPER SUPPLIES	3,377.18
					Total :	**3,377.18**
165270	11/9/2021	113003 MARTIN CHEVROLET	810800		SEWER PROGRAM SUPPLIES	282.76
					Total :	**282.76**
165271	11/9/2021	113064 MCMASTER-CARR SUPPLY COMPANY	66876234		GTRANS SHOP SUPPLIES	162.73
			67033774		GTRANS AUTO PARTS	180.11
			67042617		GTRANS AUTO PARTS	600.92
			67182223		GTRANS AUTO PARTS	249.17
					Total :	**1,192.93**
165272	11/9/2021	111825 MEDIA SOLUTIONS	204918	037-10076	LINE 7X MARKETING & COORDINATION	3,852.00
					Total :	**3,852.00**
165273	11/9/2021	110206 MICHELIN NORTH AMERICA, INC.	DA0048555477	037-10059	GTRANS' BUS TIRE LEASE SERVICES -	5,947.28
					Total :	**5,947.28**
165274	11/9/2021	111604 MICRO ELECTRONICS, INC	11531368	023-01349	COMPUTER REPLACEMENT PARTS	7,938.31
			11531373		COMPUTER REPLACEMENT PARTS	48.38
					Total :	**7,986.69**
165275	11/9/2021	103093 MOBILE RELAY ASSOCIATES, INC.	80017110	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	11,059.49
			80017111	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	271.53
					Total :	**11,331.02**
165276	11/9/2021	111885 MORALES, ROSA	PERMIT #50018-0636		PERMIT DEPOSIT REFUND - 1835 W. 14	5,000.00
					Total :	**5,000.00**
165277	11/9/2021	113355 MR. HOSE INC.	195417		PW AUTO PARTS	52.99

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165277	11/9/2021	113355 MR. HOSE INC.	(Continued)			
			195418		PW AUTO PARTS	69.63
			195419		PW AUTO PARTS	164.11
					Total :	**286.73**
165278	11/9/2021	106803 MSDSONLINE, INC.	240588	024-00782	ANNUAL MSDS ONLINE SUBSCRIPTIOI	2,400.00
					Total :	**2,400.00**
165279	11/9/2021	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	557278		PROPANE GAS	533.00
			559137		PROPANE GAS	1,096.67
			559975		PROPANE GAS	354.66
					Total :	**1,984.33**
165280	11/9/2021	114955 NATIONAL EMBLEM, INC.	394246		CITY OF GARDENA UNIFORM PATCHES	425.23
			394247		CITY OF GARDENA UNIFORM PATCHES	444.38
					Total :	**869.61**
165281	11/9/2021	114018 NATIONAL PEN CO., LLC	112296033		CLERK OFFICE SUPPLIES	141.92
					Total :	**141.92**
165282	11/9/2021	110819 NORTHERN SAFETY CO., INC.	904584214		BUS SHOP SUPPLIES	654.89
					Total :	**654.89**
165283	11/9/2021	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	73004730		RANDOM BAT & PHYSICAL RECERTIFI	244.00
			73076669		RANDOM BAT & PHYSICAL RECERTIFI	921.50
			73154225		PHYSICAL RECERTIFICATION	1,885.00
					Total :	**3,050.50**
165284	11/9/2021	115168 OFFICE DEPOT	203128172		PD OFFICE SUPPLIES	63.92
			203129931		PD OFFICE SUPPLIES	96.98
			204212645		BUS OFFICE SUPPLIES	176.44
			204799404		CM OFFICE SUPPLIES	16.82
					Total :	**354.16**
165285	11/9/2021	108921 OMEGA POLYGRAPH	01822	035-01119	PRE-EMPLOYMENT POLYGRAPH EXAM	2,250.00
					Total :	**2,250.00**
165286	11/9/2021	111358 O'REILLY AUTO PARTS	166910		GTRANS AUTO PARTS	4.20

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165286	11/9/2021	111358 O'REILLY AUTO PARTS	(Continued)			
			167769		GTRANS AUTO PARTS	211.24
			168601		GTRANS AUTO PARTS	808.18
			168627		STREET SWEEPER SUPPLIES	385.04
			169859		GTRANS AUTO PARTS	154.34
					Total :	**1,563.00**
165287	11/9/2021	115810 ORKIN PEST CONTROL	218556507		PEST CONTROL - ACCT #27336703	192.00
					Total :	**192.00**
165288	11/9/2021	110403 PENN RECORDS MANAGEMENT	0126244		OFF-SITE STORAGE SERVICES -OCTO	54.25
					Total :	**54.25**
165289	11/9/2021	116140 PETE'S ROAD SERVICE, INC.	533260		TIRES - SMARTWAY ARMSTRONG ASR	588.30
					Total :	**588.30**
165290	11/9/2021	108600 PHOENIX GROUP INFORMATION, SYSTEMS	0920211211	035-01103	PARKING CONTRACT SERVICES - SEP	252.90
			092021211	035-01103	PARKING CONTRACT SERVICES - SEP	20,216.05
					Total :	**20,468.95**
165291	11/9/2021	105574 PINNACLE PETROLEUM, INC.	0261666	037-10038	87 OCTANE REGULAR UNLEADED CAR	32,573.56
					Total :	**32,573.56**
165292	11/9/2021	105574 PINNACLE PETROLEUM, INC.	0261665	037-10038	87 OCTANE REGULAR UNLEADED CAR	32,543.68
					Total :	**32,543.68**
165293	11/9/2021	105574 PINNACLE PETROLEUM, INC.	0261131	024-00761	87 OCTANE REGULAR UNLEADED CAR	24,393.95
					Total :	**24,393.95**
165294	11/9/2021	106092 PRUDENTIAL OVERALL SUPPLY	42669713		UNIFORM & SUPPLY RENTAL	47.16
			42669714		SUPPLY RENTAL - MATS - GTRANS	50.10
			42669939		UNIFORM & SUPPLY RENTAL	288.30
			42672041		UNIFORM & SUPPLY RENTAL	288.30
			472669712		UNIFORM & SUPPLY RENTAL	150.78
					Total :	**824.64**
165295	11/9/2021	116820 PSOMAS	177440	037-09987	GTRANS DESIGN BUILD CONSTRUCTI	7,548.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165295	11/9/2021	116820 116820 PSOMAS	(Continued)		**Total :**	**7,548.75**
165296	11/9/2021	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	525350		PEER SUPPORT TRAINING	1,400.00
					Total :	**1,400.00**
165297	11/9/2021	107419 PULSAR	27768	037-10039	MARKETING SERVICES - NEW SERVIC	3,181.50
			27769	037-10039	MARKETING SERVICES - NEW SERVIC	7,444.50
			27770	037-10039	MARKETING SERVICES - NEW SERVIC	6,129.75
			27771	037-10039	MARKETING SERVICES - NEW SERVIC	9,016.25
			27772	037-10065	MARKETING SERVICES - APTA AWARD	15,533.00
					Total :	**41,305.00**
165298	11/9/2021	108623 PUN GROUP LLP, THE	113117	023-01350	AUDIT SERVICES FY 2020-2021	20,000.00
					Total :	**20,000.00**
165299	11/9/2021	114143 QUADIENT LEASING USA, INC	N9100617		POSTAGE MAILING MACHINE LEASE	790.67
					Total :	**790.67**
165300	11/9/2021	102283 QUICK COLOR PRINTING	15675		COVID-19 EMERGENCY SUPPLIES	164.25
					Total :	**164.25**
165301	11/9/2021	111574 RACE COMMUNICATIONS	RC581004	023-01351	FIBER INTERNET SERVICES - NOVEME	5,589.00
					Total :	**5,589.00**
165302	11/9/2021	108886 REDMON GROUP INC.	RG2021212	037-09989	GTRANS WEBSITE SUPPORT	2,253.13
					Total :	**2,253.13**
165303	11/9/2021	118476 RICOH USA, INC.	9028919750		RICOH MPC3503 COPIER LEASE - GTR	182.17
			9028919898		RICOH COPIER LEASE & USAGE CHAR	2,533.49
			9029094967		RICOH MPC3503 COPIER LEASE - CM -	767.31
			9029094968		RICOH PRO8100S COPIER LEASE - PR	764.71
			9029094972		RICOH MPC3503 COPIER LEASE - CD~	400.49
			9029094974		RICOH PRO8100SE COPIER LEASE - PI	459.79
			9029095001		RICOH MPC3503 COPIER LEASE - CLE	509.33
			9029110815		RICOH MPC6003 COPIER LEASE - PD S	228.83
			9029110917		RICOH MPC3503 COPIER LEASE - REC	827.69
			9029111219		RICOH MPC3503 COPIER LEASE - CHIE	147.04
			9029111640		RICOH MPC3503 COPIER LEASE - PW -	396.69

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165303	11/9/2021	118476 118476 RICOH USA, INC.	(Continued)		**Total :**	**7,217.54**
165304	11/9/2021	109323 RIVERAS LAWNMOWER SHOP, INC.	1393		PARK MAINT SUPPLIES	120.00
					Total :	**120.00**
165305	11/9/2021	100585 RKA CONSULTING GROUP	31625		COMMUNITY AQUATIC & SR. CENTER -	468.75
					Total :	**468.75**
165306	11/9/2021	111495 ROBINSON-PASSLEY, SHARON	NOVEMBER 2021		COBRA REIMBURSEMENT	588.25
					Total :	**588.25**
165307	11/9/2021	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	92941		BLDG MAINT SUPPLIES	100.60
			92953		CODE ENFORCEMENT PROGRAM SUP	325.00
			92966		BLDG MAINT SUPPLIES	255.78
					Total :	**681.38**
165308	11/9/2021	105934 SANTIN, STEPHANY	102721		REIMBURSEMENT - POSTAGE FEES FC	76.45
					Total :	**76.45**
165309	11/9/2021	107006 SHAMROCK COMPANIES	2541101		STREET MAINT SUPPLIES	343.32
					Total :	**343.32**
165310	11/9/2021	110731 SHAW HR CONSULTING, INC	001527		PROFESSIONAL SERVICES - PERSONN	157.50
					Total :	**157.50**
165311	11/9/2021	109918 SHIGE'S FOREIGN CAR SERVICE	8089418		2016 FORD INTRCPTR #1484145 SERVI	1,411.34
			8089452		2011 FORD CROWN VIC #1494034 OIL &	31.15
			8089453		2015 FORD EDGE #7LFA743 OIL & FILTI	31.52
			8089526		2018 FORD INTRCPTR #1554895 BRAKI	266.87
			8089539		2018 NISSAN FRONTIER #1529609 OIL	107.33
					Total :	**1,848.21**
165312	11/9/2021	119378 SMARDAN SUPPLY CO.	S3686978		BUS FACILITY MAINT SUPPLIES	29.22
			S3698563		BUS FACILITY MAINT SUPPLIES	128.73
					Total :	**157.95**
165313	11/9/2021	119361 SMART & FINAL IRIS CO.	39704		HALLOWEEN EVENT SUPPLIES	22.17
			55405		REC PROGRAM SUPPLIES	61.79

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165313	11/9/2021	119361 119361 SMART & FINAL IRIS CO.	(Continued)		**Total :**	**83.96**
165314	11/9/2021	110449 SOUTHBAY UNIFORM LLC	1543		PD UNIFORM SUPPLIES	238.03
			1966		PD UNIFORM SUPPLIES	152.85
					Total :	**390.88**
165315	11/9/2021	619003 SOUTHERN CALIFORNIA EDISON	101921		LIGHT & POWER	53,765.84
					Total :	**53,765.84**
165316	11/9/2021	111758 SOUTHERN COMPUTER WAREHOUSE, INC	713065		APPLECARE+ FOR IMAC	339.67
					Total :	**339.67**
165317	11/9/2021	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	153331		P66 GUARDOL NATURAL GAS 15W40	2,072.44
					Total :	**2,072.44**
165318	11/9/2021	104126 SPECTRUM SOLUTIONS	0851122101221		CABLE SERVICES - PD	190.26
					Total :	**190.26**
165319	11/9/2021	104453 SPICERS PAPER, INC.	2764175	023-01354	PRINT SHOP PAPER	2,447.55
			2771139	023-01354	PRINT SHOP PAPER	1,431.49
			2773678	023-01354	PRINT SHOP PAPER	1,967.37
					Total :	**5,846.41**
165320	11/9/2021	119548 ST. JOHN LUTHERAN CHURCH	NOVEMBER 2021		SENIOR CITIZENS DAY CARE	900.00
					Total :	**900.00**
165321	11/9/2021	109892 STANTEC CONSULTING SERVICES	1848007	037-10002	GTRANS DISPATCH AREA MODIFICATI(	18,695.50
					Total :	**18,695.50**
165322	11/9/2021	111791 SYNCHROTECH INC	93784		GTRANS PROGRAM SUPPLIES	1,192.00
					Total :	**1,192.00**
165323	11/9/2021	220593 TANAKA, RODNEY G.	09/21-09/24		LEAGUE'S ANNUAL CONFERENCE & E)	554.48
					Total :	**554.48**
165324	11/9/2021	100609 TANK SPECIALISTS OF CALIFORNIA	30980		CERTIFIED DESIGNATED OPERATOR S	189.75
					Total :	**189.75**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165325	11/9/2021	109351 TDX	3658663		GTRANS TIRE SUPPLIES	568.67
					Total :	**568.67**
165326	11/9/2021	110238 TIREHUB, LLC	23315584		TIRES - GY WRL FORTITUDE H BW 112	1,420.57
					Total :	**1,420.57**
165327	11/9/2021	109775 TOMS TRUCK CENTER NORTH COUNTY	1244289	037-10052	GTRANS AUTO PARTS	24.66
			1244347	037-10052	GTRANS AUTO PARTS	6,282.00
			1245810	037-10052	GTRANS AUTO PARTS	2,490.00
			1246808	037-10052	GTRANS AUTO PARTS	193.04
					Total :	**8,989.70**
165328	11/9/2021	106018 TRANE U.S. INC.	11004543		BUS FACILITY MAINT SUPPLIES	1,791.00
			11041633		BUS FACILITY MAINT SUPPLIES	131.67
					Total :	**1,922.67**
165329	11/9/2021	111481 TRIO COMMUNITY MEALS, LLC	INV2230000230	034-00480	SENIOR FEEDING PROGRAM	11,451.30
			INV2230000579	034-00480	SENIOR FEEDING PROGRAM	10,808.91
					Total :	**22,260.21**
165330	11/9/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	FINANCE 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	6,762.66
			SANTIN 09/22/21	034-00507	CAL CARD STATEMENT 08/23-09/22/21	12,243.79
					Total :	**19,006.45**
165331	11/9/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	1,740.60
			FCC 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	2,192.71
			FOX 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	136.78
			GOLDMAN 09/22/21		CAL CARD STATEMENT 08/23-09/22/21	123.77
			NOLAN 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	1,797.79
			PD TRAINING4 8/23/21		CAL CARD STATEMENT 07/23-08/23/21	4,114.80
			RIGG 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	45.45
			ROMERO 09/22/21		CAL CARD STATEMENT 08/23-09/22/21	845.60
			SWEENEY 10/22/21		CAL CARD STATEMENT 09/23-10/22/21	5,386.92
			WARD 09/22/21		CAL CARD STATEMENT 08/24-09/22/21	8,522.59
					Total :	**24,907.01**
165332	11/9/2021	121275 UNDERGROUND SERVICE ALERT, OF SC	1020210276		NEW TICKETS	117.25

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165332	11/9/2021	121275 UNDERGROUND SERVICE ALERT, OF SC	(Continued)			
			dsb20205373		NEW TICKETS	55.38
					Total :	**172.63**
165333	11/9/2021	121407 UPS	649922411 10/09/21		SHIPPING SERVICE CHARGES	132.00
					Total :	**132.00**
165334	11/9/2021	111889 VALENTEKOVICH, VLADIMIR	10/04-10/07		TRAINING - FORCE OPTIONS SIMULAT	200.00
					Total :	**200.00**
165335	11/9/2021	111873 VANTAGE COMPANY	PERMIT #14590		PERMIT DEPOSIT REFUND - 1745 W. 18	1,000.00
					Total :	**1,000.00**
165336	11/9/2021	108619 VERITEXT	5339864		TRANSCRIPTION SERVICES	300.00
					Total :	**300.00**
165337	11/9/2021	111878 W.G. ZIMMERMAN ENGINEERING INC	21-07-587		ENGINEERING SERVICES - JULY 2021	560.00
			21-09-624		ENGINEERING SERVICES - SEPTEMBE	560.00
					Total :	**1,120.00**
165338	11/9/2021	108353 WALTERS WHOLESALE ELECTRIC CO	S118438160		GTRANS MAINT SUPPLIES	244.77
					Total :	**244.77**
165339	11/9/2021	101903 WATER TECHNIQUES	78606		DRINKING WATER SYSTEM RENTAL	45.00
					Total :	**45.00**
165340	11/9/2021	104107 WAXIE SANITARY SUPPLY	80034979		BUS WASH SUPPLIES	-240.90
			80263427		BUS WASH SUPPLIES	183.81
			80397347		BUS WASH SUPPLIES	527.88
					Total :	**470.79**
165341	11/9/2021	123050 WILLIAMS SCOTSMAN, INC.	9011973641	035-01105	MODULAR BUILDING RENTAL CPX-804	2,212.87
					Total :	**2,212.87**
165342	11/9/2021	103956 WORTHINGTON FORD	6058705		2017 FORD INTRCPTR #1368929 DIAGN	933.84
			6059077		2018 FORD INTRCPTR #1554675 OIL &	48.51
					Total :	**982.35**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
165343	11/9/2021	125001 YAMADA COMPANY, INC.	81323		PARK MAINT SUPPLIES	276.11
			81324		PARK MAINT SUPPLIES	237.85
			81325		PARK MAINT SUPPLIES	91.12
			81326		PARK MAINT SUPPLIES	74.85
			81327		PARK MAINT SUPPLIES	97.02
					Total :	**776.95**

171 Vouchers for bank code : usb **Bank total : 2,104,354.57**

171 Vouchers in this report **Total vouchers : 2,104,354.57**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 19 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 19 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:

_____

_____ 11/09/2021
Mayor Date

_____ _____
Councilmember Date

_____ _____
Councilmember Date

Acknowledged:

_____ _____
Councilmember Date

_____ _____
Councilmember Date

CITY of GARDENA

TO: THE HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: PERSONNEL REPORT

1. Report the count of confirmed COVID-19 employee cases.
   Total Count: Eighty-Eight (89)
   a. Administrative Services Department: One (1)
   b. City Clerk's Office: Two (2)
   c. Elected & Administrative Offices: One (1)
   d. Community Development Department: Two (2)
   e. Transportation Department: Twenty-Seven (27)
   f. Police Department: Thirty (32)
   g. Public Works Department: Eleven (11)
   h. Recreation & Human Services Department: Twelve (13)

2. Report the Appointment of the following individuals:

   a. ***BRENDA PALOMERA*** to the position of Human Resources Coordinator, Schedule 43 ($4,424 - $5,646/month) with the Administrative Services Department effective November 8, 2021.

3. Report the Promotional Appointment of the following Individuals:

   a. ***PAIGE HANSEN*** to the position of Program Coordinator, Schedule 49 ($5,258 - $6,711/month) with Community Development Department effective November 1, 2021.

   b. ***GRAHAM AMSTOCK*** to the position of Police Officer, Schedule 201 ($7,309 - $9,328) with the Police Department effective November 5, 2021.

   c. ***ANDRE CARTER*** to the position of Police Officer, Schedule 201 ($7309 - $9,328) with the Police Department effective November 5, 2021.

4. Report the Separation of the following employees:

   a. Economic Development Manager, ***SPENCER DELA CRUZ*** of the Community Development Department effective November 6, 2021. Mr. Dela Cruz provided 2 years and 2 months.

   b. Community Services Officer ***JAIME PRECIADO*** of the Police Department effective October 28, 2021. Mr. Preciado provided one week of service to the City.

5. Report that the following individuals are on leave under the Family Medical Leave Act / California Family Rights Act:

    a. Police Lieutenant, ***MICHAEL SARGENT***, of the Police Department effective November 2, 2021 through a date to be determined.

    b. Information Technology Coordinator, ***ALEXANDER CARR-OMEZE***, of the Administrative Services Department effective October 25, 2021 through November 26, 2021.

RESOLUTION NO. 6537

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

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

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARS-CoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, on March 4, 2020, the Governor of the State of California, Gavin Newsom declared a State of Emergency in California to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the State prepare for broader spread of COVID-19; and

WHEREAS, on March 4, 2020, the Los Angeles County Board of Supervisors and Department of Public Health declared a local emergency and local public health emergency to aid the regional healthcare and governmental community in responding to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States declared a National Emergency due to the continue spread and the effects of COVID-19; and

WHEREAS, on March 16, 2020, the City Manager, as the City's Director of Emergency Services, did proclaim the existence of a local emergency as authorized by Government Code section 8630 and Gardena Municipal Code Chapter 2.56.060; and

WHEREAS, the Governor's March 4, 2021, declaration of a state of emergency based on the COVID-19 pandemic remains in place; and

WHEREAS, the Proclamation of Existence of a Local Emergency issued by the City Manager, as the City's Director of Emergency Services on March 16, 2020, has been ratified by the City Council via Resolution 6441 on March 19, 2020 and reaffirmed by Resolution No. 6454 on May 12, 2020, Resolution No 6469 on July 14, 2020, Resolution No. 6478 on September 8, 2020, Resolution No. 6483 on October 27, 2020, Resolution

No. 6489 on December 15, 2020, Resolution No. 6495 on February 9, 2021, Resolution No. 6503 on March 23, 2021, Resolution No. 6512 on May 11, 2021, Resolution No. 6521 on June 22, 2021, Resolution No. 6526 on August 10, 2021 and Resolution No. 6533 on October 26, 2021, with the result that the proclamation of a local emergency based on the COVID-19 pandemic remains in place; and

WHEREAS, Paragraph 3 of Executive Order N-29-20, issued by the Governor on March 17, 2020, among other things, suspended the Brown Act requirements for teleconferencing, provided that notice and accessibility requirements were met, the public was allowed to observe and address the legislative body at the meeting, and the legislative body had a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, specifying that this suspension would remain in place during the period in which state or local public health officials have imposed or recommended social distancing measures; and

WHEREAS, paragraph 42 of Executive Order N-08-21, issued by the Governor on June 11, 2021, withdrew, and replaced paragraph 3 of Executive Order N-29-20's suspension of the Brown Act requirements for teleconferencing with a similar suspension of those requirements that it specified would remain in place only through September 30, 2021; and

WHEREAS, on September 16, 2021, the Governor signed into law Assembly Bill No. 361 ("AB 361"), which, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with the teleconferencing requirements imposed by the Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency, as that term is defined, when state or local health officials have imposed or recommended measures to promote social distancing or when the legislative body has determined that meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, AB 361 requires legislative bodies that hold teleconferenced meetings under its abbreviated teleconferencing procedures to give notice of the meeting and post agendas, as described, to allow members of the public to access the meeting and address the legislative body, to give notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to

attend via a call-in option or an internet-based service option, and to conduct the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body; and

WHEREAS, AB 361 requires the legislative body to take no further action on agenda items when there is a disruption which prevents the public agency from broadcasting the meeting, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments, until public access is restored; and

WHEREAS, AB 361 prohibits the legislative body from requiring public comments to be submitted in advance of the meeting and specifies that the legislative body must provide an opportunity for the public to address the legislative body and offer comment in real time; and

WHEREAS, AB 361 prohibits the legislative body from closing the public comment period and the opportunity to register to provide public comment, until the public comment period has elapsed or until a reasonable amount of time has elapsed, as specified; and

WHEREAS, when there is a continuing state of emergency, or when state or local officials have imposed or recommended measures to promote social distancing, AB 361 requires a legislative body to make specified findings not later than 30 days after the first teleconferenced meeting pursuant to these provisions, and to make those findings every 30 days thereafter, in order to continue to meet under AB 361's abbreviated teleconferencing procedures; and

WHEREAS, on October 12, 2021, the City Council adopted Resolution Number 6534, which made the findings required by AB 361 to allow the City Council and all City Commissions, Committees and Boards to continue to meet under AB 361's abbreviated teleconferencing procedures, and authorized the City Council and all City Commissions, Committees and Boards to conduct meetings under AB 361's abbreviated teleconferencing procedures, without complying with the requirements set forth in Government Code Section 54953(b)(3), subject to compliance with the requirements set forth in Government Code Section 54953(e)(2); and

WHEREAS, in light of the continuing State and local declarations of emergency resulting from the COVID-19 pandemic, the continuing recommendation by Los Angeles County Public Health officials of measures to promote social distancing, and the imminent risks to the health of safety of attendees at meetings conducted in person, the City Council desires to again make the findings required by AB 361 to allow the City Council and all City Commissions, Committees and Boards to continue to meet under AB 361's abbreviated teleconferencing procedures.

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

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. The City Council finds that the State and local declarations of emergency resulting from the COVID-19 pandemic remain in place, and that the state of emergency continues to directly impact the ability to meet safely in person.

SECTION 3. The City Council finds that local officials, namely, the Los Angeles County Department of Public Health, has continued to recommend measures to promote social distancing.

SECTION 4. As a result of the findings in Sections 1 through 3 above, the City Council and all City Commissions, Committees and Boards are authorized to conduct meetings under AB 361's abbreviated teleconferencing procedures, without complying with the requirements set forth in Government Code Section 54953(b)(3), subject to compliance with the requirements set forth in Government Code Section 54953(e)(2).

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed this Resolution and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of this Resolution would be subsequently declared invalid or unconstitutional.

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

Passed, approved, and adopted this_____day of November 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

ORDINANCE NO. 1835

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CHANGING THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY IN MARCH OF EVEN-NUMBERED YEARS TO THE DATE OF THE STATEWIDE PRIMARY ELECTION IN EVEN-NUMBERED YEARS, IN RESPONSE TO SENATE BILL 970; ADJUSTING TERMS IN OFFICE ACCORDINGLY.

WHEREAS, the City of Gardena (" City") was required under Senate Bill 415, which is also known as the California Voter Participation Rights Act (Elections Code 14050-14057), to change the date of the City's general municipal election to coincide with statewide election dates; and

WHEREAS, in November 2017, the Gardena City Council complied with Senate Bill 415 by adopting Ordinance 1782 to consolidate the general municipal election with the statewide primary election to be held in March of even-numbered years beginning in 2020 pursuant to the provisions of the Elections Code, and

WHEREAS, in September 2020, the California Legislature adopted Senate Bill 970, which changed the date of the statewide primary election to the first Tuesday after the first Monday in June of even-numbered years **without** a presidential primary, but kept the date of the statewide primary election as the first Tuesday after the first Monday in March of even-numbered years **with** a presidential primary; and

WHEREAS, the Gardena City Council will remain in compliance with Senate Bill 415 by changing the date of the general municipal election to the date of the statewide primary election of each even- numbered year, although this will result in a different election date depending on the year; and

WHEREAS, by changing the date of the general municipal election to the date of the statewide primary election to align with California Legislature's recent amendments to the date of the statewide primary elections, it is necessary to extend the terms of incumbents that would have been scheduled for election in March 2022. Senate Bill 590 enacted Election Code 1305, effective January 1, 2022, which extends those incumbents' terms to the certification of the June 2022 election results.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. Establishment of Election Day. The City Council hereby cancels the March 8, 2022 City of Gardena general municipal election and establishes the date of the statewide primary election in each even-numbered year as the date of the general municipal election in the City of Gardena commencing with the 2022 Statewide Primary election.

SECTION 3. Section 2.24.100 (Date held) of Chapter 2.24 (Elections) of Title 2 (Administration and Personnel) of the Gardena Municipal Code is amended to read, as follows:

Pursuant to the California Elections Code, ~~the city council hereby changes the city's general municipal election from the first Tuesday after the first Monday in March of odd-numbered years to the first Tuesday after the first Monday in March[1] of even-numbered years, with the first such municipal election being held in March 2020~~ and commencing with the 2022 Statewide Primary election, the date of the City's General Municipal Election is moved from the first Tuesday after the first Monday in March of even-numbered years to coincide with statewide primary elections. Said election shall be consolidated with the statewide primary election conducted by Los Angeles County upon the county's approval.

SECTION 4. Adjustment to Terms of Office. In accordance with Elections Code section 1305 (Senate Bill 590), effective January 1, 2022, the terms of office of the Mayor, City Treasurer, City Clerk and those members of the City Council presently serving whose terms would otherwise have expired in March 2022, shall be extended to expire following the certification of election results from the June 2022 general municipal election and the administration of the oath of office the newly elected officeholders.

SECTION 5. Repeal of Section of Prior Ordinance. Section 1 of the City of Gardena's Ordinance 1782 is hereby repealed.

SECTION 6. Operative Date. This ordinance shall become operative upon approval by the Los Angeles County Board of Supervisors as provided by California Elections Code Sections 130l(b)(l) and 10403(a)(l)..

SECTION 7. Notice to Voters. Pursuant to Elections Code section 10403. 5(e), within thirty 930) days after the operative date of this Ordinance, the City Clerk shall cause a notice to be mailed to registered voters of the City of Gardena informing them of the change in the City of Gardena's general municipal election date and the increased terms of the current City of Gardena's elected officials whose terms of office would have been scheduled for election in March 2022 but are now scheduled for election on the date of the statewide primary election in 2022.

SECTION 8. Request to the County. The City Clerk shall forward a copy of this Ordinance to the County Elections Division and Los Angeles County Board of Supervisors with a request that it be approved pursuant to California Elections Code Sections 1301 and 10403.5.

SECTION 9. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 10. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 11. CEQA. The City Council finds that this Ordinance is exempt from CEQA as it does not qualify as a project.

SECTION 12. Effective Date. This ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

Passed, approved, and adopted this _____ day of _____, 2021.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

ORDINANCE NO. 1836

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADDING A NEW CHAPTER 15.60 TO THE GARDENA MUNICIPAL CODE WHICH CHAPTER ADOPTS BY REFERENCE THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

WHEREAS, Government Code Section 65595 requires each California city to adopt the Model Water Efficient Landscape Ordinance or to adopt a water efficient landscape ordinance that is at least as effective in conserving water as the model ordinance;

WHEREAS, the current version of the Model Water Efficient Landscape Ordinance updated through 2015 is contained in 23 California Code of Regulations Sections 490 through 495 inclusive, and

WHEREAS, the City Council of the City of Gardena has determined that it would like to adopt the current version of the Model Water Efficient Landscape Ordinance.

WHEREAS, The City Council additionally wishes to incorporate CalRecycle's reporting requirements for landscape projects in the Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

SECTION 1. Chapter 15.60 is hereby adopted and added to the Gardena Municipal Code to read, as follows:

Chapter 15.60
Adoption of the California Model Water Efficient Landscape Ordinance

15.60.010. Adoption of the California Model Water Efficient Landscape Ordinance.

The 2015 version of the Model Water Efficient Landscape Ordinance contained in 23 California Code of Regulations Sections 490 through 495 inclusive is hereby adopted by reference in its entirety:

15.60.020. Reporting to CalRecycle.

The building official or his or her designee shall report the number of landscape projects subject to the minimum application of compost and mulch as set forth in Sections 492.6 (a)(3)(B)(C), (D) and (G) of 23 California Code of Regulations (CCR), Division 2, Chapter 2.7 in compliance with 14 CCR Section 18994.2. Reports are due October 1, 2022 for the period of January 1, 2022 through June 30, 2022, and on or before August 1, 2023, and on or before August 1st each year thereafter.

SECTION 2. Penalties.

Persons who shall violate a provision of the Model Water Efficient Landscape Ordinance adopted by reference in the Gardena Municipal Code, or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor unless such violation is declared to be an infraction, punishable by a fine of not more than $1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. For the purposes of this section, a forfeiture of bail shall be equivalent to a conviction.

SECTION 3. CEQA Compliance. The adoption of this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(c)(3). which provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. Staff is directed to file a Notice of Exemption with the County Clerk.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 5. Certification. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause a summary of the ordinance to be published as required by law.

SECTION 6. Effective Date. This ordinance shall become effective on the thirty-first day after adoption.

Passed, approved, and adopted this _____day of _____, 2021.

_____

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

for CARMEN VASQUEZ, City Attorney

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.H
Section: CONSENT CALENDAR
Meeting Date: November 16, 2021

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

AGENDA TITLE: ORDINANCE NO. 1837, ADOPTING AN ORDINANCE REPEALING CHAPTER 8.20 OF THE GARDENA MUNICIPAL CODE, ADOPTING A NEW UPDATED CHAPTER 8.20 AND UPDATING CHAPTER 2.60 OF THE GARDENA MUNICIPAL CODE TO INCORPORATE PROVISIONS OF SENATE BILL 1383 AND REGULATIONS ADOPTED BY CALRECYCLE
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:
In September 2016, Governor Brown signed into law Senate Bill 1383 (SB 1383) establishing methane emissions reduction targets representing the next step in California's environmental protection strategy. Methane emissions result from the decomposition of organic waste in landfills and are a substantial source of greenhouse gas emissions. Organic waste such as green materials and food materials are recyclable through composting and mulching, and through anaerobic digestion, which can produce renewable energy and fuel as a by-product. Edible food is recyclable through food recovery programs.

SB 1383 directed the Department of Resources Recycling & Recovery (CalRecycle) to adopt regulations and requirements to achieve state-wide goals including a goal to reduce organic waste disposed in landfills by 75 percent by the year 2025. SB 1383 regulations, effective January 1, 2022, make organic recycling mandatory for all generators of organic waste, including residents, and places the burden on local jurisdictions to enact and enforce ordinances, or other enforceable mechanisms, to comply with all SB 1383 regulations.

Compliance with the regulations requires the City to amend its municipal code by January 1, 2022, to address the new requirements. The code must provide for commercial and residential organics waste collection programs, edible food recovery programs, procurement mechanisms for recycled content products, etc. The City must also provide enforcement of organic waste diversion through education program, inspections and imposition of penalties. However, to provide sufficient time for organics generators to come into compliance with the new requirements, penalties will not be imposed until January 1, 2024.

CalRecycle also has the authority to penalize non-compliant jurisdiction up to $10,000 per day,

per violation. However, in recognition that jurisdictions need time to fully implement the new requirements, so long as the City files a notice of intent to comply along with an implementation plan for phased compliance it can be protected against such fines during calendar year 2022. Penalties may be assessed retroactively if a jurisdiction is found to be non-compliant with the implementation plan included with the notice of intent.

ANALYSIS:

HF&H Consultants, LLC was retained by the City to analyze and recommend updates to the Gardena Municipal Code to incorporate the requirements of SB 1383 by updating Chapter 8.20 (Solid Waster and Recyclable Collection and Disposal), and adding Section 2.60.180 (Recycled-Content Paper Procurement Requirements for City Departments, Direct Service Providers, and Vendors) to Chapter 2.60 (Purchasing System).

Ordinance 1837 presents a substantially revised Chapter 8.20 and an amendment to Chapter 2.60. Its adoption will meet the requirement these provisions be in the municipal code by January 1, 2022.

ENVIRONMENTAL DETERMINATION:

Adoption of this ordinance, which is required by state mandate, is exempt from CEQA, CEQA Guidelines 15061 (c)(3) provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply when it can be seen with certainty that there is no possibility of a significant effect.

CONCLUSION:

Staff respectfully recommends that Council Adopt Ordinance No. 1837

FINANCIAL IMPACT/COST:

Public Resources Code Section 42652 authorize local jurisdictions to charge and collect fees to recover the costs incurred in complying with the regulations. After enactment of the Ordinance staff will recommend a fee or fees to compensate for these costs.

ATTACHMENTS:

Ordinace No. 1837_Redline Version.pdf
Ordinance_No._1837_1_.pdf

APPROVED:



_____

Clint Osorio, City Manager

ORDINANCE NO. 1837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REPEALING CHAPTER 18.20 OF THE GARDENA MUNICIPAL CODE, ADOPTING A NEW UPDATED CHAPTER 18.20 AND UPDATING CHAPTER 2.60 OF THE GARDENA MUNICIPAL CODE TO INCORPORATE PROVISIONS OF SENATE BILL 1383 AND REGULATIONS ADOPTED BY CALRECYCLE

WHEREAS, Senate Bill 1383 of 2016 ("SB 1383") added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the Public Resources Code, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants;

WHEREAS, on November 3, 2020, the Department of Resources Recycling & Recovery (CalRecycle) adopted organic waste reductions regulations contained in Chapter 12 of 14 CCR, Division 7 and amended portions of regulations of 14 CCR and 27 CCR

WHEREAS, the foregoing laws and regulations require that the provisions of the Gardena Municipal Code relating to solid waste be substantially rewritten.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

SECTION 1. Chapter 8.20 of the Gardena Municipal Code is hereby repealed in its entirety.

SECTION 2. Chapter 8.20 is hereby adopted and added to the Gardena Municipal Code to read as follows:

Chapter 8.20

SOLID WASTE AND RECYCLABLE COLLECTION AND DISPOSAL

Sections:

8.20.010 Purpose.
8.20.020 Definitions.
8.20.030 Authorization required to collect.
8.20.035 ~~Transfer or processing stations~~Requirements for facility operators and ~~solid waste recovery facilities~~community composting operations.
8.20.040 Licensing.
8.20.050 Revocation and suspension of franchise, license or permit.
8.20.060 Solid waste disposal and diversion.

8.20.065 Special events and venue facility operations.
8.20.070 Solid waste charges – Payment.
8.20.080 Charges – Nonpayment.
8.20.090 Disposal and processing.
8.20.100 Collection vehicles.
8.20.110 Containers/bins.
8.20.120 Other prohibited activities.
8.20.130 Time and frequency of collections.
8.20.140 Noise.
8.20.150 Indemnification and insurance.
8.20.160 Reporting requirements.
8.20.170 ~~Recycling services~~ Collection requirements.
8.20.171 Requirements for residential premises (including multifamily premises with cart service) service generators.
8.20.172 Requirements for commercial premises (including multifamily premises with shared bin service).
8.20.173 Self-hauler requirements.
8.20.174 Waivers for generators.
8.20.180 Violations – Misdemeanors.
8.20.190 Enforcement
8.20.200 Requirements for commercial edible food generators.
8.20.210 Requirements for food recovery organizations and services.
8.20.220 Inspections and investigations by city pertaining to the requirements of SB 1383 contained with the city's municipal code.

8.20.010 Purpose.

The collection and disposal of solid waste is a matter requiring the control and regulation by the city in the manner set forth in this chapter in order to protect the public peace, health, safety and welfare of the citizens. (Ord. 1497 § 1 (part), 1996)

8.20.020 Definitions.

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as set forth below. Words and phrases not ascribed a meaning by this chapter shall have the meaning ascribed by Public Resources Code Section 40105 et seq.

"~~Bin or commercial bin~~ Applicable law" means ~~those containers provided~~ all laws, statutes, rules, regulations, guidelines, permits, actions, dete1minations, orders, or requirements of the United States, state of California, county of Los Angeles, city, regional or local government authorities, agencies, boards, commissions, courts or other bodies having applicable jurisdiction, including AB 939 and SB 1383.

"Back-haul" means generating and transporting source separated recyclable materials and/or source separated organic waste to a destination owned and operated by the

generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

"Bin" means a rigid container with hinged lids and wheels with a capacity of at least one (1) cubic yard and less than ten (10) cubic yards.

"Blue container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for ~~temporary accumulation~~the purpose of storage and collection of ~~multifamily/commercial~~source separated recyclable materials.

"Brown container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of source separated food waste.

"Bulky items" means solid waste that cannot and/or would not typically be accommodated within a cart including specifically: furniture (including chairs, sofas, mattresses, and rugs); and appliances (including refrigerators, ranges, washers, dryers, water heaters, dishwashers, plumbing, small household appliances and other similar items, commonly known as "white goods"); residential wastes (including wood waste, tree branches, scrap wood, debris from ~~multifamily/commercial premises. Bins~~building remodeling, rocks, sod and earth); electronic equipment (including stereos, televisions, computers and monitors, VCRs, microwaves and other similar items commonly known as "brown goods" and "e-waste"); universal waste ("u-waste"), and clothing. Bulky items do not include car bodies, tires, construction and demolition debris or items requiring more than two persons to remove. Other items not specifically included or excluded above will be collected by the solid waste ~~containers with capacity of at least one and one-half cubic yards, compactor bins, compactor boxes and roll-off service boxes.~~collection operator provided that they are not more than eight feet in length, four feet in width, or more than 150 pounds. In the event a question ever arises as to whether a specific item or category of items meets the definition of bulky items, city shall be responsible to determine whether said definition shall apply, which determination shall be final and binding on the parties

~~"~~"California Code of Regulations" or "CCR" means the state of California Code of Regulations. CCR references in this city municipal code are preceded with a number that refers to the relevant Title of the CCR (e.g., "14 CCR" refers to Title 14 of CCR).

"CalRecycle" means the state of California's Department of Resources Recycling and Recovery, and, as this department was structured prior to January 1, 2010, the California Integrated Waste Management Board or CIWMB.

"Cart" means a polyethylene wheeled container with a hinged lid and wheels serviced by an automated or semi-automated truck with a capacity of no less that 30- and no greater than 101- gallons.

"City" means city of Gardena, California, a municipal corporation, and all the territory lying within the municipal boundaries of city.

"City manager" means the city manager of city. The city manager or his or her designee

is the authorized agent of city in enforcing the terms of this municipal code.

"Collect", "collected" or "Collection" shall mean "collection" means to take physical possession, transport, and remove solid waste within and from the city.

" "Commercial collection" means collection from" refers to services performed at or for commercial premises.

"Commercial edible food generators" includes tier one commercial edible food generators and tier two commercial edible food generators, or as otherwise defined in 14 CCR Section 18982(a)(7). For the purposes of this definition, food recovery organizations and food recovery services are not commercial edible food generators.

"Commercial premises" means all premises in the city, upon which business activity is conducted, and any other than premises not defined as residential and multifamily, where solid premises, including but not limited to retail sales, services, wholesale operations, manufacturing and industrial operations, but excluding residential premises upon which business activities are conducted when such activities are permitted under applicable zoning regulations and are not the primary use of the property.

"Composting" or "compost" (or any variation thereof) includes a controlled biological decomposition of organic waste is generated or accumulated and includes all premises used yielding a safe and nuisance free compost product.

"Compostable plastics" or "compostable plastic" means plastic materials that meet the ASTM D6400 standard for industrial purposes compostability.

"Construction and demolition waste or C&D waste" is a solid waste that debris" or "C&D material," means any combination of inert building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations as defined in California Code of Regulations, Title 22 Section 66261.3 et seq. This term includes, but is a portion of the municipal waste stream defined as:

1. Discarded materials generally considered to be water insoluble and nonhazardous in nature including but not limited to steel, glass, brick, not limited to, asphalt, concrete, asphalt, pipe Portland cement concrete, brick, lumber, gypsum, wallboard, metal, masonry, cardboard, and other associated packaging; roofing material, ceramic tile, carpeting, plastic pipe and steel. The material may be commingled with rock, stone, slate, gravel, soil, or otherwise inert material from the construction or demolition of a structure as part of a construction and/or demolition project or from the renovation of a structure and/or landscaping, and including rocks, soils, trees, brush, and tree stumps; and other vegetative matter that normally results resulting from land clearing, and landscaping and development operations for a construction project.

2. Clean cardboard, construction paper, plastics (including but not limited to sheeting, molding, and shrink wrap), wood, lighting and piping fixtures, and metal scraps from any construction and/or demolition project.

3. Plant materials resulting from construction work when commingled with dirt, rock, and other inert materials.

4. De minimis amounts of other nonhazardous wastes that are generated at construction and demolition or land

development projects~~, provided such amounts are consistent with best management practices of the industry.~~.

“Construction work” means construction, remodeling, repair, demolition or deconstruction of building, other structures, roads, parking lots and similarly paved or covered surfaces.

“Containers” shall mean any and all types of solid waste receptacles, including cans, carts, compactors, bins, roll-off boxes, and customer-provided receptacles.

“Contractor” means any person or entity holding or required to hold a contractor’s license of any type under the laws of the state of California or who performs, whether as a contractor, subcontractor, or building owner, any construction, demolition, remodeling, or landscaping service relating to building or accessory structures in the city.

~~“Diversion” means a reduction in the amount of waste being disposed in landfill by any of the following methods:~~

~~1. Use of new construction method(s) as described by the city that reduces the amount of waste generated.~~

~~2. On-site reuse of waste.~~

~~3. Delivery of waste from the site to a recycling center or salvage or reclamation facility.~~

~~4. Other methods as approved by the City.~~

~~“Food facility” means any operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption.~~

“Designated waste” means non-hazardous waste which may pose special disposal problems because of its potential to contaminate the environment, and which may be disposed of only in Class II disposal sites or Class III disposal sites pursuant to a variance issued by the California Department of Health Services. Designated waste consists of those substances classified as designated waste by the state, in California Code of Regulations Title 23, Section 2522 as may be amended from time to time.

“Discarded materials” are a form of solid waste and shall be regulated as such. For purposes of this municipal code, material is deemed to have been discarded, without regard to whether it is destined for recycling or disposal, and whether or not is has been separated from other solid wastes, in all cases where a fee or other compensation, in any form or amount, is directly or indirectly solicited from, or, levied, charged, or otherwise imposed on, or paid by, the generator or customer in exchange for handling services. As used herein, handling services include, without limitation, the collection, removal, transportation, delivery, and processing and/or disposal of the material. Discarded materials do not include edible food that is recovered for human consumption and is not discarded. Discarded materials include source separated recyclable materials, source separated organic waste, food waste, gray/black container waste or mixed waste, and C&D once the materials have been placed in containers for collection.

"Disposal" or “disposed” means the ultimate disposition of solid waste at a landfill or otherwise in full regulatory compliance.

"Divert" or "diversion" (or any variation thereof) means to prevent discarded materials from disposal at landfill or transformation facilities, (including facilities using incineration, pyrolysis, distillation, gasification, or biological conversion methods) through source reduction, reuse, recycling, composting, anaerobic digestion or other method of processing, subsequent to the provisions of AB 939 and SB 1383. Diversion is a broad concept that is to be inclusive of material handling and processing changes that may occur over time including, but not limited to, changes in standard industry practice or implementation of innovative (but not necessarily fully proven) techniques or technology that reduce disposal risk and/or are for other reasons deemed desirable by the city.

"Edible food" means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). For the purposes of this ordinance or as otherwise defined in 14 CCR Section 18982(a)(18), "edible food" is not solid waste if it is recovered and not discarded. Nothing in this ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of edible food that does not meet the food safety requirements of the California Retail Food Code.

"Electronic waste" or "e-waste" means electronic equipment and includes, but is not limited to, stereos, televisions, computers and computer monitors, VCRs, cellular phones, fax machines, household copiers, computer printers, other items with electric plugs that are banned from landfilling, and other similar items commonly known as "brown goods."

"Enforcement action" means an action of the city to address non-compliance with this ordinance including, but not limited to, issuing administrative citations, fines, penalties, or using other remedies.

"Environmental law" means any federal and state statute, county, local and city ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions or permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to hazardous substances or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

"Excluded waste " means hazardous substance, hazardous waste, infectious waste, designated waste, volatile, corrosive, medical waste, infectious, regulated radioactive waste, and toxic substances or material that facility operator(s), which receive materials from the city and its generators, reasonably believe(s) would, as a result of or upon acceptance, transfer, processing, or disposal, be a violation of local, state, or federal law, regulation, or ordinance, including: land use restrictions or conditions, waste that cannot be disposed of in Class III landfills or accepted at the facility by permit

conditions, waste that in city, or its designee's reasonable opinion would present a significant risk to human health or the environment, cause a nuisance or otherwise create or expose city, or its designee, to potential liability; but not including de minimis volumes or concentrations of waste of a type and amount normally found in single-family or multi-family solid waste after implementation of programs for the safe collection, processing, recycling, treatment, and disposal of batteries and paint in compliance with Sections 41500 and 41802 of the California Public Resources Code. Excluded waste does not include used motor oil and filters, household batteries, universal wastes, and/or latex paint when such materials are defined as allowable materials for collection through the city's collection programs and the generator or customer has properly placed the materials for collection pursuant to instructions provided by city or its designee for collection services.

"Food distributor" means a company that distributes food to entities including, but not limited to, Supermarkets and Grocery Stores, or as otherwise defined in 14 CCR Section 18982(a)(22).

"Food facility" has the same meaning as in Section 113789 of the Health and Safety Code.

"Food recovery" means actions to collect and distribute edible food for human consumption which otherwise would be disposed, or as otherwise defined in 14 CCR Section 18982(a)(24).

"Food recovery organization" means an entity that primarily engages in the collection or receipt of edible food from commercial edible food generators and distributes that edible food to the public for food recovery either directly or through other entities, including, but not limited to:

A. A food bank as defined in Section 113783 of the Health and Safety Code;

B. A nonprofit charitable organization; and,

C. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

If the definition in 14 CCR Section 18982(a)(25) for food recovery organization differs from this definition, the definition in 14 CCR Section 18982(a)(25) shall apply to this municipal code.

"Food recovery service" means a person or entity that collects and transports edible food from a commercial edible food generator to a food recovery organization or other entities for food recovery; or as otherwise defined in 14 CCR Section 18982(a)(26).

"Food scraps" means all food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, and eggshells. Food scraps excludes fats, oils, and grease when such materials are source separated from other food scraps.

"Food service provider" means an entity primarily engaged in providing food services to institutional, governmental, commercial, or industrial locations of others based on contractual arrangements with these types of organizations, or as otherwise defined in 14 CCR Section 18982(a)(27).

"Food-soiled paper" means compostable paper material that has come in contact with food or liquid, such as, but not limited to, compostable paper plates, paper coffee cups, napkins, pizza boxes, and milk cartons.

"Food waste" means source-separated food scraps, food-soiled paper, and compostable plastics. Food waste is a subset of source separated green container organic waste (source separated organic waste).

"Franchise" means the right and privilege: (1) to make arrangements for the collection of and to collect; (2) to transport to landfills, processing facilities, material recovery facilities, transformation facilities or other licensed solid waste management facilities; and/or (3) to recycle from collected solid waste and recyclable solid wastes all solid waste, including recyclable solid waste and ~~green~~organic waste, kept, generated and/or accumulated within the city. Any franchise is subject to all of the provisions and to any right held by any other solid waste enterprise which may hold rights pursuant to Public Resources Code Section 49520.

"Generator" means any person whose act first causes discarded materials to become subject to regulation under federal, state, or local regulations.

"Good faith effort" means the documented efforts of a franchisee, firm, person, or entity to meet its requirements to divert waste from disposal to the maximum extent practicable as stipulated by its city-approved permit, franchise, plan or other approved mechanism.

~~"~~"Green waste~~"~~" means tree trimmings, wood stumps, grass cuttings, dead plants, leaves, ~~grass clippings, brush and~~ branches ~~generated from landscapes or gardens, separated from other solid waste. "Green waste" includes holiday~~, flowers, plant stocks, and dead trees ~~put out for collection by service recipients, but does~~ (not ~~include stumps or branches exceeding eight~~more than six (6) inches in diameter or ~~six feet~~48 inches in length) and similar materials. Green waste is a subset of organic waste. "Gray/black container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of gray/black container waste or mixed waste.

"Gray/black container waste" means solid waste that is collected in a gray/black container that is part of a three-container organic waste collection service that prohibits the placement of organic waste in the gray/black container as specified in 14 CCR Sections 18984.1(a) and (b) or as otherwise defined in 14 CCR Section 17402(a)(6.6). Gray/black container waste includes carpet and textiles.

"Green container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of source separated organic waste.

"Hauler" means any person, commercial or public entity which collects, hauls, or transports solid waste for a fee by use of any means, including, but not limited to, a dumpster truck, roll-off truck, side-load, front-load, or rear-load garbage truck, or a trailer.

~~"Hazardous waste" means any waste materials or mixture of wastes defined as "hazardous substances" or "hazardous wastes" pursuant to the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. Sections 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. Sections 96-1 et seq., and all future amendments to either of them, or as defined by the California Integrated Waste Management Board. Where there is a conflict in the definitions employed by two or more agencies having jurisdiction over hazardous or solid waste, the term "hazardous waste" shall be construed to have the broader, more encompassing definition.~~

~~"Multifamily" means those residential establishments containing five or more dwelling units. Multifamily does not include hotels or motels.~~

"Hazardous substance" shall mean any of the following: (a) any substance defined, regulated or listed (directly or by reference) as "hazardous substances", "hazardous materials", "hazardous wastes", "toxic waste", "pollutant" or "toxic substances" or similarly identified as hazardous to human health or the environment, in or pursuant to (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 USC Section 9601, et seq.; (ii) the Hazardous Substances Transportation Act, 49 USC Section 5101, et seq.; (iii) the Resource Conservation and Recovery Act, 42 USC Section 6901, et seq.; (iv) the Clean Water Act, 33 USC Section 1251, et seq.; (v) California Health and Safety Code Sections 25115-25117, 25249.8, 25281, and 25316; (vi) the Clean Air Act, 42 USC Section 7401, et seq.; and (vii) California Water Code Section 13050; (b) any amendments, rules, or regulations promulgated thereunder to such enumerated statutes or acts currently existing or hereinafter enacted; and (c) any other hazardous or toxic substance, material, chemical, waste, or pollutant identified as hazardous or toxic or regulated under any other applicable federal, state, and local environmental laws currently existing or hereinafter enacted, including without limitation, friable asbestos, polychlorinated biphenyl ("PCBs"), petroleum, natural gas and synthetic fuel products, and by-products.

"Hauler route" means the designated itinerary or sequence of stops for each segment of the city's collection service area, or as otherwise defined in 14 CCR Section 18982(a)(31.5).

"High diversion organic waste processing Facility" means a facility that is in compliance with the reporting requirements of 14 CCR Section 18815.5(d) and meets or exceeds an annual average mixed waste organic content recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to 14 CCR Section 18815.5(e) for organic waste received from the "mixed waste organic collection stream" as defined in 14 CCR Section 17402(a)(11.5); or, as otherwise defined in 14 CCR Section 18982(a)(33).

"Household hazardous waste" or "HHW" means material used in residences that may threaten human health or the environment when improperly discarded and usually has

one or more of the following characteristics; flammable, toxic, corrosive, and/or reactive.

"Incompatible material" or "incompatibles" mean(s) human-made inert material, including, but not limited to, glass, metal, plastic, and also includes organic waste that the receiving end-user, facility, operation, property, or activity is not designed, permitted, or authorized to perform organic waste recovery activities as defined in 14 CCR Section 18983.1(b), or as otherwise defined by 14 CCR Section 17402(a)(7.5).

"Large event" means an event, including, but not limited to, a sporting event or a flea market, that charges an admission price, or is operated by a local agency, and serves an average of more than 2,000 individuals per day of operation of the event, at a location that includes, but is not limited to, a public, nonprofit, or privately owned park, parking lot, golf course, street system, or other open space when being used for an event. If the definition in 14 CCR Section 18982(a)(38) differs from this definition, the definition in 14 CCR Section 18982(a)(38) shall apply to this municipal code.

"Large venue" means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility. For purposes of 14 CCR, Division 7, Chapter 12, a venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. For purposes of 14 CCR, Division 7 Chapter 12, a site under common ownership or control that includes more than one large venue that is contiguous with other large venues in the site, is a single large venue. If the definition in 14 CCR Section 18982(a)(39) differs from this definition, the definition in 14 CCR Section 18982(a)(39) shall apply to this municipal code.

"Materials recovery facility" means a permitted solid waste facility where solid wastes or recyclable materials are sorted or separated for the purposes of recycling, processing or composting.

"Mixed waste organic collection stream" or "mixed waste" means organic waste collected in a container that is required by 14 CCR Sections 18984.1, 18984.2, or 18984.3 to be taken to a high diversion organic waste processing facility, or as otherwise defined in 14 CCR Section 17402(a)(11.5). "Mixed waste" means mixed waste organic collection stream.

"Mulch" means a layer of material applied on top of soil, and, for the purposes of this municipal code, mulch shall conform with the following conditions, or conditions as otherwise specified in 14 CCR Section 18993.1(f)(4):

A. Meets or exceeds the physical contamination, maximum metal concentration, and pathogen density standards for land applications specified in 14 CCR Section 17852(a)(24.5)(A)(1) through (3).

B. Was produced at one or more of the following types of Facilities:

1. A compostable material handling operation or facility as defined in 14 CCR Section 17852(a)(12), that is permitted or authorized under Division 7 of Title 14 of the CCR, other than a chipping and grinding operation or facility as defined in 14 CCR Section 17852(a)(10);

2. A transfer/processing facility or transfer/processing operation as defined in 14 CCR Section 17402(a)(30) and (31), respectively, that is permitted or authorized under 14 CCR, Division 7, Chapter 12; or,

3. A solid waste landfill as defined in PRC Section 40195.1 that is permitted under 27 CCR, Division 2.

"Multi-unit residential premises" means any building and/or structure, or portion thereof, in city, which is used for residential housing purposes, irrespective of whether residents are transient, temporary or permanent, and having five (5) or more self-contained living units. "Non-compostable paper" includes, but is not limited to, paper that is coated in a plastic material that will not breakdown in the composting process, or as otherwise defined in 14 CCR Section 18982(a)(41).

"Non-organic recyclables" means non-putrescible and non-hazardous recyclable wastes including, but not limited to, bottles, cans, metals, plastics, and glass, or as otherwise defined in 14 CCR Section 18982(a)(43). Non-organic recyclables are a subset of source separated recyclable materials.

"Nonseparated solid waste" means that solid waste which may contain recyclable materials which have not been source separated by the customer.

"Operator" means a person authorized by the city, pursuant to this chapter, to operate a disposal site, transfer station or processing ~~station~~facility or collection system within the city, including those persons authorized by Public Resources Code Section 49520. "Operators" are city-authorized haulers.

~~"Organic waste" means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.~~

~~"~~"Organic waste" means solid wastes containing material originated from living organisms and their metabolic waste products including, but not limited to, food, green waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, or as otherwise defined in 14 CCR Section 18982(a)(46). Biosolids and digestate are as defined in 14 CCR Section 18982(a)(4) and 14 CCR Section 18982(a)(16.5), respectively.

"Person~~"~~" means ~~an~~any individual, firm, association, organization, partnership, corporation, ~~property owner, occupant, tenant or any other entity or enterprise.~~

~~"Post collection diversion programs" means those diversion efforts that do not require pre-collection separation, but rather depend upon~~business trust, joint venture, the ~~processing of mixed refuse at a permitted transfer station and/or materials recovery facility. In this case, commercial and industrial premises are allowed to place all~~

recyclable and nonrecyclable wastes in United States, the same container, and state of California, the franchised solid waste hauler hauls the mixed refuse to an approved facility for recoverycounty of recyclable wastes. The approved facility must meet a minimum of fifty percent recovery of the recyclable fraction.Los Angeles, towns, cities, and special purpose districts.

“Pre-collection diversion programs” means those diversion efforts that involve separation of recyclables from refuse by the commercial and/or industrial premises, and storage in a separate container for collection by solid waste franchisees and/or third--party recyclers for recycling or reuse. No third--party recyclers may charge or levy a fee for collection; but no law shall prohibit the sale or donation of recyclables to a third party. Any recyclable wastes for collection by a third party cannot contain more than ten percent disposable residue by weight.

"Premises" means any land or building in city where solid waste is generated or accumulated.

“Process”, “processed” or “processing” means the controlled separation, recovery, volume reduction, conversion, or recycling of solid waste including, but not limited to, organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines, or volume reduction equipment, or as otherwise defined in 14 CCR Section 17402(a)(20).

“Prohibited container contaminants” means the following: (i) discarded materials placed in the blue container that are not identified as acceptable source separated recyclable materials; (ii) discarded materials placed in the green container that are not identified as acceptable source separated green container organic waste; (iii) discarded materials placed in the brown container that are not identified as acceptable source separated brown container food waste; (iv) discarded materials placed in the gray/black container that are acceptable source separated recyclable materials, source separated green container organic waste, and/or source separated brown container food waste, to be placed in green containers, brown containers, and/or blue containers; and (iv) excluded waste placed in any container.

“Recyclable materials” shall mean residential, commercial or industrial source separated means materials, by-products of some potential economic value,, or components of such materials set aside, handled, packaged, or offered for collection in a manner different from other solid waste for the purpose of recycling.

“Recyclable solid waste” means recyclable materials which have been source separated before having been discarded into the solid waste stream. Recyclable solid waste is a part of the solid waste stream which can be reused or processed into a form suitable for reuse through reprocessing or remanufacture.

“Recycle” or “Recycling” means the process of collecting, sorting, cleansing, treating, and reconstitutingreconfiguring materials that would otherwise become solid waste andfor the purpose of returning them to the economic mainstream in the form of raw material for new,

reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycling includes processes deemed to constitute a reduction of landfill disposal pursuant to 14 CCR, Division 7, Chapter 12, Article 2. Recycling does not include gasification or transformation as defined in Public Resources Code Section 40201.

"Recycling container" means anyshall have the same meaning as blue container, green container, and/or brown container for the temporary accumulation and collection of source separated recyclable solid wastes. The term "recycling container" also includes commercial bins or any other containers designed to be used for collection and temporary accumulation or recyclable solid wastes.and organic waste.

"Residential collection" means collection from residential premises.

"Residential premises" means all"Refuse" means solid waste as defined in California Public Resources Code, Division 30, Part 1, Chapter 2, §40191 and regulations promulgated hereunder. Excluded from the definition of refuse are excluded waste, C&D, source separated recyclable materials, source separated organic waste, and radioactive waste. Notwithstanding any provision to the contrary, refuse may include de minimis volumes or concentrations of waste of a type and amount normally found in residential refuse after implementation of programs for the safe collection, recycling, treatment, and disposal of household hazardous waste in compliance with Section 41500 and 41802 of the California Public Resources Code as may be amended from time to time. Solid waste includes salvageable materials only when such materials are included for collection in a refuse container not source separated from refuse at the site of generation.

"Renewable natural gas" or "RNG" means gas derived from organic waste that has been diverted from a landfill and processed at an in-vessel digestion facility that is permitted or otherwise authorized by 14 CCR to recover organic waste, or as otherwise defined in 14 CCR Section 18982(a)(62).

"Residential" refers to services performed at and for residential premises, which include both single-family residential units,unit and multi-unit residential units of two to four units, and trailer and mobile home parks which use individual containers for premises.

"Residential collection" means collection from residential premises.

"Residential premises" means premises upon which dwelling units exist, including, without limitation, single-unit and multi-unit residential premises, apartments, boarding or rooming houses, condominiums, mobile homes, efficiency apartments, and second units. Notwithstanding any provision to the contrary herein, in the Gardena municipal code, premises upon which the following uses are occurring shall not be deemed to be residential premises, and rather shall be deemed to be commercial premises: assisted living facilities, convalescent homes, dormitories, extended stay motels, group residential facilities, group care facilities, hotels, motels, and any other businesses not specifically listed at which residency is transient in nature and hence should be

classified as commercial premises as determined by city on a case by case basis.

"Roll-off box" means solid waste collection containers of 10-yards or larger.

"Roll-off service" means those commercial bins supplied by operator for the temporary storage of solid waste resulting from temporary activities on a premise, such as the demolition or construction of a building.

"Scavenging" shall mean the uncontrolled pickup of solid waste from any location within the city by an unauthorized collector.

~~"Self-haulers" means a business or person that transports its own waste and/or recyclables rather than contracting with a hauler for that service. Self-haulers include, but are not limited to, roofers, demolition contractors, grading contractors, gardeners, and landscape contractors.~~

~~"Solid waste" means all types of solid waste, including green waste and recyclable solid waste, as more specifically defined in Public Resources Code Section 49503, as the same may be amended from time to time. Solid waste does not include hazardous waste, low-level radioactive waste or medical waste.~~

"SB 1383" means Senate Bill 1383 of 2016 approved by the Governor on September 19, 2016, which added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the Public Resources Code, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants as amended, supplemented, superseded, and replaced from time to time. For the purposes of this municipal code, SB 1383 specifically refers to the Short-Lived Climate Pollutants (SLCP): organic waste reductions regulations developed by CalRecycle and adopted on November 3, 2020 that created Chapter 12 of 14 CCR, Division 7 and amended portions of regulations of 14 CCR and 27 CCR.

"Self-hauler" means a person, who hauls solid waste, organic waste or recyclable material they have generated to another person. Self-hauler also includes a landscaper, or a person who back-hauls waste. Back-haul means generating and transporting recyclable materials or organic waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

"Single-unit residential premises" means each premises used for or designated as a single-unit residential dwelling, including each unit of a condominium project, duplex, triplex, townhouse, apartment building, or mobile home park in which each premises receives individual solid waste collection service using carts and consists of four (4) dwelling units or less per legal parcel.

"Solid waste" means all discarded putrescible and non-putrescible solid, semisolid, and liquid wastes, including refuse, construction and demolition debris, bulky items, recyclable materials, and organic waste, or any combination thereof which are permitted to be disposed of in a Class III landfill, and which are included in the definition of "non-hazardous solid waste" set forth in the California Code of Regulations. "Solid waste"

means all solid wastes generated by residential, commercial, and industrial sources, and all solid waste generated at construction and demolition sites, and at treatment works for water and wastewater, which are collected and transported under the authorization of the city or are self-hauled by generators. Solid waste does not include agricultural crop residues, mining waste and fuel extraction waste, forestry wastes, ash from industrial boilers, furnaces and incinerators or hazardous substance, any waste which is not permitted to be disposed of at a Class III landfill and which fall within the definition of "nonhazardous solid waste" set forth in Title 23, Chapter 15, Section 2523(a) of the California Code of Regulations as amended or designated Class II wastes.

"Source separated" means materials, including commingled recyclable materials, that have been separated or kept separate from the solid waste stream, at the point of generation, for the purpose of additional sorting or processing of those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of this municipal code, source separated shall include separation of materials by the generator, property owner, property owner's employee, property manager, or property manager's employee into different containers for the purpose of collection such that source separated materials are separated from gray/black container waste/mixed waste and other solid waste for the purposes of collection and processing.

"Source separated blue container organic waste" or "blue container waste" means source separated organic waste that can be placed in a blue container that is limited to the collection of those organic wastes and non-organic recyclables as defined in 14 CCR Section 18982(a)(43); or as otherwise defined by 14 CCR Section 17402(a)(18.7). Source separated blue container organic waste is a subset of organic waste.

"Source separated brown container waste" means source separated food waste that can be placed in a brown container that is specifically intended for the separate collection.

"Source separated green container waste" means source separated organic waste that can be placed in a green container that is specifically intended for the separate collection of organic waste by the generator, excluding source separated blue container organic waste, carpets, non-compostable paper, and textiles. Source separated green container organic waste is a subset of organic waste.

"State" means the state of California.

"State required percentage" in relation to the diversion of construction and demolition waste means that percentage of diversion required by Part 11, California Green Building Standards Code, as adopted by the city of Gardena.

"Tier one commercial edible food generator" means a commercial edible food generator

that is one of the following, each as defined in 14 CCR Section 18982:

A. Supermarket.

B. Grocery store with a total facility size equal to or greater than 10,000 square feet.

C. Food service provider.

D. Food distributor.

E. Wholesale food vendor.

If the definition in 14 CCR Section 18982(a)(73) of tier one commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(73) shall apply to this municipal code.

"Tier two commercial edible food generator" means a commercial edible food generator that is one of the following, each as defined in 14 CCR Section 18982:

A. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.

B. Hotel with an on-site food facility and 200 or more rooms.

C. Health facility with an on-site food facility and 100 or more beds.

D. Large venue.

E. Large event.

F. A state agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.

G. A local education agency with an on-site food facility.

If the definition in 14 CCR Section 18982(a)(74) of tier two commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(74) shall apply to this municipal code.

"Transfer station or processing ~~stations and~~ facilities" means those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid waste, or to transfer the solid waste directly from smaller to larger vehicles for transport, and those facilities utilized for transformation.

"Universal waste" or "u-waste" means any of the following waste that are conditionally exempt from classification as hazardous wastes pursuant to Title 22 of the California Code of Regulations (22 CCR), § 66261.9: (i) batteries as described in 22 CCR § 66273.2; (ii) thermostats as described in 22 CCR § 66273.4; (iii) lamps as described in 22 CCR § 66273.5; and (iv) cathode rate tube materials as described in 22 CCR §

66273.6.

"Vehicle" or "collection vehicle" means any truck, trailer or other conveyance or equipment including bins, used to collect, haul or transport solid waste or recyclable material.

"Waste stream" means any solid waste or other material which has been entered into a process whereby its ultimate disposition results in depository into a certified landfill. (Ord. 1797 § 1, 2018; Ord. 1653 § 1, 2004; Ord. 1649 § 2, 2003; Urg. Ord. 1648 § 2, 2003; Ord. 1497 § 1 (part), 1996)

8.20.030 Authorization required to collect.

No person shall collect, carry, convey or transport solid waste from or at any location within the city, unless such person is authorized to do so by a franchise granted by the council pursuant to subsection A of this section, or is otherwise exempt from the franchise requirement pursuant to subsection B of this section.

A. The council may award one or more franchises, for the collection of solid wastes from all or a portion of the residential and commercial premises in the city. Franchises shall be granted on such terms and conditions as the council shall establish in its sole discretion. At a minimum, franchises shall provide:

1. The franchisee shall comply with the provisions of this chapter;

2. The franchisee shall be required to protect, defend, indemnify and hold the city harmless from any liability, on a form provided by the city attorney in connection with granting of this franchise;

3. The franchisee shall be required to cooperate with the city in solid waste generation studies and the preparation of waste stream audit, and to submit information required by city to meet the reporting requirements of AB 939 and SB 1383 and to implement measures consistent with the city's source reduction and recycling element in order for the city to reach the diversion and other goals mandated by the California Integrated Waste Management Act of 1989, (AB 939) and the Short-Lived Climate Pollutants (SLCP): Organic Waste Reductions regulations (SB 1383), as it may be amended from time to time;

4. The franchisee shall be required to pay a franchise fee in an amount to be determined by ordinance or resolution of the council; and

5. The franchisee shall not transfer, sell, sublet or assign the franchise, nor shall any of the rights or privileges therein be leased, assigned, sold in whole or in part, nor shall title thereto, either legal or equitable, or any right, interest or property therein, pass to or vest in any person, either by act of the franchisee or otherwise, unless authorization for such transfer, sale, subletting or assignment is obtained from the council.

B. Franchisees, permittees, and licensees providing residential, multifamily, commercial, or industrial organic waste collection services to generators within the city's boundaries shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the city to collect organic waste:

1. Through written notice to the city annually on or before January 1, 2022 identify the facilities to which they will transport organic waste including facilities for source separated recyclable materials, source separated blue container organic waste, source separated green container organic waste, source separated brown container waste, and mixed waste.

2. Transport source separated recyclable materials, source separated blue container organic waste, source separated green container waste, source separated brown container waste, and mixed waste to a facility, operation, activity, or property that recovers organic waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

3. Obtain approval from the city to haul organic waste, unless it is transporting source separated organic waste to a community composting site or lawfully transporting construction and demolition debris in a manner that complies with 14 CCR Section 18989.1, and the Gardena Municipal Code.

C. Franchisees, permittees, and licensees authorized to collect organic waste shall comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within its franchise agreement, permit, license, or other agreement entered into with city. D. Exceptions. Notwithstanding subsection A of this section, a person may collect solid waste in the city without a franchise if that person:

1. ~~*Repealed*~~Is an officer, employee or agent of the city in the course of official duty;

~~2. Is an officer, employee or agent of the city in the course of official duty;~~

~~3~~2. Is the owner or occupant of any premises within the city; provided, that the owner or occupant may transport only solid waste generated on the premises to a site where disposal or processing is permitted pursuant to applicable law and only on an occasional basis; or

~~4. Is a self-hauler, provided they comply with the provisions of this subsection~~3. Is a self-hauler, provided they comply with the provisions of section 8.20.173.

8.20.035 Requirements for facility operators and community composting operations.

~~. Self-haulers shall obtain a city self-hauler permit and operate in accordance with this chapter. In order to obtain the permit, the self-hauler shall pay the fee established by resolution of the city council. Self-haulers are only permitted to collect, transport and dispose of solid waste generated by the self-hauler. Under no~~

circumstances may a self-hauler collect, transport or dispose of solid waste not generated by the self-hauler. Notwithstanding any other provision of this chapter, self-haulers shall not be permitted to share, place solid waste in, or to otherwise use the bin, cart, roll-off box, or other container of another person or business. (Ord. 1797 § 2, 2018: Ord. 1497 § 1 (part), 1996)

8.20.035 Transfer or processing stations and solid waste recovery facilities.

A. No person shall operate a transfer or processing station or processing facility, a material recovery facility or any other facility covered under the provisions of the Public Resources Code Section 40100 through Section 44017, from or at any location within the city, unless such person is authorized to do so by a franchisehost agreement granted by the council pursuant to subsection B of this section.

B. The council may award one or more franchiseshost agreements, for the operation of a transfer station or processing stationfacility, material recovery facility, or other facility covered under the provisions of the Public Resources Code Section 40100 through Section 44017.

C. The franchisefacility operator/owner shall comply with the provisions of this chapter, SB 1383, as well as those provisions set forth in the Public Resources Code.

D. The franchisefacility operator/owner shall be required to pay a franchisehost fee in an amount to be determined by resolution or ordinance of the council.

E. All facilities subject to the provisions of this chapter shall be subject to the issuance of a conditional use permit as specified in Title 18 of the Gardena Municipal Code.

F. Each person who, on the effective date of the ordinance enacting this chapter, is conducting a business under an existing license or permit issued by the city that is now required by this section to obtain a franchise,host agreement shall be required to obtain a franchisedo so on or before suchthe effective date of the ordinance enacting this provision or at such later date as may be established by resolution of the city council. (Ord. 1497 § 1 (part), 1996)

Owners of facilities, operations, and activities that recover organic waste, including, but not limited to, compost facilities, in-vessel digestion facilities, and publicly-owned treatment works shall, upon city request, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about throughput and permitted capacity necessary for planning purposes. Entities contacted by the city shall respond within 60 days.

H. Community composting operators, upon city request, shall provide information to the city to support organic waste capacity planning, including, but not limited to, an estimate of the amount of organic waste anticipated to be handled at the community composting operation. Entities contacted by the city shall respond within 60 days.

8.20.040 Licensing.

Each operator exercising rights under this chapter, in addition to obtaining a franchise from the council, shall possess a current city business license and shall display a current city-issued decal on each collection vehicle operating within the city. (Ord. 1497 § 1 (part), 1996)

8.20.050 Revocation and suspension of franchise, license or permit.

A. Any franchise issued under the provisions of this chapter is subject to revocation or suspension for cause.

B. Should the city manager determine that there is sufficient reason to authorize the suspension or revocation of a franchise, the city manager shall revoke or suspend the franchise by issuing a written order to the operator clearly stating the reasons for such suspension or revocation.

1. Unless the operator supplies proof of correction to the city manager within ten daysthe timeframes more fully described in any executed agreement entered into between the city and operator, and dependent upon the nature of the written order,action the permit or franchise may be revoked or suspended by the city manager. For actions that may be cured within fifteen days after the mailing of such order. Thea timeframe subject to a written order, the order shall be mailed by certified mail to the operator.

2. Should any franchise be revoked or suspended in accordance with this chapter, said operator shall have the right to appeal the decision to the council by means of a written request made within fifteen calendar days of the effective date of the suspension or revocation. All requests shall be mailed by certified mail to the city. The decision of the council shall be final.

3. Should a franchise issued to an operator be revoked, said operator shall not be issued a franchise to collect solid waste within the city until such time as the operator is able to demonstrate to the satisfaction of the council that the operator is able to comply with all of the provisions of this chapter.

4. The rights of an operator pursuant to Section 8.20.030(B)(1) may be suspended or revoked by the city pursuant to the procedures set forth in this section or as described in any executed agreement entered into between the city and operator. (Ord. 1497 § 1 (part), 1996)

8.20.060 Solid waste disposal and diversion.

A. Residential and Multifamily Premisesmultifamily premises. Each owner and each occupant of residential and multifamily premises shall dispose of solid waste through the services of a city-authorized waste hauler.

1. Residential Services. For design and planning purposes, all residential structures

shall include adequate storage capacity to accommodate three standard ninety-six-gallon roll-out carts per unit.

2. Multifamily Dwellings. Consisting of five or more units with once-a-week collection provide fifty gallons or one-quarter cubic yard (cy) of container capacity for each bedroom. The bins shall be allocated based on the following proportions: forty percent for refuse; forty percent for recyclables; and twenty percent for organicsFor design and planning purposes, where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet another local ordinance, if more restrictive.

B. Commercial Premisespremises. Each owner and each occupant of a commercial premises shall dispose of solid waste through the services of a city-authorized waste hauler.

1. The size of the bin shall be dependent on the use or uses on the commercial premises and the frequency of services.

2. Service levels and the number of containers and enclosures required shall be based on Table 1 belowFor design and planning purposes, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet another local ordinance, if more restrictive.

3. Businesses including shopping centers with multiple businesses that generate four cubic yards of organic waste per week shall arrange for organic waste recycling services.

Table 1

LAND USE	SIZE OF BIN
COMMERCIAL PREMISES	
Office Buildings	1.00 CY/5,000 SF/Day
Supermarkets	1.00 CY/1,250 SF/Day
Drugstores/Convenience Stores	1.00 CY/2,000 SF/Day
Banks/Financial Institutions	0.25 CY/1,250 SF/Day
Shopping Center	1.00 CY/2,000 SF/Day
Vehicle/Appliance/Furniture Stores	4.00 CY/8,000 SF/Day
Restaurants/Food Service Establishments	1.00 CY/250 Meals/Week – at least 50% of volume must be for organics
Hotels/Motels (food service in	0.25 CY/Room/Week

LAND USE	SIZE OF BIN
hotels/motels will be separately calculated)	
INDUSTRIAL/ MANUFACTURING	
Auto Repair/Lube Shop	4.00 CY/8,000 SF/Day
Warehouse	4.00 CY/30,000 SF/Day
Multi-Tenant Industrial Park	4.00 CY/2 Tenants/Day
Single Occupancy Industrial Use	4.00 CY/8,000 SF/Day
INSTITUTIONS	
Nursing Homes	1.00 CY/20 Persons/Day
Retirement Homes	1.00 CY/20 Persons/Day
Personal Care/Assisted Living	1.00 CY/20 Persons/Day
SCHOOLS	
Grade School	1.00 CY/8 Rooms/Day
High School	1.00 CY/10 Rooms/Day
Adult Training	Audit Required

C. Self-Haulers. Persons disposing of solid waste pursuant to the exceptions contained in Section 8.20.030(B) shall deposit such solid waste only at a lawfully permitted disposal or green waste facility.

D. Self-haulers and owner/occupants of any premises undergoing construction projects shall be required to report to the city the type, quantity, value, weight, and destination of all solid waste, green waste and recyclable material removed and/or disposed of on forms provided by the city.

EC. All construction and demolition projects are subject to a waste diversion performance standard in the percentage amount required by the state of the total wastes generated. Waste diversion is calculated by dividing the total weight of waste diverted by the total weight of waste generated. Documentation of waste diversion, disposed and generated, must be based solely upon weight receipts or other documentation as approved by the city and based on approved guidelines or protocol of the California Integrated Waste Management BoardCalRecycle and CalGreen. Each construction and demolition project for which a building and/or demolition permit is applied for and approved must achieve the waste diversion performance standard or show a good faith effort to achieve that standard.

FD. Diversion Deposit Requirement. As a condition precedent to issuance of any permit for a building or demolition project that involves the production of solid waste that may be delivered to a landfill and/or processing facilities, the applicant shall post a cash deposit in an amount in accordance with the scale set in Section 8.20.070(C), and shall pay an administrative fee set forth in Section 8.20.070(D). The deposit is refundable in whole, if the state required percentage of waste diversion requirement is fulfilled, or partially, if the diversion requirement is fulfilled in part, or a good faith effort to comply is documented, or the city exempts the project from this requirement based on extenuating circumstances, infeasibility, or emergency. Any deposit for which a refund request has not been timely received, and the balance of deposits remaining after a partial refund, shall be retained by the city for use in paying the cost of waste diversion efforts. The city shall be the sole authority to determine the extent of refund based on the following criteria:

1. A full refund based on a deposit erroneously paid or collected.

2. A full refund when a building permit is withdrawn or cancelled before any work has begun.

3. A full refund, not including the administrative fee, when the state required percentage by weight of the waste generated by the project was diverted from disposal.

4. A partial refund, not including the administrative fee, when less than the state required percentage by weight of the waste generated was diverted from disposal and a good faith effort to conform to the requirement is documented, pro-rated on the basis of the percent of diversion attained.

5. No refund in whole or part shall be authorized unless, within twelve months of the receipt of the certificate of occupancy for the construction or demolition project, or within twelve months of the date that the permit application is withdrawn or cancelled on a project on which work has begun, the original building permit applicant files a written request for refund and provides documentation satisfactory to the city in support of the request.

6. Demolition and construction projects less than fifty thousand dollars are exempt from the C&D deposit requirements, but not exempt from recycling reporting requirements.

GE. Requirement for Collection of C&D Wastes. All construction and demolition waste as defined by this chapter that result from construction work shall be collected by a solid waste collection enterprise duly authorized by the city of Gardena. No C&D wastes can be carted by a nonauthorized firm or individual unless the materials carted are recyclable solid waste as defined by this chapter, and collected without fee, or sold or donated by the owner/occupant. One hundred percent of organic waste and recyclable materials must be diverted. One hundred percent of asphalt, concrete, dirt and rock must be diverted.

HF. All commercial and industrial premises are hereby required to implement either a pre-collection or post-collection diversion system, or a combination thereof, as this chapter defines each. Pre-collection systems may be implemented with an independent third party or with the solid waste collection franchisee; but under no circumstances may the independent third party charge a fee for the service. Post-collection systems shall only be implemented with a solid waste collection franchisee. Notwithstanding the requirements of this chapter, commercial and industrial premises may sell or donate materials to any firm or agency in accordance with state law. (Ord. 1797 § 4, 2018: Ord. 1741 § 1, 2012; Ord. 1649 § 3, 2004; Urg. Ord. 1648 § 3, 2003; Ord. 1497 § 1 (part), 1996)

8.20.065 Special events and venue facility operations.

A. Special Events. Any applicant seeking permission for the temporary or periodic use or occupancy of a public street, publicly owned site or facility, or public park within the city for a civic, commercial, recreational, or social event that requires a city permit which generates solid waste such as, but not limited to, paper, beverage containers, or food shall develop a waste reduction and recycling strategy approved by the city of Gardena as part of the permit application. The waste reduction and recycling strategy shall include an estimate of the amount and types of waste anticipated from the event, proposed actions to reduce the amount of waste generation related to the event, and arrangements for separation, collection and diversion from landfills of reusable and recyclable materials. For large venues and special events of more than one thousand persons, the applicant shall ensure the implementation of the waste reduction strategy by the deposit to be determined by the city, which shall be refunded upon presentation within sixty days of the event of a weight or cubic yardage receipt for the recyclables from the receiving waste hauler, service charity, recycling center, or other such entity verifying that the materials will not be disposed in a landfill and a description of all other steps taken to reduce or prevent waste generated as a result of the event. Alternative documentation of diversion from the landfill may be acceptable if approved at the time of permit application.

B. Venue Facility Operations.

1. All venue facilities such as, but not limited to, stadiums, museums, concert halls, and parks and attractions located within the city shall separate and arrange for recycling all materials on the city's list of commercial recyclables. In addition, the facility shall prepare and adopt a waste prevention strategy approved by the city of Gardena to reduce the amount of waste material generated by facility operations. Where a venue facility owner provides space for a tenant, event management subcontractor, or permitted use of the facility, that owner shall also be responsible for the recycling and waste prevention performance of the facility user. In fulfillment of this requirement, venue waste generators may utilize, but are not limited to, drop-off and buy-back centers, independent recyclers, nonprofit social and charitable service organizations, or the recycling services of a city approved waste contract collector.

2. Any venue facility must participate in the recycling services offered by city approved waste contract collectors and may be subject to periodic waste audits. In addition, at the request of the city, venue facilities not participating in the recycling services offered by city approved waste contract collectors or found to not be implementing their waste reduction strategy shall submit to the city, at their own expense, annual reports which provide information on, but are not limited to, the waste prevention policies being implemented, and the type, amount, and destination of all solid waste disposed and each recyclable material sold or donated. The city may exempt certain venue facility generators from some of the requirements of this Section because they do not generate significant amounts of solid waste or recyclables at a particular event, or because of localized market conditions for a particular recyclable material.

C. Venue Facility Design, Construction ~~And~~and Demolition.

1. All construction, demolition, and renovation (C&D) projects within the ~~City~~city at venue facilities such as stadiums, museums, concert halls, and parks and attractions are subject to all of the requirements of the ~~City's Construction and Demolition (~~city's C&D~~)~~ Waste Diversion program, in accordance with Gardena ~~Municipal Code~~municipal code section 8.20 and shall submit a Waste Management Strategy (Strategy) to the ~~City~~city prior to beginning any construction, demolition, or renovation activities. Compliance with the provisions of this section shall be listed as a condition of approval on any building or demolition permit issued and shall be considered as partial satisfaction of the solid waste portion of the environmental mitigation requirements for the project. Submission and approval of a Strategy shall not be required, however, where emergency demolition is required to protect public health or safety.

2. The completed Waste Management Strategy shall include:

a. The estimated volume or weight of project C&D debris, by major material types, to be generated; the maximum volume or weight of such materials that can feasibly be diverted by deconstruction or salvage for reuse or source separated for collection and recycling; and the vendor or facility that the Applicant proposes to use to collect or receive that material.

b. The estimated volume or weight of C&D materials that will sent to the landfill.

c. The estimate volume or weight of reused or recycled-content materials to be used in construction, and any other actions or redesign/reengineering considerations made to reduce the amount of new construction materials used or extend the useable design-life of the facility.

d. The amount or volume of any additional disposed materials that will be generated by post-construction operations resulting from the construction or renovation; and the proposed design, engineering, and operational features such as, waste reduction policies, dedicated space for collection containers, and

recyclable materials flow paths that will reduce wastes and support the ongoing recycling of materials generated by facility operations, and an estimate of the volume or weight of such materials that can feasibly be recycled or otherwise diverted from landfill.

3. In estimating the volume or weight of materials identified in the Strategy, the applicant shall use the material types and standardized conversion rates approved by the Citycity for this purpose.

4. If an applicant experiences unique circumstances that make it infeasible to comply with the diversion requirements, the applicant may apply for an exemption at the time of Strategy submission by including the specific circumstances that make it infeasible to comply and the maximum rate of diversion believed to be feasible for each material.

5. The applicant for any covered project shall submit with the strategy a performance security, defined as the lesser of three percent of total project cost or an amount to be determined by the city. (Acceptable forms of performance security include: performance bonds, surety bonds, money orders, letters of credit, and certificates of deposit.) The city shall only approve a completed strategy if it meets the state required percentage for C&D debris generated by the project will be diverted from disposal through waste prevention, recycling, reuse, or other waste reduction activities; the project has made all feasible efforts to use recycled-content materials and sustainable design principles; the project provided for waste reduction and recycling of materials generated by post-construction facility operations; and the performance security is sufficient. If the director determines that it is infeasible for the applicant to meet the diversion requirements due to unique circumstances, the city may approve alternate diversion rates for one or more targeted materials.

6. Within [30] days after the completion of the covered project, the applicant shall submit to the Citycity receipts from the vendor or facility which collected or received the C&D material showing the actual weight or volume of each material diverted and to the landfill, receipts for reused or recycled-content materials purchased for the project, the description and amount of any on-site materials reused, a description of all other steps taken to reduce or prevent the waste generation, and a description of the construction and post-construction sustainability policies and actions taken as referenced in the strategy. The Citycity shall review the information and determine whether the applicant has fully complied with the diversion requirements or made all feasible efforts to comply, considering the original waste reduction strategy and factors such as the availability of markets for the C&D debris, the size of the project, and the documented efforts to provide sustainable building and operations practices.

7. If the Citycity determines that the applicant has not fulfilled the requirements or made a good faith effort to comply, or the applicant fails to submit the documentation required within the required time period, then the Performance

Security shall be forfeited to the Citycity. All forfeited Performance Securities shall be used for the purposes of promoting waste reduction, recycling, and environmentally sustainable construction within the Citycity of Gardena.

8. Applicants for venue facility construction, demolition, and renovation projects within the city of Gardena shall be required to follow the policies and procedures of the city's C&D program, in accordance with this chapter, and divert at least the state required percentage of all project-related construction and demolition debris, purchase recycled content materials, and provide for environmentally sustainable design and operation of the facilities. (Ord. 1797 § 5, 2018; Ord. 1678 § 1, 2006)

D. Large event and large venue requirements – edible food recovery.

1. Large events and large venues must comply with the requirements of this section commencing January 1, 2024, pursuant to 14 CCR Section 18991.3.

2. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require Food Facilities operating at the large venue or large event to comply with the requirements of this section, commencing January 1, 2024.

3. Large events and large venues shall comply with all of the following requirements:

a. Arrange to recover the maximum amount of edible food that would otherwise be disposed.

b. Contract with or enter into a written agreement with food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the large venue or large event operator self-hauls to the food recovery organization for food recovery.

c. Not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.

d. Allow city's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR Section 18991.4.

e. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:

i. A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

ii. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).

iii. A record of the following information for each of those food recovery services or food recovery organizations:

(a) The name, address and contact information of the food recovery service or food recovery organization.

(b) The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.

(c) The established frequency that food will be collected or self-hauled.

(d) The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.

4. Maintain records required by this section for five (5) years.

5. No later than January 31 of each year that the large venue or large event operates, commencing no later than January 1, 2022, provide an annual food recovery report to the city that includes the following information:

a. The amount, in pounds, of edible food donated to a food recovery service or food recovery organization annually; and,

b. The amount, in pounds of edible food rejected by a food recovery service or food recovery organization annually.

c. Any additional information required by the city manager or their designee.

E. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the state of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

8.20.070 **Solid waste charges – Payment.**

A. Residential ~~Premises~~premises.

1. A charge fixed by resolution of the council for services rendered in the normal collection, removal, processing and disposal of solid waste shall be collected from the owner of each property in the city improved with residential premises. Each such owner shall be liable for the collection charge whether or not collection services are utilized. The charge shall be billed and collected ~~with property taxes by the office of the county auditor-controller-tax collector and/or other appropriate county offices~~by Golden State Water, unless

the City or another entity is engaged to provide billing services.

2. Charges for special services provided to owners or occupants of residential premises, such as roll-off service or bin service, shall be billed by and paid directly to, the operator of the solid waste collection service.

3. The city may refund any fee, or portion thereof, paid pursuant to the provisions of this chapter, provided the fee is found and determined to have been entered, charged or paid illegally, or more than once, or through clerical error, or through the error or mistake of the city. No order for a refund shall be made except on a claim verified by the person who paid the fee, or the legal representative of such person, filed with the city clerk within one year after the payment sought to be refunded was paid. Refund claims shall be processed in accordance with Title 1, Division 3.6, Part 3 of the Government Code.

4. *Repealed.*

5. Exceptions. The monthly residential charges shall not apply to the following:

a. Any property which has been vacant for the month for which the charges are imposed. The burden shall be on the property owner to prove the vacancy;

b. Any property from which the solid waste is self-hauled to a landfill authorized to take such solid waste for the month the charges are imposed. Receipts showing the landfill and processing facility, the dates, the amount and type (e.g., refuse, recyclable materials, organic waste) of material self-hauled, and the amounts paid shall be required as proof.

c. If a property owner applies to the city for an exception, and such an exception is verified prior to the city sending the tax assessor's roll to the county tax assessor, the roll shall be adjusted accordingly. Otherwise, the fee may be refunded in accordance with subdivision (3) of this subsection.

6. Senior citizens receiving supplemental security income benefits (SSI) from the United States Social Security Administration shall receive a fifty percent reduction in rates. Persons who believe they qualify for such a reduction in rates shall show evidence of eligibility to staff of the senior citizens bureau of the city's human services division who shall certify as to the eligibility and shall notify the city manager who shall adjust the billings accordingly.

B. Commercial and Multifamily Premises multifamily premises. The owners and occupants of commercial and multifamily premises shall pay for solid waste collection services at rates not in excess of maximum amounts and not less than minimum amounts, if any, as may be specified by resolution of the council, which amounts shall be billed by and paid directly to the operator of the solid waste collection service.

C. For regulated C&D projects, upon approval of the C&D waste diversion plan and prior to issuance of any permit, the contractor shall deposit the applicable amount with the city. The deposit shall be in cash, check, performance bond, cash bond, or credit card, payable to the city of Gardena in an amount according to the following schedule:

Value of Job	Recycling Deposit Requirement
Under $100,000	$5,000
$100,000 – $249,999	$7,500
$250,000 – $499,999	$10,000
$500,000+	$15,000

Funds received by the city as diversion deposits shall be used only for:

1. Payment of diversion deposit refunds.

2. Costs of administration of the program established by this chapter.

3. Cost of programs whose purpose is to divert C&D wastes from landfill disposal.

4. Costs of programs whose purpose is to develop or improve the infrastructure needed to divert C&D wastes from landfill disposal.

D. For a C&D project, a nonrefundable administrative fee of one percent of the project value shall be paid to the city, which fee shall not exceed five thousand dollars.

E. In the event that recyclable solid wastes are not donated or sold, commercial and industrial premises shall pay for collection and processing services in accordance with rates not in excess of maximum amounts and not less than minimum amounts, if any, as may be specified by resolution of the city council, which amounts shall be billed by and paid directly to the operator of the solid waste collection service. (Ord. 1797 §§ 6, 7, 2018; Ord. 1649 § 4, 2004; Urg. Ord. 1648 § 4, 2003; Ord. 1544 § 1, 1998; Ord. 1520 § 2, 1997; Ord. 1497 § 1 (part), 1996)

8.20.080 Charges – Nonpayment.

A. Charges for residential premises shall constitute a debt due the city for which the owner and tenant or occupant of the premises shall be jointly and severally liable, except as hereinafter provided, and no person liable therefor shall ~~wilfully~~willfully fail, neglect, or refuse, after demand by the city, to pay such charges as prescribed by this chapter. Failure to pay such charges shall constitute a lien upon the property for which the charge is assessed. (Ord. 1497 § 1 (part), 1996)

B. Charges billed by the operator of the solid waste collection service. In the event payment in full is not made within sixty (60) days of billing, the operator of the solid waste collection service may suspend service.

8.20.090 Disposal and processing.

A. All solid waste collected in the city shall be disposed of or processed at a suitable site legally empowered to accept such material for disposal. or processing. All processing facilities shall comply with the requirements of SB 1383

B. No person shall engage in the business of collecting, dumping or depositing any solid waste upon any property located within the city without first having obtained a special permit pursuant to Chapter 5.04 of this code. (Ord. 1497 § 1 (part), 1996)

8.20.100 Collection vehicles.

A. Collection vehicles used by operators within the city shall comply with the requirements of this section and shall conform to the highest industry standards.

B. Annual inspection by the California Highway Patrol is required for all collection vehicles. Inspection certificates for each collection vehicle shall be filed with the city manager.

C. Collection vehicles must be registered with the California Department of Motor Vehicles, and comply with South Coast Air Quality Management District Requirements and the California Air Resource Board requirements as they are currently in force and as they may be approved for solid waste removal vehicles, as well as other federal, state and local laws and regulations that may be enacted at any time.

D. Collection vehicles shall at all times be kept clean, in good repair and uniformly painted to the satisfaction of the city and shall comply with all measures and procedures promulgated by agencies having jurisdiction. Additionally all vehicles shall be disinfected on a regular basis.

~~D~~E. Each vehicle shall be so constructed and used so that solid waste, oil, grease or other liquid will not blow, fall or leak out of the vehicle onto the street. All solid waste shall be transported by means of vehicles equipped with water-tight bodies fitted with close-fitting metal covers. Should any solid waste be dropped or spilled in collecting, transferring or transporting, it shall be immediately cleaned up. A broom and a shovel shall be carried on each vehicle at all times for such purpose.

~~E~~F. The operator's name and telephone number shall be printed or painted in legible letters, not less than six inches in height and four inches in width and shall be prominently displayed on each side of the vehicle in a color sharply contrasting with the color of the vehicle.

~~F~~G. The noise level generated by compaction vehicles using compaction mechanisms during the stationary compaction process shall not exceed a single-event noise level of seventy-five decibels (dba) at a distance of twenty-five feet from the collection vehicle measured at an elevation of five feet above ground level. Each operator shall submit to the city, upon request, a certificate of vehicle noise level testing by an independent testing entity approved by the city.

GH. Each vehicle used for the collection, hauling and disposal of solid waste shall be equipped with an audible warning device that is activated when the vehicle is backing up.

HI. Should the city at any time give notification in writing to the operator that any designated vehicle does not comply with the standards of this chapter, such vehicle shall forthwith be removed from service by the operator and not again so used hereunder until inspected and approved in writing by the city. (Ord. 1497 § 1 (part), 1996)

8.20.110 Containers/bins.

A. Containers. Every person occupying or in possession of any premises in the city shall provide sufficient portable containers for solid waste to accommodate the amount of solid waste generated by those particular premises, as follows:

1. Residential. Residential customers shall use the containers provided by the city's franchised waste hauler. Placement of such containers shall comply with the provisions set forth in Section 18.42.130, and SB 1383.

Upon the request of a residential premises owner or occupant, the operator shall provide roll-off service and other services reasonably related to the collection of solid waste.

2. Commercial. Containers shall be constructed of metal or plastic with tight-fitting lids constructed so as not to permit the contents to shift or pass through any opening therein, other than the top thereof., and shall comply with SB 1383. All containers/bins shall be stored in a refusean enclosure and shall be sized for wastethe appropriate size and number of refuse, recycling, and organic bins in the size and amount as specified in Section 8.20.060. The minimum enclosure area size shallcontainers necessary to accommodate: two three cubic yard bins (one for waste and one for recycling); and one one cubic yard bin (for organics). solid waste generated on the property. Placement of said containers shall comply with the provisions as set forth in Section 18.42.130.

3. Food Facilitiesfacilities.

a. Food facilities shall maintain a FOG bin (fats, oils, grease), and the enclosure area should be sized to accommodate the access to and service of those bins. The size of waste and FOG bins varies by hauler. At a minimum, sufficient space must be provided to accommodate a one-and-one-half-cubic-yard bin for FOG waste or the amount of FOG generation rates anticipated to be created, whichever is larger.

b. TrashRefuse enclosures shall have smooth surfaced interior walls (no exposed cinder block or brick work – putty coat plaster is acceptable), and a smooth surfaced concrete floor slab for cleaning ability. Gates installed for the enclosure shall be sealed surfaces.

B. Placement of Containerscontainers – Residential. Each container shall be kept on the premises except on the collection day for that premises. The containers shall be placed for collection on the curb of a public street adjacent to the premises or where the premises are adjacent to a paved alley of sufficient width to allow the easy passage of the collection vehicles and emergency vehicles. For residences that take collection from an alley, the containers may be placed within two feet of the rear property line of the premises provided the placement does not conflict with other provisions of the Gardena Municipal Code. Each container shall be placed for collection not later than the hour upon which the collection is scheduled to commence in the area in which the premises are located and shall not be placed for collection earlier than twenty-four hours prior to the time the collection is scheduled to commence. All containers shall be removed within twenty-four hours after collection. Except, during the time a container is placed for curbside collection, containers shall not be visible from the public right-of-way.

C. Placement of Containerscontainers – Commercial/Multifamily. Each container shall be placed in a manner that is accessible for collection and does not constitute an obstruction to public areas, right-of-way, or cause or contribute to littering or a nuisance and does not conflict with an area specifically designated for collection by the community development department, other city departments or Section 18.42.130. Waste containers and storage areas shall be screened from public view, including when placed in an alley.

D. Removal of Containerscontainers. An operator who has been notified by a commercial or multifamily solid waste service recipient that commercial solid waste service is to be discontinued shall remove all of its commercial bins from the premises of the service recipient who is discontinuing service within one week following the receipt of notification that service is to be discontinued.

E. Securing of Containerscontainers. All solid waste containers left outdoors, whether residential or commercial, shall be stored with the tops closed or otherwise securely fastened and shall be maintained so that no solid waste or recyclable material placed therein shall be permitted to escape from the container.

F. Container Enclosure.

1. If a container enclosure is required, a concrete block wall shall be constructed on three sides, with a twelve-foot clear gate opening, a twelve-foot interior pad width and a twelve-foot interior pad depth. The wall shall have a minimum height of seven feet with a maximum height of ten feet.

2. Gates shall be made of solid metal. Gated openings for ingress/egress of bins must be a minimum of twelve feet wide with no posts in the middle. A separate, additional pedestrian entrance is encouraged from the backside. Gates shall be secure to the poles or walls through the use of bolts or welds, screws shall not be permitted. The gate shall have latches to hold the gate in the open position. All latches shall be installed on the exterior of the gates and latch rods shall be a

minimum of thirty-six inches above ground level. Latch rods shall be a minimum of three-quarters inch in diameter. The receiver shall be three inches deep, one-inch inside diameter and flush with the ground. Hung gates must have a four-inch clearance off the finished pad or apron. Gates in the opened position shall not infringe on the traffic aisles and shall open to at least one hundred eighty degrees when secured open.

3. For enclosures where more than one container will be required, the enclosure design shall be submitted to the community development division of the general services department for approval.As more fully described below, the building official, shall ensure adequate space for recycling is incorporated into building plans as required by the California Code of Regulations, Title 23, the California Green Building Standards Code (CalGreen), Chapter 4 Residential Mandatory Measures, and Chapter 5 Nonresidential Mandatory Measures.

a. CalGreen Chapter 4 Section 4.410.2 Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet another local ordinance, if more restrictive.

b. CalGreen Chapter 5 Section 5.410.1 Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet another local ordinance, if more restrictive.

c. CalGreen Chapter 5 Section 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site.

The building official shall report the number of construction and demolition debris removal activities conducted in compliance with 14 CCR Section 18994.2. Reports are due October 1, 2022 for the period of January 1, 2022 through June 30, 2022, and on or before August 1, 2023, and on or before August 1st each year thereafter.

4. Where a concrete block container enclosure is installed, vertical and horizontal steel reinforcement shall be required in accordance with the general services department guidelines.

5. Curbs. Six-inch curbs shall be placed on the inside walls to protect the walls from bin impact.

6. Gate stops shall be installed to prevent enclosure gates from closing while bin is being cycled. All gates shall open one hundred eighty degrees and the latch rod

shall have the same one-inch inside diameter receiver as the closed position requires.

7. Accessing the Enclosure. When a straight on approach cannot be accomplished to access the trash enclosure, a parallel approach shall be utilized and the service will be conducted by a side-load unit. Only in the event where a front-load service must be utilized, and a straight approach cannot be achieved, a radius of not more than thirty-one and nine-tenths degrees shall be used to make the approach into the trash enclosure.

8. Enclosures shall be screened with plant material whenever practical.

G. Stormwater Pollution Prevention. Trash enclosuresEnclosures shall be covered to prevent rain from falling on containers, compactors, or the enclosure floor and carrying contaminants to the stormwater system. Stormwater runoff from the roof of the enclosure area shall drain away from the enclosure area and shall drain to landscaping or other stormwater treatment system before discharging to the municipal storm sewer system. Trash enclosuresEnclosures shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from bin washouts does not run out of the enclosure area and into storm drains. Food service facilities (such as bakeries, restaurants, take-outs, and businesses with cafeterias) shall include a sanitary sewer connection in the enclosure area. If FOG is stored in the enclosure, the sanitary drain shall discharge to a grease interceptor. A trap primer is required in accordance with the California Plumbing Code. (Ord. 1797 § 8, 2018: Ord. 1497 § 1 (part), 1996)

8.20.120 Other prohibited activities.

A. It is unlawful for any person to deposit or bury, or cause or permit to be deposited or buried, within the city, any solid waste upon any premises, public or private.

B. It is unlawful for any person to interfere with the collection, conveyance, or disposal of solid waste.

C. No person, except the lawful operators as defined in this chapter, shall gather, collect, or transport solid waste/recyclable material within the city and exact charges for such services.

D. It is unlawful to deposit solid waste within or upon another person's property or to use a container or bin for solid waste not attributable to the property upon which placement is based pursuant to this chapter.

E. It is unlawful for any property owner or occupant to allow solid waste and debris to be scattered or accumulate upon public right-of-way abutting his property.

F. It is unlawful for any person to cause or permit solid waste to accumulate at any place or premises under his charge or control for a period in excess of one week.

G. No person shall accumulate solid waste for more than seven consecutive days; nor shall any person keep upon any premises in the city any solid waste which is offensive, obnoxious or unsanitary.

H. No person shall burn any solid waste within the city, except in an approved incinerator or transformation facility or other device for which a permit has been issued by the city, and which complies with all applicable permit and other regulations of air pollution control authorities, and provided any such act of burning in all respects complies with all other laws, rules and regulations.

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H. No person shall dump, deposit, release, spill, leak, pump, pour, emit, empty, discharge, inject, bury or dispose into the environment any liquid or solid waste upon any premises within the city, or cause the same thereto except in an authorized or permitted solid waste container or at an authorized or permitted solid waste facility.

JI. No person shall construct or operate a solid waste management facility including but not limited to a materials recovery facility, solid waste transfer station or processing stationfacility, composting facility, a buy-back or drop-off center, disposal facility or recycling center without first satisfying all city requirement for land use, environmental and other approvals.

KJ. No person, other than the owner thereof or his agents or employees, or an officer or employee of the city, or operator, shall tamper or meddle with any container, or the contents thereof, or remove the contents of the container, or remove the container from the location where the container shall have been placed by the owner thereof or his agent.

LK. No operator shall transfer the load from one collection vehicle to another on any public street or road unless such transfer is essential to the method of operation and is approved by the city manager, or is necessary owing to mechanical failure or accidental damage to a vehicle.

ML. Commingling of solid waste materials collected within the city with solid waste collected from outside of city shall be prohibited. The provisions set forth in this subsection, shall not be applicable to any transfer station or processing stationfacility, or material recovery facility, operating under a franchisehost agreement granted pursuant to Section 8.20.180035 of the Gardena Municipal Code.

NM. Nothing in this chapter shall prevent any person from engaging in the collection of material for the sole purpose of the implementation of composting or other greenorganic waste recycling programs. (Ord. 1497 § 1 (part), 1996)

8.20.130 Time and frequency of collections.

A. Residential. Collection shall be made between the hours of seven a.m. and sixseven p.m., Monday through Friday. In the case of a holiday, collection shall be made on the day following the regularly scheduled day of collection. During those weeks in which a

holiday occurs, collection shall be made on the following Saturday.

B. Commercial. Collection from commercial premises where noise from collection vehicles may be audible in residential areas shall be made between the hours of seven a.m. and sixseven p.m., Monday through Friday. Site and route-specific exceptions may be made to this limitation by the city manager if requested by operator. If collections are not made on holidays, the collection shall be made on the day following the regularly scheduled day of collection.

1. Solid waste within commercial zones shall be collected at least one time per week or as often as deemed necessary to protect the health and safety of persons within the area.

2. Commercial food preparation establishments shall cause all food waste to be collected and removed from the premises not less frequently than twice per week or as often as deemed necessary to protect the health and safety of those persons within the area. (Ord. 1497 § 1 (part), 1996)

8.20.140 Noise.

All collections shall be made as quietly as possible and in conformance with applicable city laws. (Ord. 1497 § 1 (part), 1996)

8.20.150 Indemnification and insurance. Requirements of Operators Engaged in Collection Services

A. Indemnification of City. Eachcity. Without regard to the limits of any insurance coverage, each operator shall defend, indemnify and hold harmless city, its elected officials, officers, employees, volunteers and agents from and against any and all losses, fines, penalties, claims, damages, liabilities or judgments, including attorneysattorneys' fees, arising out of or resulting in any way from the operator's conduct of business in the city or the city granting the operator the right to conduct such business.

B. Hazardous substances indemnification.

C. Without regard to any insurance coverage or requirements, and without limiting the above general indemnification obligation in any way, operators specifically agree to and shall, to the maximum extent permitted by law, defend (with counsel acceptable to City), reimburse, indemnify, and hold Indemnitees harmless from and against any and all claims, actions, liabilities, damages, demands, judgments, losses, costs, liens, expenses, suits, actions, attorneys' fees, consultant fees, penalties and any and all other losses, damages, fees and expenses of whatever kind or nature ("Claims") (including but not limited to response costs, investigative costs, assessment costs, monitoring costs, treatment costs, cleanup costs, removal costs, remediation costs, and similar costs, damages and expenses) that arise out of or are alleged to arise out of or

in any way relate to any action, inaction or omission of operator that:

1. Results in any demand, claim, notice, order, or lawsuit, asserting that any Indemnitee is liable, responsible or in any way obligated to investigate, assess, monitor, study, test, treat, remove, remediate, or otherwise cleanup, any Hazardous Contaminant (as defined herein); or

2. Relates to material collected, transported, recycled, processed, treated or disposed of by operator.

D. Operator's obligations pursuant to this section shall apply, without limitation, to:

1. Any Claims brought pursuant to or based on the provisions of any environmental law;

2. Any Claims based on or arising out of or alleged to be arising out of the ownership, use, lease, sale, design, construction, maintenance or operation of operator of any Facility.

3. Any Claims based on or arising out of or alleged to be arising out of the marketing, sale, distribution, storage, transportation, disposal, processing or use of any materials recovered by operator;

4. Any claims based on or arising out of or alleged to be arising out of any breach of any express or implied warranty, representation or covenant arising out of or in connection with any agreement entered into between the city and operator.

E. The foregoing indemnity and defense obligations shall apply irrespective of the negligence or willful misconduct of operator or any Affiliate of operator.

F. ~~B. Hazardous Substances Indemnification. Each operator shall defend, indemnify and hold harmless the city, its elected officials, officers, employees, volunteers and agents from and against any and all losses, fines, penalties, claims, damages, liabilities or judgments, including attorneys fees, arising from or attributable to any repair, cleanup or detoxification, or preparation and implementation of any removal, remedial, response, closure or other plan (regardless of whether undertaken due to governmental action) concerning any hazardous substance in any solid waste collected, transported, stored or disposed of by operator or its activities resulting in a release of hazardous substances into the environment. This indemnity is intended to operate as an agreement pursuant to Section 107(e) of the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA," 42 U.S.C. Section 9607(e), and California Health and Safety Code Section 26364, to defend, protect, hold harmless and indemnify city from all forms of liability under CERCLA, other statutes or common law for any and all matters addressed in this section and shall be limited to the extent of the city's liability. This provision shall survive the expiration of the period during which collection services are provided. The city may require, as a condition to issuance of a franchise or business license to an operator, that the operator sign and deliver to the city an agreement, on a form approved by the city attorney, to effectuate the indemnification provisions of this subsection. The city may further require that the operator pay a proportionate share of insurance premiums or self-insurance retention to insure city against the liability for which indemnification is required by this subsection.~~

~~C.~~For purposes of this section, the term "Hazardous Contaminant" shall mean any hazardous substance any crude oil or refined or unrefined petroleum product or any fraction or derivative thereof; and any asbestos or asbestos-containing material. The

term "Hazardous Contaminant" shall also include any and all amendments to any referenced statutory or regulatory provisions made G. CERCLA Defense Records. Each operator shall maintain data retention and preservation systems which can establish where solid waste collected in the city was landfilled (and therefore establish where it was not landfilled) with a copy or summary of the reports required by sections of this code, for fifty years after the term during which collection services are provided or to provide copies of such records to city. Operator agrees to notify city's risk manager and city attorney before destroying such records. This provision shall survive the expiration of the period during which collection services are to be provided.

D. AB 939 and Other Applicable Legislation Indemnification. Each operator shall meet the requirements of city's source reduction and recycling element with respect to the solid waste it collects within the city including but not limited to, compliance with the requirements set forth in the California Integrated Waste Management Act of 1989, any and all source reduction programs including recycling, composting, special waste, education and public information programs. Operator shall protect, defend, indemnify and hold harmless the city, its officers, agents or employees against all fines or penalties imposed by the California Integrated Waste Management Board in the event that: (i) the diversion, source reduction and recycling goals of AB 939 or other applicable legislation are not met by the city with respect to operator's waste stream; or (ii) operator has delayed in providing information preventing city from submitting reports required by AB 939 or other applicable legislation in a timely manner. The city may require, as a condition to issuance of a franchise or business license, that the operator sign and deliver to the city an agreement, on a form approved by the city attorney, to effectuate the indemnification provisions of this subsection.

E. Worker's Compensation Insurance. As required by Section 1860 of the Labor Code of the State, each operator shall secure payment of workers compensation to his employees in accordance with the provisions of Section 3700 of the Labor Code of the State. Each operator shall supply to the city the certificate required by Section 1861 of said labor code.

F. Liability Insurance. Each operator shall procure and maintain public liability and property damage H. CalRecycle Indemnification and Guarantee.

Operator's duty to defend and indemnify herein includes payment of all fines and/or penalties imposed by CalRecycle, subject to the restrictions set forth in Public Resources Code Section 40059.1, if the requirements of AB 939, AB 341, AB 1826, and/or SB 1383 and corresponding regulations are not met by the operator with respect to the discarded materials collected by operator, and such failure is: (i) due to the failure of operator to meet its obligations, or, (ii) due to operator delays in providing information that prevents operator or city from submitting reports required by AB 939, AB 341, AB 1826, and/or SB 1383 and corresponding regulations in a timely manner. The provisions of this Section shall survive the termination or expiration of any agreement entered into between the city and operator. In carrying out the provisions of this Section, operator agrees to perform the following obligations at its cost and expense:

I. Defend, with counsel approved by city, indemnify and hold harmless the city against all fines and/or penalties imposed by CalRecycle, if operator fails or refuses to provide information relating to its operations which is required by any agreement entered into between the city and operator and such failure or refusal prevents or delays city from submitting reports required by AB 939, AB 341, AB 1826, and/or SB 1383 in a timely manner;

J. Assist city in preparing for, and participating in, CalRecycle's biannual review of the city's source reduction and recycling element pursuant to Public Resources Code Section 41825;

K. Assist city in responding to inquiries from CalRecycle in applying for an extension under Public Resources Code Section 41820, if so, directed by city; in conducting any hearing conducted by CalRecycle relating to AB 939; or in any other investigative or enforcement manner undertaken by any agency;

L. Defend, with counsel acceptable to city, and indemnify and hold harmless the city against any fines or penalties levied against it for violation of AB 939, AB 341, AB 1826, and/or SB 1383 requirements, provided that operator's obligation to indemnify city shall be subject to the limitations set forth in Public Resources Code Section 40059.1(c) as may be amended from time to time;

M. In cooperating with the city, should it seek to become its own enforcement agency, to the extent it may be permitted under state law.

N. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1. The most recent editions of Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 00 01).

2. The most recent editions of Insurance Services Office form number CA 00 01 covering Automobile Liability, code 1 "any auto" and endorsement CA 00 25.

3. Environmental/Pollution Liability Insurance in a form acceptable to the city attorney.

4. Workers' Compensation insurance ~~with coverage~~ as required by the Labor Code of the state of California and Employers Liability insurance.

O. Minimum Limits of Insurance. operator shall maintain in force for the term of any agreement entered into between the city and operator limits ~~not~~no less than:

~~Bodily injury, property damage and personal injury liability: two million dollars~~1. Comprehensive General Liability: Five Million Dollars ($5,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage. Such limits can be achieved through a combination of primary and excess liability policies.

~~Automobile liability: two million dollars~~2. Automobile Liability: Five Million Dollars ($5,000,000) combined single limit per accident for bodily injury and property damage. Such limits can be achieved through a combination of primary and excess liability policies.

~~1. The general liability and automobile liability policies~~3. Environmental/Pollution Liability Insurance. Five Million Dollars ($5,000,000) per loss and annual aggregate applicable to bodily injury; property damage, including loss of use of damaged

property or of property that has not been physically damaged or destroyed; clean-up costs, including first party cleanup of the city's property and third-party cleanup, and bodily injury costs if pollutants impact other properties; and defense, including costs, fees and expenses incurred in the investigation, defense, or resolution of claims. Coverage shall include completed operations and shall apply to sudden and non-sudden pollution conditions. Coverage shall apply to acts, errors or omissions arising out of, or in connection with operator's scope of work under any agreement entered into between the city and operator.. Coverage shall also apply to non-owned deposit sites ("NODS") that shall protect against, for example, claims regarding bodily injury, property damage, and/or cleanup costs involving NODS. Coverage is preferred by the city to be occurrence based. However, if provided on a claims-made basis, operator warrants that any retroactive date applicable to coverage under the policy precedes the effective date of any agreement entered into between the city and operator, and that continuous coverage shall be maintained, or an extended discovery period will be exercised through completion or termination of any agreement entered into between the city and operator, for a minimum of five (5) years. This provision does not limit or alter any rights or remedies to city allowable under any agreement entered into between the city and operator,.and/or applicable law in perpetuity.

4. Technology Professional Liability Errors and Omissions Insurance: (Cyber Liability) appropriate to the operator's profession and industry practice, with limits not less than Two Million Dollars ($2,000,000) per occurrence. Coverage for cyber risks shall be sufficiently broad to respond to the duties and obligations as are undertaken by operator under any agreement entered into between the city and operator, and shall include, but not be limited to claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion, and network security. The policy shall provide coverage for breach response notification and remediation costs, regulatory fines and penalties, credit monitoring expenses, electronic funds transfer losses, electronic data restoration expenses, and business interruption costs with limits sufficient to respond to these obligations, in the sole discretion of the city attorney.

5. Workers' Compensation and Employers Liability: Workers' compensation limits as required by the Labor Code of the state of California and Employers Liability limits of $1,000,000 per accident.

P. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by city, which approval shall not be unreasonably withheld. If, in the reasonable opinion of city, operator does not have sufficient financial resources to protect city from exposure with respect to any deductibles or self-insured retentions, at the option of city, either: the insurer shall reduce or eliminate such deductibles or self-insured retention's as respects city, its officials, employees and agents; or operator shall procure a bond guaranteeing payment of losses and related

investigations, claim administration and defense expenses.

Q. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability Environmental Liability and Automobile Liability Coverages

a. The cityCity, its officerselective and appointive boards, commissions, officials, employees, agents and volunteers ("are to be named as additional insureds") are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the operator, products and completed operations of the operatoroperator; premises owned, occupiedleased or used by the operator; or vehicles owned, leased, hired or borrowed by the operator. The coverage shall contain no special limitations on the scope of protection afforded to the city, its officerselective and appointive boards, commissions, officials, employees, agents or volunteers.

b. Insurance Operator's insurance coverage shall be primary over any other validinsurance as respects city, its elective and collectible insurance available to the city.appointive boards, commissions, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the city, its officials, elective and appointive boards, commissions, employees, agents or volunteers shall be excess of the operator'soperator's insurance and shall not contribute with it.

c. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the additional insuredcity, its officials, elective and appointive boards, commissions, employees, agents or volunteers.

d. Insuranced. Coverage shall state that operator's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer'sinsurer's liability.

e.2. Workers' Compensation and Employers Liability Coverage - The insurer shall agree to waive all rights of subrogation against city, its officials, elective and appointive boards, commissions, employees, agents and volunteers for losses arising from work performed by operator for city.

3. All Coverages - Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided or, canceled by either party, reduced in coverage or in limits except after thirty days'(30) days' prior written notice by certified mail, return receipt requested, has been given to city.

R. Scope of Coverage. All of the city.above policies of insurance shall be primary insurance and shall name the city, its electives and appointive boards, commissioners, officials, officers, employees, and agents as additional insureds. The insurer shall waive all rights of subrogation and contribution it may have against the city, its electives and appointive boards, commissioners, officials, officers, employees, agents, and their

respective insurers. In the event any of said policies of insurance are cancelled, operator shall, prior to the cancellation date, submit new evidence of insurance in conformance with this section to the city.

2. Insurance is to be placed with insurers which are California admitted (licensed) companies, approved by the state of California Department of Insurance and which have a current A.M. Best's rating of no less than A-XIII.

3. Prior to commencing or conducting business within the city the operator shall file with the city clerk original endorsements effecting the liability coverage required by this section. In addition, the city shall have the right of inspection of all insurance policies required. Each operator shall also establish an insurance policy repository and maintain copies of insurance policies required for one hundred years after the end of the term during which collection services are provided. Operator shall notify city's risk manager and city attorney before destroying copies of such policies. This provision shall survive the expiration of the period during which collection services are provided. (Ord. 1520 § 1, 1997; Ord. 1497 § 1 (part), 1996)

S. Acceptability of Insurers. The insurance policies required by this section shall be issued by an insurance company or companies authorized to do business in the state of California and with a rating in the most recent edition of Best's Insurance Reports of size category XIII or larger and a rating classification of A or better.

T. Verification of Coverage. Simultaneously with the execution of any agreement entered into between the city and operator, operator shall furnish city with certificates of insurance evidencing the coverage required herein, in form and substance satisfactory to city. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. No work shall commence until operator has provided city with the Certificate(s) of Insurance or appropriate insurance binder(s) evidencing the required insurance coverage and said Certificate(s) of Insurance or binder(s) are approved by the city, which appraisal shall not be unreasonably withheld. Such certificates shall show the type and amount of coverage, effective dates and dates of expiration of policies and shall have all required endorsements. If city requests, copies of each policy, together with all endorsements, shall also be promptly delivered to city throughout the term of any agreement entered into between the city and operator,

U. Companies and Subcontractors. Operator shall include all companies and subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each operator and Subcontractor. All coverages for companies and subcontractors shall be subject to all of the requirements stated herein.

V. Required Cancellation Notices:

1. The certificate of insurance for the Workers' Compensation policy shall contain an endorsement in substantially the following form:

"Thirty (30) days prior written notice by certified mail, return receipt requested, shall be given to city in the event of cancellation, reduction in coverage, or non-renewal of this policy. Such notice shall be sent to:

City Manager (or designated representative)

City of Gardena
1700 West 162nd Street
Gardena, CA 90247

2. The certificate of insurance for the Public Liability policy shall contain endorsements in substantially the following form:

a. "Thirty (30) days prior written notice shall be given to city in the event of cancellation, reduction in coverage, or non-renewal of this policy. Such notice shall be sent to:

City Manager (or designated representative)
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

b. "City, its officers, elective and appointive boards, commissions, employees, and agents are additional insureds on this policy."

c. "This policy shall be considered primary insurance as respects any other valid and collectible insurance maintained by city, including any self-insured retention or program of self-insurance, and any other such insurance shall be considered excess insurance only."

d. "Inclusion of city as an insured shall not affect city's rights as respects any claim, demand, suit or judgment brought or recovered against operator. This policy shall protect operator and city in the same manner as though a separate policy had been issued to each, but this shall not operate to increase operator's liability as set forth in the policy beyond the amount shown or to which operator would have been liable if only one party had been named as an insured."

Renewal certificates will be furnished periodically to city to demonstrate maintenance of the required coverage throughout the Term.

W. Other Insurance Requirements

1. In the event any services are delegated to a operator or Subcontractor, Operator shall require such operator or Subcontractor to provide statutory workers' compensation insurance and employer's liability insurance for all of the operator or Subcontractor's employees engaged in the work in accordance with this sectoin. The liability insurance required by this Section 9.4 shall cover all operator or Subcontractors or the operator or Subcontractor must furnish evidence of insurance provided by it meeting all of the requirements of this Section 9.4.

2. Operator shall comply with all requirements of the insurers issuing policies. The carrying of insurance shall not relieve operator from any obligation. If any claim exceeding the amount of any deductibles or self-insured reserves is made by any third person against operator or any operator or Subcontractor on account of any

occurrence related to any agreement entered into between the city and operator, operator shall promptly report the facts in writing to the insurance carrier and to city.

If operator fails to procure and maintain any insurance required by this section, city may take out and maintain, at operator's expense, such insurance as it may deem proper and deduct the cost thereof from any moneys due operator.

8.20.160 Reporting requirements.

A. Each operator shall maintain all records relating to the services provided hereunder, including, but not limited to, route maps, customer lists, billing records, weight tickets, maps, AB 939 and SB 1383 records, and customer complaints, for the full term during which collection services are provided, and an additional period of not less than three years, or any longer period required by law. The city shall have the right, upon reasonable advance notice, to inspect, audit and copy all records which may be relevant to operations within the city or relating to the imposition of any fees which may imposed by the city. In the absence of extraordinary circumstances, two business days' notice shall be considered reasonable. Such records shall be made available to city at operator's regular place of business, but in no event outside the county of Los Angeles.

B. Should any examination or audit of operator's records reveal an underpayment to city by operator, the amount, plus interest compounded daily at the maximum lawful rate, shall be paid to city within thirty days.

C. Reporting Requirements. Operator shall cooperate with city and or designated consultants in solid waste disposal characterization studies and waste stream audits and shall implement measures adequate to achieve the city's source reduction, recycling and waste stream diversion goals for the solid waste stream. Operator, at its own expense, shall submit to city information and reports necessary for city to meet its reporting obligations imposed by AB 939 and/or other legislation, and the regulations implementing AB 939 and/or other legislation, with respect to the solid waste collected by operator in the city.

D. Reports and Records.

1. Monthly, Quarterly and Annual Reports. In addition to reports required by other provisions, operator shall also submit to city such other information or reports in such forms and at such times as the city may reasonably request or require or as set forth by resolution or incorporated into the ~~city's solid waste hauler/recycler manual~~operator's agreement with the City as may be amended from time to time.

2. Source Reduction and Recycling Plan ("SRRP"). Operator shall be required to submit an annual SRRP that is exclusive to the city. Each SRRP will be reviewed in detail to ensure that it meets the state-mandated requirements as established by AB 939 or other legislative requirements. The SRRP should examine in detail how the operator will accomplish these goals. The SRRP must include but is not limited to: (1) targeted materials including special wastes for source reduction, recycling and

composting; (2) hazardous waste exclusion plan; (3) diversion methods; (4) reporting methodology; (5) contingency plans; and (6) methods for the handling of white goods including CFC removal, PCB removal and compliance with the requirements of Public Resources Code Sections 42160-42185.

3. SB 1383 Reporting Requirements. Operator shall be required to submit reports required by 14 CCR Article 13

E. Hazardous Waste Inspection and Reporting. Operator shall inspect solid waste put out for collection and reject solid waste observed to be contaminated with hazardous substances. Operator shall notify all agencies with jurisdiction, if appropriate, including the California Department of Toxic Substances Control and Local Emergency Response Providers and the National Response Center, of reportable quantities of hazardous waste, found or observed in commercial solid waste anywhere within the city. In addition to other required notifications, if operator observes any substances which it or its employees reasonably believe or suspect to contain hazardous wastes unlawfully disposed of or released on any city property, including storm drains, streets or other public rights-of-way, operator will immediately notify the city manager.

F. Hazardous Waste Diversion Records. Operator shall maintain records showing the types and quantities, if any, of hazardous waste found in solid waste which was inadvertently collected from solid waste service recipients within the city, but diverted from landfilling.

G. Reports. All required reports and records shall be furnished at the sole expense of operator. Reports shall be submitted to the city manager. Operator shall submit all reports and information required on computer disks, or by modem, in a format compatible with city's computers, at no additional charge, if requested by city.

H. Certification. All reports provided herein shall be signed under penalty of perjury, by a responsible corporate official, that the report is true and correct.

I. The city shall reserve the right to require all commercial, industrial, institutional or other entities to comply with the conditions of the section should the city deem that the activities engaged in by the entity are of significant levels to warrant reporting.

J. C&D Waste Diversion Plan. Contractors are required to prepare and follow a C&D waste diversion plan that identifies the activities to be conducted during the course of the construction and/or demolition project to assure conformance with the city's requirement that the state required percentage of regulated C&D wastes must be diverted. The plan shall include but is not limited to a description of the following aspects: (1) targeted materials including special wastes for diversion, (2) diversion methods, (3) reporting methodology, (4) employee training, and (5) a contingency plan in the event that diversion methods are inadequate or infeasible for implementation. The C&D waste diversion plan shall be prepared and submitted to the city for review and approval with the building and/or demolition permit application. The contractor shall follow this plan and its activities are subject to city inspection for verification.

K. C&D Waste Diversion Report. Contractors are required to prepare and submit a C&D waste diversion report within sixty days of completion of the project to the city for review and approval. This report shall contain information documenting the good faith effort of the contractor to meet the C&D waste diversion plan, and demonstrating conformance with the state required percentage diversion requirement. The report shall contain as a minimum a completed "Waste Diversion Report Form," originals or copies of all weight tickets or receipts documenting both disposal and diversion, and any other information attesting to or verifying the implementation of diversion activities. (Ord. 1797 § 9, 2018; Ord. 1649 § 5, 2004; Urg. Ord. 1648 § 5, 2003; Ord. 1497 § 1 (part), 1996)

8.20.170 Recycling servicesCollection requirements.

8.20.171 Requirements for residential premises (including multifamily premises with cart service) service generators.

Residential premises organic waste generators shall comply with the following requirements:

A. Shall subscribe to city's organic waste collection services for all organic waste generated as described below in this section. City shall have the right to review the number and size of a generator's containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, residential premises generators shall adjust its service level for its collection services as requested by the city. Generators may additionally manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

B. Shall participate in the city's organic waste collection service(s) by placing designated materials in designated containers as described below and shall not place prohibited container contaminants in collection containers.

1. Generator shall place source separated green container waste in the green container; source separated recyclable materials in the blue container; if applicable, source separated food waste in the brown container, and refuse in the gray/black container. Generators shall not place materials designated for the gray/black container into the green container, brown container or blue container.

8.20.172 Requirements for commercial premises (including multifamily premises with shared bin service).

Generators that are commercial premises, shall:

A. Subscribe to city's four or three-container collection services and comply with requirements of those services as described below in this section. City shall have the

right to review the number and size of a generator's containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and commercial premises shall adjust their service level for their collection services as requested by the city.

B. Except commercial premises that meet the self-hauler requirements, participate in the city's organic waste collection service(s) by placing designated materials in designated containers as described below.

1. Option 1: A three-container collection service: generator shall place source separated green container organic waste in the green container; source separated recyclable materials in the blue container; and refuse in the gray/black container. Generator shall not place materials designated for the gray/black container into the green container or blue container.

2. Option 2: Four-container collection service: generator shall place source separated yard waste in the green container; source separated recyclable materials in the blue container; source separated food waste in the brown container; and refuse in the gray/black container. Generator shall not place materials designated for the gray/black container into the green container, blue container, or brown container.

C. Supply and allow access to adequate number, size and location of collection containers with sufficient labels or colors (conforming with Sections 8.20.172(D)(1) and 8.20.172(D)(2) below) for employees, contractors, tenants, and customers, consistent with city's blue container, green container, brown container and gray/black container collection service or, if self-hauling, per the commercial premises instructions to support its compliance with its self-haul program.

D. Excluding multifamily premises, provide containers for the collection of source-separated green container organic waste and source separated recyclable materials in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that premises. Such containers do not need to be provided in restrooms. If a commercial premises does not generate any of the materials that would be collected in one type of container, then the business does not have to provide that particular container in all areas where disposal containers are provided for customers. Pursuant to 14 CCR Section 18984.9(b), the containers provided by the business shall have either:

1. A body or lid that conforms with the container colors provided through the collection service provided by city, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. Commercial premises are not required to replace functional containers, including containers purchased prior to January 1, 2022, that

do not comply with the requirements of the subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

2. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant 14 CCR Section 18984.8, the container labeling requirements are required on new containers commencing January 1, 2022.

E. Multifamily residential dwellings are not required to comply with container placement requirements or labeling requirements in Section 8.20.172(D) pursuant to 14 CCR Section 18984.9(b).

F. To the extent practical through education, training, Inspection, and/or other measures, excluding multifamily premises, prohibit employees from placing materials in a container not designated for those materials per the city's blue container, green container, brown container, and gray/black container collection service or, if self-hauling, per the commercial premises' instructions to support its compliance with its self-haul program.

G. Excluding multifamily premises, periodically inspect blue containers, green containers, brown containers, and gray/black containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers pursuant to 14 CCR Section 18984.9(b)(3).

H. Annually provide information to employees, contractors, tenants, and customers about organic waste recovery requirements and about proper sorting of source separated green/brown container organic waste and source separated recyclable materials.

I. Provide education information before or within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep source separated green/brown container organic waste and source separated recyclable materials separate from solid waste (when applicable) and the location of containers and the rules governing their use at each property.

J. Provide or arrange access for city or its agent to their properties during all inspections conducted in accordance with Section 8.20.220 of this chapter to confirm compliance with the requirements of this chapter.

K. Accommodate and cooperate with city's remote monitoring program for inspection of the contents of containers for prohibited container contaminants, which may be implemented at a later date, to evaluate generator's compliance with Section 8.20.172(B). The remote monitoring program shall involve installation of remote monitoring equipment on or in the blue containers, green containers, brown containers and gray/black containers.

L. At commercial premises' option and subject to any approval required from the city, implement a remote monitoring program for inspection of the contents of its blue containers, green containers, and gray/black containers for the purpose of monitoring the contents of containers to determine appropriate levels of service and to identify prohibited container contaminants. Generators may install remote monitoring devices on or in the blue containers, green containers, brown containers and gray/black containers subject to written notification to or approval by the city or its designee.

M. If a commercial premises wants to self-haul, meet the self-hauler requirements in Section 8.20.173 of this chapter.

N. Nothing in this section prohibits a generator from preventing or reducing waste generation, managing organic waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).

O. Commercial premises that are tier one or tier two commercial edible food generators shall comply with food recovery requirements, pursuant to Section 8.20.200.

8.20.173 Self-hauler requirements.

A. No person shall cause, permit, or suffer the spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment of or discarding of barrels, containers, and other closed receptacles, or otherwise dispose of such solid waste, recyclables, or organic waste upon any street, alley, waterway, or other unauthorized place, or upon any unimproved lot or any other unlicensed place within or without the city.

B. Self-haulers shall obtain a city self-hauler permit and operate in accordance with this chapter. In order to obtain the permit, the self-hauler shall pay the fee established by resolution of the city council. Self-haulers are only permitted to collect, transport and dispose of solid waste generated by the self-hauler. Under no circumstances may a self-hauler collect, transport or dispose of solid waste not generated by the self-hauler. Notwithstanding any other provision of this chapter, self-haulers shall not be permitted to share, place solid waste in, or to otherwise use the bin, cart, roll-off box, or other container of another person or business. (Ord. 1797 § 2, 2018: Ord. 1497 § 1 (part), 1996~~A. Recycling services shall be provided to all residential, multifamily, commercial, industrial and other entities throughout the city. Any costs associated with the implementation of such programs shall not exceed those rates as established by the city or those rates identified by industry standards for the same services, whichever is less.~~

~~B. At least once each year, operator shall provide to its customers a current listing of recyclable materials said operator will collect and process through material recovery facilities, in order to maximize the diversion of solid waste from landfills (said list may be subject to the approval of the city using the best efforts standard to determine the extent of marketable material listed).~~

~~C. No person, other than the owner thereof or his agents or employees, or any officer or employee of the city, or operator shall collect or tamper with any recyclable materials in any container from any residential and/or commercial source. Scavenging of recyclable materials is prohibited.~~

D. Right of Individual to Dispose of Recyclable Solid Waste. Nothing in this chapter shall limit the right of any person, organization or other entity to donate, sell or otherwise dispose of any recyclable solid waste owned by that person, organization or other entity, provided that any such donation, sale or other disposal is in accordance with the provisions of this chapter.

E. Civil Action by Authorized Recycling Agent. Nothing in this chapter shall be deemed to limit the right of an authorized recycling agent to bring a civil action against any persons who violate California Public Resources Code Sections 41950 through 41951, nor shall a conviction for such violation exempt any person from a civil action brought by an authorized recycling agent).

C. Self-haulers shall source separate all recyclable materials and organic waste (materials that city otherwise requires generators to separate for collection in the city's organics and recycling collection program) generated on-site from solid waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2 or shall haul organic waste to a high diversion organic waste processing facility as specified in 14 CCR Section 18984.3.

D. Self-haulers shall haul their source separated recyclable materials to a facility that recovers those materials; and haul their source separated organic waste or source separated food waste to a facility, operation, activity, or property that processes or recovers source separated organic waste. Alternatively, self-haulers may haul organic waste to a high diversion organics waste processing facility.

E. Self-haulers that are commercial premises, or multifamily premises with bin service shall keep a record of the amount of organic waste delivered to each facility, operation, activity, or property that processes or recovers organic waste; this record shall be subject to Inspection by the city. The records shall include the following information:

1. Delivery receipts and weight tickets from the entity accepting the waste.

2. The amount of material in cubic yards or tons transported by the generator to each entity.

3. If the material is transported to an entity that does not have scales on-site or employs scales incapable of weighing the self-hauler's vehicle in a manner that allows it to determine the weight of materials received, the self-hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.

8.20.174 Waivers for generators.

A. De minimis waivers. The city may waive a commercial premises' obligation (including multifamily premises with bin service) to comply with some or all of the organic waste requirements of this chapter if the commercial premises provides documentation that the business generates below a certain amount of organic waste material as described in Section 8.20.174(A)(2) below, and/or meets the self-hauling requirements of Section 8.20.173 of this chapter. Commercial premises requesting a de minimis waiver shall:

1. Submit an application specifying the services that they are requesting a waiver from and provide documentation as noted in Section 8.20.174(A)(2) below.

2. Provide documentation that either:

a. The commercial premises' total solid waste collection service is two cubic yards or more per week and organic waste subject to collection in a blue container, brown container or green container comprises less than 20 gallons per week per applicable container of the business' total waste; or,

b. The commercial premises' total solid waste collection service is less than two cubic yards per week and organic waste subject to collection in a blue container, brown container or green container comprises less than 10 gallons per week per applicable container of the business' total waste.

3. Notify city if circumstances change such that commercial premise's organic waste exceeds threshold required for waiver, in which case waiver will be rescinded.

4. Provide written verification of eligibility for de minimis waiver every 5 years, if city has approved de minimis waiver.

B. Physical space waivers. the city may waive a commercial premises' or property owner's obligations (including multifamily residential dwellings) to comply with some or all of the recyclable materials and/or organic waste collection service requirements if the city has evidence from its own staff, a hauler, licensed architect, or licensed engineer demonstrating that the premises lacks adequate space for the collection containers required for compliance with the organic waste collection requirements of Section 8.20.172.

A commercial premises or property owner may request a physical space waiver through the following process:

1. Submit an application form specifying the type(s) of collection services for which they are requesting a compliance waiver.

2. Provide documentation that the premises lacks adequate space for blue containers and/or brown containers or green containers including documentation from its hauler, licensed architect, or licensed engineer.

3. Provide written verification to city that it is still eligible for physical space waiver every 5 years, if city has approved application for a physical space waiver.

C. The city reserves the right to grant a de minimis or physical space waiver to a commercial premises that has not submitted a waiver application.

~~F. Each solid waste collection franchisee must achieve the state required percentage diversion goal for any applicable city-sponsored project or regulated project for which the franchisee collects and hauls waste. (Ord. 1797~~

§ 10, 2018; Ord. 1653 § 3, 2004; Ord. 1649 § 6, 2004; Urg. Ord. 1648 § 6, 2003; Ord. 1497 § 1 (part), 1996)

8.20.180 Violations – Misdemeanors.

The violation of any provision of this chapter shall constitute a misdemeanor punishable by imprisonment in a county jail not exceeding six months, or by fine exceeding one thousand dollars, or both. Each separate day, or any portion thereof, during which any violation of this chapter occurs or continues shall constitute a separate offense and, upon conviction thereof, shall be punishable as provided in this section. (Ord. 1497 § 1 (part), 1996)

8.20.190 Enforcement.

A. Pursuant to California Penal Code Section 836.5, the city manager, and/or designee, and any city code enforcement officer are authorized to enforce the provisions of this chapter and as well as those of California Penal Code Sections 374, 374a, 374.2, 374.3, 374.4, 374d, 374.7, and 375; California Government Code Section 68055 et seq.; and California Vehicle Code Sections 23111 and 23112.

B. Violation. Unless otherwise specified, the violation of any provision of this chapter is grounds for the issuance of an administrative citation and assessment of a fine. The city's procedures on imposition of administrative fines in Chapter 1.20 of the Gardena municipal code are hereby incorporated in their entirety, as modified from time to time, and shall govern the imposition, enforcement, collection, and review of administrative citations issued to enforce this chapter and any rule or regulation adopted pursuant to this chapter, except as otherwise indicated in this chapter. In accordance with CCR Section 18995.4 this subsection B shall not be effective prior to January 1, 2024.

C. Other remedies allowed by law may be used, including civil action or prosecution as misdemeanor or infraction. City may pursue civil actions in the California courts to seek recovery of unpaid administrative citations. City may choose to delay court action until such time as a sufficiently large number of violations, or cumulative size of violations exist such that court action is a reasonable use of city staff and resources.

D. Enforcement of SB 1383 regulations as included in this chapter.

1. City code enforcement officers and/or their designee will monitor compliance with this chapter through compliance reviews, route reviews, investigation of complaints, and an inspection program (that may include remote monitoring). Section 8.20.220 establishes city's right to conduct inspections and investigations.

2. City may issue an official notification to notify regulated entities of its obligations under this chapter.

3. Prohibited container contaminants. City will issue a notice of violation to any generator found to have prohibited container contaminants in a container. Such notice will be provided .in accordance with 14 CCR 18984.5(b). If the city observes

prohibited container contaminants in a generator's containers on more than three (3) consecutive occasion(s), the city or its designee may assess contamination processing fees on the generator.

4. All other violations of SB 1383 regulations. With the exception of violations of the prohibited container contaminants provisions, beginning on January 1, 2024, violations of the SB 1383 regulations will be enforced as follows: (i) the city will issue a notice of violation requiring compliance within 60 days of the issuance of the notice; (ii) absent compliance by the respondent within the deadline set forth in the notice of violation, the city will commence an action to impose penalties, via an administrative citation and fine, pursuant to chapter 1.20 of the Gardena municipal code.

5. Notices of violation shall be sent to "owner" at the official address of the owner maintained by the tax collector for the city or if no such address is available, to the owner at the address of the residential, multifamily or commercial premises, or to the party responsible for paying for the collection services, depending upon available information. The notice of violation may also be posted at the physical address where the violation occurred.

E. The penalty levels, unless otherwise specified in this chapter, are as follows:

1. For a first violation, the amount of the base penalty shall be $50 to $100 per violation.

2. For a second violation, the amount of the base penalty shall be $100 to $200 per violation.

3. For a third or subsequent violation, the amount of the base penalty shall be $250 to $500 per violation.

F. The city may extend the compliance deadlines set forth in a notice of violation issued for non-compliance with this chapter if it finds that there are extenuating circumstances beyond the control of the respondent that make compliance within the deadlines impracticable, including the following:

1. Acts of God such as earthquakes, wildfires, flooding, and other emergencies or natural disasters;

2. Delays in obtaining discretionary permits or other government agency approvals; or,

3. Deficiencies in organic waste recycling infrastructure or edible food recovery capacity and the city is under a corrective action plan with CalRecycle pursuant to 14 CCR Section 18996.2 due to those deficiencies.

G. Persons receiving an administrative citation containing a penalty for an uncorrected violation may request a hearing to appeal the citation pursuant to Section 1.20.060 of

the Gardena Municipal Code.

H. Beginning January 1, 2022 and through December 31, 2023, city or their designee will conduct inspections, remote monitoring, route reviews or waste evaluations, and compliance reviews, depending upon the type of regulated entity, to determine compliance with this chapter, and if city determines that organic waste generator, self-hauler, hauler, tier one commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance, it shall provide educational materials to the entity describing its obligations under this ordinance and a notice that compliance is required by January 1, 2022, and that violations may be subject to administrative civil penalties starting on January 1, 2024.

I. Beginning January 1, 2024, if the city determines that an organic waste generator, self-hauler, hauler, tier one or tier two commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance with this chapter, unless otherwise specified in this chapter, it shall document the noncompliance or violation, issue a notice of violation, and take enforcement action, as needed.

In order to protect for the public health, safety, and well-being, and to prevent the spread of vectors, the owner, occupant, or other person responsible for the day-to-day operation of every property in the city shall make arrangements with an operator franchised or licensed by the city for the collection of solid wastes, recyclables, and/or organic waste as set forth in this chapter.

8.20.200 Requirements for commercial edible food generators.

A. Tier one commercial edible food generators must comply with the requirements of this section commencing January 1, 2022, and tier two commercial edible food generators must comply commencing January 1, 2024, pursuant to 14 CCR Section 18991.3.

B. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require food facilities operating at the large venue or large event to comply with the requirements of this section, commencing January 1, 2024.

C. Commercial edible food generators shall comply with all of the following requirements:

1. Arrange to recover the maximum amount of edible food that would otherwise be disposed.

2. Contract with, or enter into a written agreement with, food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the commercial edible food generator self-hauls to the food recovery organization for food recovery.

3. Shall not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.

4. Allow city's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR Section 18991.4.

5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:

a. A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).

c. A record of the following information for each of those food recovery services or food recovery organizations:

i. The name, address and contact information of the food recovery service or food recovery organization.

ii. The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.

iii. The established frequency that food will be collected or self-hauled.

iv. The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.

D. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the state of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

8.20.210 Requirements for food recovery organizations and services.

A. Food recovery services collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(1):

1. The name, address, and contact information for each commercial edible food generator from which the service collects edible food.

2. The quantity in pounds of edible food collected from each commercial edible food generator per month.

3. The quantity in pounds of edible food transported to each food recovery organization per month.

4. The name, address, and contact information for each food recovery organization that the food recovery service transports edible food to for food recovery.

B. Food recovery organizations collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2):

1. The name, address, and contact information for each commercial edible food generator from which the organization receives edible food.

2. The quantity in pounds of edible food received from each commercial edible food generator per month.

3. The name, address, and contact information for each food recovery service that the organization receives edible food from for food recovery.

C. Food recovery organizations and food recovery services shall inform generators about California and Federal Good Samaritan Food Donation Act protection in written communications, such as in their contract or agreement established under 14 CCR Section 18991.3(b).

D. Food recovery organizations and food recovery services that have their primary address physically located in the city and contract with or have written agreements with one or more commercial edible food generators pursuant to 14 CCR Section 18991.3(b) shall report to the city annually by March 15, beginning March 15, 2023, it is located in the total pounds of edible food recovered in the previous calendar year from the tier one and tier two commercial edible food generators they have established a contract or written agreement with pursuant to 14 CCR Section 18991.3(b).

E. In order to support edible food recovery capacity planning assessments or other studies conducted by the city or its designated entity, food recovery services and food recovery organizations operating in the city shall provide information and consultation to the city, upon request, regarding existing, or proposed new or expanded, food recovery capacity that could be accessed by the city and its commercial edible food generators. A food recovery service or food recovery organization contacted by the city shall respond to such request for information within 60 days, unless a shorter timeframe is otherwise specified by the city.

ORDINANCE NO. 1837

8.20.220 Inspections and investigations by city pertaining to the requirements of SB 1383 contained with the city's municipal code.

A. City representatives and/or its designee, including designees are authorized to conduct inspections and investigations, at random or otherwise, of any collection container, collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or source separated materials to confirm compliance with this chapter by organic waste generators, commercial premises, multifamily premises with bin service, property owners, commercial edible food generators, haulers, self-haulers, food recovery services, and food recovery organizations, subject to applicable laws. This section does not allow city to enter the interior of a private residential premises for inspection. For the purposes of inspecting commercial premises containers for compliance with section 8.20.172(B) of this chapter, city and/or its designee may conduct container inspections for prohibited container contaminants using remote monitoring, and commercial premises shall accommodate and cooperate with the remote monitoring pursuant to section 8.20.172(K) of this chapter.

B. Property owner, manager, or their designee shall provide or arrange for access during all Inspections (with the exception of residential premises interiors) and shall cooperate with the city's employee or its designated entity/designee during such inspections and investigations. Such inspections and investigations may include confirmation of proper placement of materials in containers, edible food recovery activities, records, or any other requirement of this chapter described herein. Failure to provide or arrange for: (i) access to an entity's premises; (ii) installation and operation of remote monitoring equipment (optional); or (iii) access to records for any inspection or investigation is a violation of this chapter and may result in penalties described.

C. Any records obtained by a city or its designee during its inspections, remote monitoring, and other reviews shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq.

D. City representatives, its designated entity, and/or designee are authorized to conduct any inspections, remote monitoring, or other investigations as reasonably necessary to further the goals of this chapter, subject to applicable laws.

SECTION 3. Chapter 2.60 (Purchasing System) is amended by adopting and adding Section 2.60.180 to the Gardena Municipal Code to read as follows:

SECTION 2.60.180. Recycled-Content Paper Procurement Requirements for City Departments, Direct Service Providers, and Vendors.

(A) All vendors providing Paper Products and Printing and Writing Paper shall:

(1) If fitness and quality are equal, provide Recycled-Content

Paper Products and Recycled-Content Printing and Writing Paper that consists of at least 30 percent (30%), by fiber weight, postconsumer fiber instead of non-recycled products whenever recycled Paper Products and Printing and Writing Paper are available at the same or lesser total cost than non-recycled items or at a total cost of no more than 10% of the total cost for non-recycled items.

(2) Provide Paper Products and Printing and Writing Paper that meet Federal Trade Commission recyclability standard as defined in 16 Code of Federal Regulations (CFR) Section 260.12.

(3) Certify in writing, under penalty of perjury, the minimum percentage of postconsumer material in the Paper Products and Printing and Writing Paper offered or sold to the City. This certification requirement may be waived if the percentage of postconsumer material in the Paper Products, Printing and Writing Paper, or both can be verified by a product label, catalog, invoice, or a manufacturer or vendor internet website.

(4) Certify in writing, on invoices or receipts provided, that the Paper Products and Printing and Writing Paper offered or sold to the City are eligible to be labeled with an unqualified recyclable label as defined in 16 Code of Federal Regulations (CFR) Section 260.12 (2013).

(5) Provide records to the City's recordkeeping designee of all Paper Products and Printing and Writing Paper purchases within thirty (30) days of the purchase (both recycled-content and non-recycled content, if any is purchased) made by any division or department or employee of the City. Records shall include a copy (electronic or paper) of the invoice or other documentation of purchase, written certifications as required in Sections 308.150(a)(3) and 308.150(a)(4) for recycled-content purchases, purchaser name, quantity purchased, date purchased, and recycled content (including products that contain none), and if non-recycled content Paper Products or Printing and Writing Papers are provided, include a description of why Recycled-Content Paper Products or Printing and Writing Papers were not provided.

(6) Maintain records required by 308.150(a)(5) for five (5) years.

(B) Definitions

(1) "Paper Products" include, but are not limited to, paper janitorial supplies, cartons, wrapping, packaging, file folders, hanging files, corrugated boxes, tissue, and toweling, or as otherwise defined in 14 CCR Section 18982(a)(51).

(2) "Printing and Writing Papers" include, but are not limited to, copy, xerographic, watermark, cotton fiber, offset, forms, computer printout paper, white wove envelopes, manila envelopes, book paper, note pads, writing tablets, newsprint, and other uncoated writing papers, posters, index cards, calendars, brochures, reports, magazines, and publications, or as otherwise defined in 14 CCR Section 18982(a)(54).

(3) "Recycled-Content Paper" means Paper Products and Printing and Writing Paper that consists of at least 30 percent, by fiber weight, postconsumer fiber, or as otherwise defined in 14 CCR Section 18982(a)(61).

SECTION 4. Notification of Intent to Comply. If the City encounters difficulty in timely implementation of this ordinance the City Manager is directed to submit a notification of intent to comply to CalRecycle in accordance with Public Resources Code Section 42652.5.

SECTION 5. CEQA Compliance. The adoption of this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(c)(3) which provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. Staff is directed to file a Notice of Exemption with the County Clerk.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 7. **Certification**. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause a summary of the ordinance to be published as required by law.

SECTION 8. Effective Date. This ordinance shall become effective on the thirty-first day after adoption.

Passed, approved, and adopted this _____ day of _____, 2021.

_____
TASHA CERDA, Mayor

ATTEST: APPROVED AS TO FORM:

_____ _____
MINA SEMENZA, City Clerk CARMEN VASQUEZ, City Attorney

ORDINANCE NO. 1837

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REPEALING CHAPTER 18.20 OF THE GARDENA MUNICIPAL CODE, ADOPTING A NEW UPDATED CHAPTER 18.20 AND UPDATING CHAPTER 2.60 OF THE GARDENA MUNICIPAL CODE TO INCORPORATE PROVISIONS OF SENATE BILL 1383 AND REGULATIONS ADOPTED BY CALRECYCLE

WHEREAS, Senate Bill 1383 of 2016 ("SB 1383") added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the Public Resources Code, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants, and;

WHEREAS, on November 3, 2020, the Department of Resources Recycling & Recovery (CalRecycle) adopted organic waste reductions regulations contained in Chapter 12 of 14 CCR, Division 7 and amended portions of regulations of 14 CCR and 27 CCR, and;

WHEREAS, the foregoing laws and regulations require that the provisions of the Gardena Municipal Code relating to the solid waste be substantially rewritten.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

SECTION 1. Chapter 8.20 of the Gardena Municipal Code is hereby replaced in its entirely.

SECTION 2. Chapter 8.20 is hereby adopted and added to the Gardena Muncipal Code to read as follows:

Chapter 8.20
SOLID WASTE AND RECYCLABLE COLLECTION AND DISPOSAL

Sections:

8.20.010 Purpose.
8.20.020 Definitions.
8.20.030 Authorization required to collect.
8.20.035 Requirements for facility operators and community composting operations.
8.20.040 Licensing.
8.20.050 Revocation and suspension of franchise, license or permit.
8.20.060 Solid waste disposal and diversion.
8.20.065 Special events and venue facility operations.
8.20.070 Solid waste charges – Payment.
8.20.080 Charges – Nonpayment.
8.20.090 Disposal and processing.
8.20.100 Collection vehicles.
8.20.110 Containers/bins.

8.20.120 Other prohibited activities.
8.20.130 Time and frequency of collections.
8.20.140 Noise.
8.20.150 Indemnification and insurance.
8.20.160 Reporting requirements.
8.20.170 Collection requirements.
8.20.171 Requirements for residential premises (including multifamily premises with cart service) service generators.
8.20.172 Requirements for commercial premises (including multifamily premises with shared bin service).
8.20.173 Self-hauler requirements.
8.20.174 Waivers for generators.
8.20.180 Violations – Misdemeanors.
8.20.190 Enforcement
8.20.200 Requirements for commercial edible food generators.
8.20.210 Requirements for food recovery organizations and services.
8.20.220 Inspections and investigations by city pertaining to the requirements of SB 1383 contained with the city's municipal code.

8.20.010 Purpose.

The collection and disposal of solid waste is a matter requiring the control and regulation by the city in the manner set forth in this chapter in order to protect the public peace, health, safety and welfare of the citizens. (Ord. 1497 § 1 (part), 1996)

8.20.020 Definitions.

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as set forth below. Words and phrases not ascribed a meaning by this chapter shall have the meaning ascribed by Public Resources Code Section 40105 et seq.

"Applicable law" means all laws, statutes, rules, regulations, guidelines, permits, actions, dete1minations, orders, or requirements of the United States, state of California, county of Los Angeles, city, regional or local government authorities, agencies, boards, commissions, courts or other bodies having applicable jurisdiction, including AB 939 and SB 1383.

"Back-haul" means generating and transporting source separated recyclable materials and/or source separated organic waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

"Bin" means a rigid container with hinged lids and wheels with a capacity of at least one (1) cubic yard and less than ten (10) cubic yards.

"Blue container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of source separated recyclable materials.

"Brown container" has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of source separated food waste.

“Bulky items” means solid waste that cannot and/or would not typically be accommodated within a cart including specifically: furniture (including chairs, sofas, mattresses, and rugs); and appliances (including refrigerators, ranges, washers, dryers, water heaters, dishwashers, plumbing, small household appliances and other similar items, commonly known as “white goods”); residential wastes (including wood waste, tree branches, scrap wood, debris from building remodeling, rocks, sod and earth); electronic equipment (including stereos, televisions, computers and monitors, VCRs, microwaves and other similar items commonly known as “brown goods” and “e-waste”); universal waste (“u-waste”), and clothing. Bulky items do not include car bodies, tires, construction and demolition debris or items requiring more than two persons to remove. Other items not specifically included or excluded above will be collected by the solid waste collection operator provided that they are not more than eight feet in length, four feet in width, or more than 150 pounds. In the event a question ever arises as to whether a specific item or category of items meets the definition of bulky items, city shall be responsible to determine whether said definition shall apply, which determination shall be final and binding on the parties

“California Code of Regulations” or “CCR” means the state of California Code of Regulations. CCR references in this city municipal code are preceded with a number that refers to the relevant Title of the CCR (e.g., “14 CCR” refers to Title 14 of CCR).

“CalRecycle” means the state of California’s Department of Resources Recycling and Recovery, and, as this department was structured prior to January 1, 2010, the California Integrated Waste Management Board or CIWMB.

“Cart” means a polyethylene wheeled container with a hinged lid and wheels serviced by an automated or semi-automated truck with a capacity of no less that 30- and no greater than 101- gallons.

"City" means city of Gardena, California, a municipal corporation, and all the territory lying within the municipal boundaries of city.

“City manager” means the city manager of city. The city manager or his or her designee is the authorized agent of city in enforcing the terms of this municipal code.

"Collect", “collected” or "collection" means to take physical possession, transport, and remove solid waste within and from city. "Commercial collection" refers to services performed at or for commercial premises.

“Commercial edible food generators” includes tier one commercial edible food generators and tier two commercial edible food generators, or as otherwise defined in 14 CCR Section 18982(a)(7). For the purposes of this definition, food recovery organizations and food recovery services are not commercial edible food generators.

"Commercial premises" means premises upon which business activity is conducted, and any other premises not defined as residential premises, including but not limited to retail sales, services, wholesale operations, manufacturing and industrial operations, but excluding residential premises upon which business activities are conducted when such activities are permitted under applicable zoning regulations and are not the primary use of the property.

“Composting” or “compost” (or any variation thereof) includes a controlled biological decomposition of organic waste yielding a safe and nuisance free compost product.

“Compostable plastics” or “compostable plastic” means plastic materials that meet the ASTM D6400 standard for compostability.

"Construction and demolition debris" or “C&D material,” means any combination of inert building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations as defined in California Code of Regulations, Title 22 Section 66261.3 et seq. This term includes, but is not limited to, asphalt, concrete, Portland cement concrete, brick, lumber, gypsum wallboard, cardboard, and other associated packaging; roofing material, ceramic tile, carpeting, plastic pipe and steel. The material may be commingled with rock, soil, tree stumps; and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

“Construction work” means construction, remodeling, repair, demolition or deconstruction of building, other structures, roads, parking lots and similarly paved or covered surfaces.

“Containers” shall mean any and all types of solid waste receptacles, including cans, carts, compactors, bins, roll-off boxes, and customer-provided receptacles.

“Contractor” means any person or entity holding or required to hold a contractor’s license of any type under the laws of the state of California or who performs, whether as a contractor, subcontractor, or building owner, any construction, demolition, remodeling, or landscaping service relating to building or accessory structures in the city.

“Designated waste” means non-hazardous waste which may pose special disposal problems because of its potential to contaminate the environment, and which may be disposed of only in Class II disposal sites or Class III disposal sites pursuant to a variance issued by the California Department of Health Services. Designated waste consists of those substances classified as designated waste by the state, in California Code of Regulations Title 23, Section 2522 as may be amended from time to time.

“Discarded materials” are a form of solid waste and shall be regulated as such. For purposes of this municipal code, material is deemed to have been discarded, without regard to whether it is destined for recycling or disposal, and whether or not is has been separated from other solid wastes, in all cases where a fee or other compensation, in any form or amount, is directly or indirectly solicited from, or, levied, charged, or otherwise imposed on, or paid by, the generator or customer in exchange for handling services. As used herein, handling services include, without limitation, the collection, removal, transportation, delivery, and processing and/or disposal of the material. Discarded materials do not include edible food that is recovered for human consumption and is not discarded. Discarded materials include source separated recyclable materials, source separated organic waste, food waste, gray/black container waste or mixed waste, and C&D once the materials have been placed in containers for collection.

"Disposal" or “disposed” means the ultimate disposition of solid waste at a landfill or otherwise in full regulatory compliance.

“Divert” or “diversion” (or any variation thereof) means to prevent discarded materials from disposal at landfill or transformation facilities, (including facilities using incineration, pyrolysis, distillation, gasification, or biological conversion methods) through source reduction, reuse, recycling, composting, anaerobic digestion or other method of processing, subsequent to the

provisions of AB 939 and SB 1383. Diversion is a broad concept that is to be inclusive of material handling and processing changes that may occur over time including, but not limited to, changes in standard industry practice or implementation of innovative (but not necessarily fully proven) techniques or technology that reduce disposal risk and/or are for other reasons deemed desirable by the city.

“Edible food” means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). For the purposes of this ordinance or as otherwise defined in 14 CCR Section 18982(a)(18), “edible food” is not solid waste if it is recovered and not discarded. Nothing in this ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of edible food that does not meet the food safety requirements of the California Retail Food Code.

“Electronic waste” or “e-waste” means electronic equipment and includes, but is not limited to, stereos, televisions, computers and computer monitors, VCRs, cellular phones, fax machines, household copiers, computer printers, other items with electric plugs that are banned from landfilling, and other similar items commonly known as “brown goods.”

“Enforcement action" means an action of the city to address non-compliance with this ordinance including, but not limited to, issuing administrative citations, fines, penalties, or using other remedies.

"Environmental law" means any federal and state statute, county, local and city ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions or permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to hazardous substances or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

“Excluded waste ” means hazardous substance, hazardous waste, infectious waste, designated waste, volatile, corrosive, medical waste, infectious, regulated radioactive waste, and toxic substances or material that facility operator(s), which receive materials from the city and its generators, reasonably believe(s) would, as a result of or upon acceptance, transfer, processing, or disposal, be a violation of local, state, or federal law, regulation, or ordinance, including: land use restrictions or conditions, waste that cannot be disposed of in Class III landfills or accepted at the facility by permit conditions, waste that in city, or its designee’s reasonable opinion would present a significant risk to human health or the environment, cause a nuisance or otherwise create or expose city, or its designee, to potential liability; but not including de minimis volumes or concentrations of waste of a type and amount normally found in single-family or multi-family solid waste after implementation of programs for the safe collection, processing, recycling, treatment, and disposal of batteries and paint in compliance with Sections 41500 and 41802 of the California Public Resources Code. Excluded waste does not include used motor oil and filters, household batteries, universal wastes, and/or latex paint when such materials are defined as allowable materials for collection through the city’s collection programs and the generator or customer has properly placed the materials for collection pursuant to instructions provided by city or its designee for collection services.

“Food distributor” means a company that distributes food to entities including, but not limited to, Supermarkets and Grocery Stores, or as otherwise defined in 14 CCR Section 18982(a)(22).

“Food facility” has the same meaning as in Section 113789 of the Health and Safety Code.

“Food recovery” means actions to collect and distribute edible food for human consumption which otherwise would be disposed, or as otherwise defined in 14 CCR Section 18982(a)(24).

“Food recovery organization” means an entity that primarily engages in the collection or receipt of edible food from commercial edible food generators and distributes that edible food to the public for food recovery either directly or through other entities, including, but not limited to:

A. A food bank as defined in Section 113783 of the Health and Safety Code;

B. A nonprofit charitable organization; and,

C. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

If the definition in 14 CCR Section 18982(a)(25) for food recovery organization differs from this definition, the definition in 14 CCR Section 18982(a)(25) shall apply to this municipal code.

“Food recovery service” means a person or entity that collects and transports edible food from a commercial edible food generator to a food recovery organization or other entities for food recovery; or as otherwise defined in 14 CCR Section 18982(a)(26).

“Food scraps” means all food such as, but not limited to, fruits, vegetables, meat, poultry, seafood, shellfish, bones, rice, beans, pasta, bread, cheese, and eggshells. Food scraps excludes fats, oils, and grease when such materials are source separated from other food scraps.

“Food service provider” means an entity primarily engaged in providing food services to institutional, governmental, commercial, or industrial locations of others based on contractual arrangements with these types of organizations, or as otherwise defined in 14 CCR Section 18982(a)(27).

“Food-soiled paper” means compostable paper material that has come in contact with food or liquid, such as, but not limited to, compostable paper plates, paper coffee cups, napkins, pizza boxes, and milk cartons.

“Food waste” means source-separated food scraps, food-soiled paper, and compostable plastics. Food waste is a subset of source separated green container organic waste (source separated organic waste).

“Franchise” means the right and privilege: (1) to make arrangements for the collection of and to collect; (2) to transport to landfills, processing facilities, material recovery facilities, transformation facilities or other licensed solid waste management facilities; and/or (3) to recycle from collected solid waste and recyclable solid wastes all solid waste, including

recyclable solid waste and organic waste, kept, generated and/or accumulated within the city. Any franchise is subject to all of the provisions and to any right held by any other solid waste enterprise which may hold rights pursuant to Public Resources Code Section 49520.

“Generator” means any person whose act first causes discarded materials to become subject to regulation under federal, state, or local regulations.

“Good faith effort” means the documented efforts of a franchisee, firm, person, or entity to meet its requirements to divert waste from disposal to the maximum extent practicable as stipulated by its city-approved permit, franchise, plan or other approved mechanism.

"Green waste" means tree trimmings, wood stumps, grass cuttings, dead plants, leaves, branches, flowers, plant stocks, and dead trees (not more than six (6) inches in diameter or 48 inches in length) and similar materials. Green waste is a subset of organic waste.
“Gray/black container” has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of gray/black container waste or mixed waste.

“Gray/black container waste” means solid waste that is collected in a gray/black container that is part of a three-container organic waste collection service that prohibits the placement of organic waste in the gray/black container as specified in 14 CCR Sections 18984.1(a) and (b) or as otherwise defined in 14 CCR Section 17402(a)(6.6). Gray/black container waste includes carpet and textiles.

“Green container” has the same meaning as in 14 CCR Section 18982.2(a) and shall be used for the purpose of storage and collection of source separated organic waste.

“Hauler” means any person, commercial or public entity which collects, hauls, or transports solid waste for a fee by use of any means, including, but not limited to, a dumpster truck, roll-off truck, side-load, front-load, or rear-load garbage truck, or a trailer.

“Hazardous substance” shall mean any of the following: (a) any substance defined, regulated or listed (directly or by reference) as “hazardous substances”, “hazardous materials”, “hazardous wastes”, “toxic waste”, “pollutant” or “toxic substances” or similarly identified as hazardous to human health or the environment, in or pursuant to (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 USC Section 9601, et seq.; (ii) the Hazardous Substances Transportation Act, 49 USC Section 5101, et seq.; (iii) the Resource Conservation and Recovery Act, 42 USC Section 6901, et seq.; (iv) the Clean Water Act, 33 USC Section 1251, et seq.; (v) California Health and Safety Code Sections 25115-25117, 25249.8, 25281, and 25316; (vi) the Clean Air Act, 42 USC Section 7401, et seq.; and (vii) California Water Code Section 13050; (b) any amendments, rules, or regulations promulgated thereunder to such enumerated statutes or acts currently existing or hereinafter enacted; and (c) any other hazardous or toxic substance, material, chemical, waste, or pollutant identified as hazardous or toxic or regulated under any other applicable federal, state, and local environmental laws currently existing or hereinafter enacted, including without limitation, friable asbestos, polychlorinated biphenyl (“PCBs”), petroleum, natural gas and synthetic fuel products, and by-products.

“Hauler route” means the designated itinerary or sequence of stops for each segment of the city’s collection service area, or as otherwise defined in 14 CCR Section 18982(a)(31.5).

“High diversion organic waste processing Facility” means a facility that is in compliance with

the reporting requirements of 14 CCR Section 18815.5(d) and meets or exceeds an annual average mixed waste organic content recovery rate of 50 percent between January 1, 2022 and December 31, 2024, and 75 percent after January 1, 2025, as calculated pursuant to 14 CCR Section 18815.5(e) for organic waste received from the “mixed waste organic collection stream” as defined in 14 CCR Section 17402(a)(11.5); or, as otherwise defined in 14 CCR Section 18982(a)(33).

"Household hazardous waste" or “HHW” means material used in residences that may threaten human health or the environment when improperly discarded and usually has one or more of the following characteristics; flammable, toxic, corrosive, and/or reactive.

“Incompatible material” or “incompatibles” mean(s) human-made inert material, including, but not limited to, glass, metal, plastic, and also includes organic waste that the receiving end-user, facility, operation, property, or activity is not designed, permitted, or authorized to perform organic waste recovery activities as defined in 14 CCR Section 18983.1(b), or as otherwise defined by 14 CCR Section 17402(a)(7.5).

“Large event” means an event, including, but not limited to, a sporting event or a flea market, that charges an admission price, or is operated by a local agency, and serves an average of more than 2,000 individuals per day of operation of the event, at a location that includes, but is not limited to, a public, nonprofit, or privately owned park, parking lot, golf course, street system, or other open space when being used for an event. If the definition in 14 CCR Section 18982(a)(38) differs from this definition, the definition in 14 CCR Section 18982(a)(38) shall apply to this municipal code.

“Large venue” means a permanent venue facility that annually seats or serves an average of more than 2,000 individuals within the grounds of the facility per day of operation of the venue facility. For purposes of 14 CCR, Division 7, Chapter 12, a venue facility includes, but is not limited to, a public, nonprofit, or privately owned or operated stadium, amphitheater, arena, hall, amusement park, conference or civic center, zoo, aquarium, airport, racetrack, horse track, performing arts center, fairground, museum, theater, or other public attraction facility. For purposes of 14 CCR, Division 7 Chapter 12, a site under common ownership or control that includes more than one large venue that is contiguous with other large venues in the site, is a single large venue. If the definition in 14 CCR Section 18982(a)(39) differs from this definition, the definition in 14 CCR Section 18982(a)(39) shall apply to this municipal code.

"Materials recovery facility" means a permitted solid waste facility where solid wastes or recyclable materials are sorted or separated for the purposes of recycling, processing or composting.

“Mixed waste organic collection stream” or “mixed waste” means organic waste collected in a container that is required by 14 CCR Sections 18984.1, 18984.2, or 18984.3 to be taken to a high diversion organic waste processing facility, or as otherwise defined in 14 CCR Section 17402(a)(11.5). “Mixed waste” means mixed waste organic collection stream.

“Mulch” means a layer of material applied on top of soil, and, for the purposes of this municipal code, mulch shall conform with the following conditions, or conditions as otherwise specified in 14 CCR Section 18993.1(f)(4):

A. Meets or exceeds the physical contamination, maximum metal concentration, and pathogen density standards for land applications specified in 14 CCR Section 17852(a)(24.5)(A)(1) through (3).

B. Was produced at one or more of the following types of Facilities:

1. A compostable material handling operation or facility as defined in 14 CCR Section 17852(a)(12), that is permitted or authorized under Division 7 of Title 14 of the CCR, other than a chipping and grinding operation or facility as defined in 14 CCR Section 17852(a)(10);

2. A transfer/processing facility or transfer/processing operation as defined in 14 CCR Section 17402(a)(30) and (31), respectively, that is permitted or authorized under 14 CCR, Division 7, Chapter 12; or,

3. A solid waste landfill as defined in PRC Section 40195.1 that is permitted under 27 CCR, Division 2.

“Multi-unit residential premises” means any building and/or structure, or portion thereof, in city, which is used for residential housing purposes, irrespective of whether residents are transient, temporary or permanent, and having five (5) or more self-contained living units. “Non-compostable paper” includes, but is not limited to, paper that is coated in a plastic material that will not breakdown in the composting process, or as otherwise defined in 14 CCR Section 18982(a)(41).

“Non-organic recyclables” means non-putrescible and non-hazardous recyclable wastes including, but not limited to, bottles, cans, metals, plastics, and glass, or as otherwise defined in 14 CCR Section 18982(a)(43). Non-organic recyclables are a subset of source separated recyclable materials.

“Nonseparated solid waste” means that solid waste which may contain recyclable materials which have not been source separated by the customer.

“Operator” means a person authorized by the city, pursuant to this chapter, to operate a disposal site, transfer station or processing facility or collection system within the city, including those persons authorized by Public Resources Code Section 49520. “Operators” are city-authorized haulers.

“Organic waste” means solid wastes containing material originated from living organisms and their metabolic waste products including, but not limited to, food, green waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, or as otherwise defined in 14 CCR Section 18982(a)(46). Biosolids and digestate are as defined in 14 CCR Section 18982(a)(4) and 14 CCR Section 18982(a)(16.5), respectively.

"Person" means any individual, firm, association, organization, partnership, corporation, business trust, joint venture, the United States, the state of California, the county of Los Angeles, towns, cities, and special purpose districts.

“Pre-collection diversion programs” means those diversion efforts that involve separation of recyclables from refuse by the commercial and/or industrial premises, and storage in a

separate container for collection by solid waste franchisees and/or third-party recyclers for recycling or reuse. No third-party recyclers may charge or levy a fee for collection; but no law shall prohibit the sale or donation of recyclables to a third party. Any recyclable wastes for collection by a third party cannot contain more than ten percent disposable residue by weight.

"Premises" means any land or building in city where solid waste is generated or accumulated.

“Process”, “processed” or “processing” means the controlled separation, recovery, volume reduction, conversion, or recycling of solid waste including, but not limited to, organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines, or volume reduction equipment, or as otherwise defined in 14 CCR Section 17402(a)(20).

“Prohibited container contaminants” means the following: (i) discarded materials placed in the blue container that are not identified as acceptable source separated recyclable materials; (ii) discarded materials placed in the green container that are not identified as acceptable source separated green container organic waste; (iii) discarded materials placed in the brown container that are not identified as acceptable source separated brown container food waste; (iv) discarded materials placed in the gray/black container that are acceptable source separated recyclable materials, source separated green container organic waste, and/or source separated brown container food waste, to be placed in green containers, brown containers, and/or blue containers; and (iv) excluded waste placed in any container.

“Recyclable materials” means materials, by-products, or components of such materials set aside, handled, packaged, or offered for collection in a manner different from solid waste for the purpose of recycling.

“Recyclable solid waste” means recyclable materials which have been source separated before having been discarded into the solid waste stream. Recyclable solid waste is a part of the solid waste stream which can be reused or processed into a form suitable for reuse through reprocessing or remanufacture.

“Recycle” or “Recycling” means the process of collecting, sorting, cleansing, treating, and reconfiguring materials for the purpose of returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling includes processes deemed to constitute a reduction of landfill disposal pursuant to 14 CCR, Division 7, Chapter 12, Article 2. Recycling does not include gasification or transformation as defined in Public Resources Code Section 40201. “Recycling container” shall have the same meaning as blue container, green container, and/or brown container for the temporary accumulation and collection of source separated recyclable and organic waste.

“Refuse” means solid waste as defined in California Public Resources Code, Division 30, Part 1, Chapter 2, §40191 and regulations promulgated hereunder. Excluded from the definition of refuse are excluded waste, C&D, source separated recyclable materials, source separated organic waste, and radioactive waste. Notwithstanding any provision to the contrary, refuse may include de minimis volumes or concentrations of waste of a type and amount normally found in residential refuse after implementation of programs for the safe collection, recycling, treatment, and disposal of household hazardous waste in compliance with Section 41500 and 41802 of the California Public Resources Code as may be amended from time to time. Solid

waste includes salvageable materials only when such materials are included for collection in a refuse container not source separated from refuse at the site of generation.

“Renewable natural gas” or “RNG” means gas derived from organic waste that has been diverted from a landfill and processed at an in-vessel digestion facility that is permitted or otherwise authorized by 14 CCR to recover organic waste, or as otherwise defined in 14 CCR Section 18982(a)(62).

"Residential" refers to services performed at and for residential premises, which include both single-unit and multi-unit residential premises.

“Residential collection” means collection from residential premises.

“Residential premises” means premises upon which dwelling units exist, including, without limitation, single-unit and multi-unit residential premises, apartments, boarding or rooming houses, condominiums, mobile homes, efficiency apartments, and second units. Notwithstanding any provision to the contrary herein, in the Gardena municipal code, premises upon which the following uses are occurring shall not be deemed to be residential premises, and rather shall be deemed to be commercial premises: assisted living facilities, convalescent homes, dormitories, extended stay motels, group residential facilities, group care facilities, hotels, motels, and any other businesses not specifically listed at which residency is transient in nature and hence should be classified as commercial premises as determined by city on a case by case basis.

“Roll-off box” means solid waste collection containers of 10-yards or larger.

“Roll-off service” means those commercial bins supplied by operator for the temporary storage of solid waste resulting from temporary activities on a premise, such as the demolition or construction of a building.

“Scavenging” shall mean the uncontrolled pickup of solid waste from any location within the city by an unauthorized collector.

“SB 1383” means Senate Bill 1383 of 2016 approved by the Governor on September 19, 2016, which added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the Public Resources Code, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants as amended, supplemented, superseded, and replaced from time to time. For the purposes of this municipal code, SB 1383 specifically refers to the Short-Lived Climate Pollutants (SLCP): organic waste reductions regulations developed by CalRecycle and adopted on November 3, 2020 that created Chapter 12 of 14 CCR, Division 7 and amended portions of regulations of 14 CCR and 27 CCR.

“Self-hauler” means a person, who hauls solid waste, organic waste or recyclable material they have generated to another person. Self-hauler also includes a landscaper, or a person who back-hauls waste. Back-haul means generating and transporting recyclable materials or organic waste to a destination owned and operated by the generator using the generator’s own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

"Single-unit residential premises" means each premises used for or designated as a single-

unit residential dwelling, including each unit of a condominium project, duplex, triplex, townhouse, apartment building, or mobile home park in which each premises receives individual solid waste collection service using carts and consists of four (4) dwelling units or less per legal parcel.

"Solid waste" means all discarded putrescible and non-putrescible solid, semisolid, and liquid wastes, including refuse, construction and demolition debris, bulky items, recyclable materials, and organic waste, or any combination thereof which are permitted to be disposed of in a Class III landfill, and which are included in the definition of “non-hazardous solid waste” set forth in the California Code of Regulations. "Solid waste" means all solid wastes generated by residential, commercial, and industrial sources, and all solid waste generated at construction and demolition sites, and at treatment works for water and wastewater, which are collected and transported under the authorization of the city or are self-hauled by generators. Solid waste does not include agricultural crop residues, mining waste and fuel extraction waste, forestry wastes, ash from industrial boilers, furnaces and incinerators or hazardous substance, any waste which is not permitted to be disposed of at a Class III landfill and which fall within the definition of “nonhazardous solid waste” set forth in Title 23, Chapter 15, Section 2523(a) of the California Code of Regulations as amended or designated Class II wastes.

“Source separated” means materials, including commingled recyclable materials, that have been separated or kept separate from the solid waste stream, at the point of generation, for the purpose of additional sorting or processing of those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of this municipal code, source separated shall include separation of materials by the generator, property owner, property owner’s employee, property manager, or property manager’s employee into different containers for the purpose of collection such that source separated materials are separated from gray/black container waste/mixed waste and other solid waste for the purposes of collection and processing.

“Source separated blue container organic waste” or “blue container waste” means source separated organic waste that can be placed in a blue container that is limited to the collection of those organic wastes and non-organic recyclables as defined in 14 CCR Section 18982(a)(43); or as otherwise defined by 14 CCR Section 17402(a)(18.7). Source separated blue container organic waste is a subset of organic waste.

“Source separated brown container waste” means source separated food waste that can be placed in a brown container that is specifically intended for the separate collection.

“Source separated green container waste” means source separated organic waste that can be placed in a green container that is specifically intended for the separate collection of organic waste by the generator, excluding source separated blue container organic waste, carpets, non-compostable paper, and textiles. Source separated green container organic waste is a subset of organic waste.

“State” means the state of California.

“State required percentage” in relation to the diversion of construction and demolition waste

means that percentage of diversion required by Part 11, California Green Building Standards Code, as adopted by the city of Gardena.

“Tier one commercial edible food generator” means a commercial edible food generator that is one of the following, each as defined in 14 CCR Section 18982:

A. Supermarket.

B. Grocery store with a total facility size equal to or greater than 10,000 square feet.

C. Food service provider.

D. Food distributor.

E. Wholesale food vendor.

If the definition in 14 CCR Section 18982(a)(73) of tier one commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(73) shall apply to this municipal code.

“Tier two commercial edible food generator” means a commercial edible food generator that is one of the following, each as defined in 14 CCR Section 18982:

A. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.

B. Hotel with an on-site food facility and 200 or more rooms.

C. Health facility with an on-site food facility and 100 or more beds.

D. Large venue.

E. Large event.

F. A state agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.

G. A local education agency with an on-site food facility.

If the definition in 14 CCR Section 18982(a)(74) of tier two commercial edible food generator differs from this definition, the definition in 14 CCR Section 18982(a)(74) shall apply to this municipal code.

“Transfer station or processing facilities” means those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid waste, or to transfer the solid waste directly from smaller to larger vehicles for transport, and those facilities utilized for transformation.

“Universal waste” or “u-waste” means any of the following waste that are conditionally exempt from classification as hazardous wastes pursuant to Title 22 of the California Code of Regulations (22 CCR), § 66261.9: (i) batteries as described in 22 CCR § 66273.2; (ii) thermostats as described in 22 CCR § 66273.4; (iii) lamps as described in 22 CCR § 66273.5; and (iv) cathode rate tube materials as described in 22 CCR § 66273.6.

“Vehicle” or “collection vehicle” means any truck, trailer or other conveyance or equipment including bins, used to collect, haul or transport solid waste or recyclable material.

“Waste stream” means any solid waste or other material which has been entered into a process whereby its ultimate disposition results in depository into a certified landfill. (Ord. 1797 § 1, 2018; Ord. 1653 § 1, 2004; Ord. 1649 § 2, 2003; Urg. Ord. 1648 § 2, 2003; Ord. 1497 § 1 (part), 1996)

8.20.030 Authorization required to collect.

No person shall collect, carry, convey or transport solid waste from or at any location within the city, unless such person is authorized to do so by a franchise granted by the council pursuant to subsection A of this section, or is otherwise exempt from the franchise requirement pursuant to subsection B of this section.

A. The council may award one or more franchises, for the collection of solid wastes from all or a portion of the residential and commercial premises in the city. Franchises shall be granted on such terms and conditions as the council shall establish in its sole discretion. At a minimum, franchises shall provide:

1. The franchisee shall comply with the provisions of this chapter;

2. The franchisee shall be required to protect, defend, indemnify and hold the city harmless from any liability, on a form provided by the city attorney in connection with granting of this franchise;

3. The franchisee shall be required to cooperate with the city in solid waste generation studies and the preparation of waste stream audit, and to submit information required by city to meet the reporting requirements of AB 939 and SB 1383 and to implement measures consistent with the city’s source reduction and recycling element in order for the city to reach the diversion and other goals mandated by the California Integrated Waste Management Act of 1989 (AB 939) and the Short-Lived Climate Pollutants (SLCP): Organic Waste Reductions regulations (SB 1383), as it may be amended from time to time;

4. The franchisee shall be required to pay a franchise fee in an amount to be determined by ordinance or resolution of the council; and

5. The franchisee shall not transfer, sell, sublet or assign the franchise, nor shall any of the rights or privileges therein be leased, assigned, sold in whole or in part, nor shall title thereto, either legal or equitable, or any right, interest or property therein, pass to or vest in any person, either by act of the franchisee or otherwise, unless authorization for such transfer, sale, subletting or assignment is obtained from the council.

B. Franchisees, permittees, and licensees providing residential, multifamily, commercial, or industrial organic waste collection services to generators within the city’s boundaries shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the city to collect organic waste:

1. Through written notice to the city annually on or before January 1, 2022 identify the facilities to which they will transport organic waste including facilities for source separated

recyclable materials, source separated blue container organic waste, source separated green container organic waste, source separated brown container waste, and mixed waste.

2. Transport source separated recyclable materials, source separated blue container organic waste, source separated green container waste, source separated brown container waste, and mixed waste to a facility, operation, activity, or property that recovers organic waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

3. Obtain approval from the city to haul organic waste, unless it is transporting source separated organic waste to a community composting site or lawfully transporting construction and demolition debris in a manner that complies with 14 CCR Section 18989.1, and the Gardena Municipal Code.

C. Franchisees, permittees, and licensees authorized to collect organic waste shall comply with education, equipment, signage, container labeling, container color, contamination monitoring, reporting, and other requirements contained within its franchise agreement, permit, license, or other agreement entered into with city. D. Exceptions. Notwithstanding subsection A of this section, a person may collect solid waste in the city without a franchise if that person:

1. Is an officer, employee or agent of the city in the course of official duty;

2. Is the owner or occupant of any premises within the city; provided, that the owner or occupant may transport only solid waste generated on the premises to a site where disposal or processing is permitted pursuant to applicable law and only on an occasional basis; or

3. Is a self-hauler, provided they comply with the provisions of section 8.20.173.

8.20.035 Requirements for facility operators and community composting operations.

A. No person shall operate a transfer station or processing facility, a material recovery facility or any other facility covered under the provisions of the Public Resources Code Section 40100 through Section 44017, from or at any location within the city, unless such person is authorized to do so by a host agreement granted by the council pursuant to subsection B of this section.

B. The council may award one or more host agreements, for the operation of a transfer station or processing facility, material recovery facility, or other facility covered under the provisions of the Public Resources Code Section 40100 through Section 44017.

C. The facility operator/owner shall comply with the provisions of this chapter, SB 1383, as well as those provisions set forth in the Public Resources Code.

D. The facility operator/owner shall be required to pay a host fee in an amount to be determined by resolution or ordinance of the council.

E. All facilities subject to the provisions of this chapter shall be subject to the issuance of a conditional use permit as specified in Title 18 of the Gardena Municipal Code.

F. Each person who, on the effective date of the ordinance enacting this chapter, is conducting a business under an existing license or permit issued by the city that is now required by this section to obtain a host agreement shall do so on or before the effective date of the ordinance enacting this provision or at such later date as may be established by the city council.

Owners of facilities, operations, and activities that recover organic waste, including, but not limited to, compost facilities, in-vessel digestion facilities, and publicly-owned treatment works shall, upon city request, provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about throughput and permitted capacity necessary for planning purposes. Entities contacted by the city shall respond within 60 days.

H. Community composting operators, upon city request, shall provide information to the city to support organic waste capacity planning, including, but not limited to, an estimate of the amount of organic waste anticipated to be handled at the community composting operation. Entities contacted by the city shall respond within 60 days.

8.20.040 Licensing.

Each operator exercising rights under this chapter, in addition to obtaining a franchise from the council, shall possess a current city business license and shall display a current city-issued decal on each collection vehicle operating within the city. (Ord. 1497 § 1 (part), 1996)

8.20.050 Revocation and suspension of franchise, license or permit.

A. Any franchise issued under the provisions of this chapter is subject to revocation or suspension for cause.

B. Should the city manager determine that there is sufficient reason to authorize the suspension or revocation of a franchise, the city manager shall revoke or suspend the franchise by issuing a written order to the operator clearly stating the reasons for such suspension or revocation.

1. Unless the operator supplies proof of correction to the city manager within the timeframes more fully described in any executed agreement entered into between the city and operator, and dependent upon the nature of the action the permit or franchise may be revoked or suspended by the city manager. For actions that may be cured within a timeframe subject to a written order, the order shall be mailed by certified mail to the operator.

2. Should any franchise be revoked or suspended in accordance with this chapter, said operator shall have the right to appeal the decision to the council by means of a written request made within fifteen calendar days of the effective date of the suspension or revocation. All requests shall be mailed by certified mail to the city. The decision of the council shall be final.

3. Should a franchise issued to an operator be revoked, said operator shall not be issued a franchise to collect solid waste within the city until such time as the operator is able to demonstrate to the satisfaction of the council that the operator is able to comply with all of

the provisions of this chapter.

4. The rights of an operator pursuant to Section 8.20.030 may be suspended or revoked by the city pursuant to the procedures set forth in this section or as described in any executed agreement entered into between the city and operator. (Ord. 1497 § 1 (part), 1996)

8.20.060 Solid waste disposal and diversion.

A. Residential and multifamily premises. Each owner and each occupant of residential and multifamily premises shall dispose of solid waste through the services of a city-authorized waste hauler.

1. Residential Services. For design and planning purposes, all residential structures shall include adequate storage capacity to accommodate three standard ninety-six-gallon roll-out carts per unit.

2. Multifamily Dwellings. For design and planning purposes, where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet another local ordinance, if more restrictive.

B. Commercial premises. Each owner and each occupant of a commercial premises shall dispose of solid waste through the services of a city-authorized waste hauler.

1. The size of the bin shall be dependent on the use or uses on the commercial premisesand the frequency of services.

2. For design and planning purposes, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet another local ordinance, if more restrictive.

C. All construction and demolition projects are subject to a waste diversion performance standard in the percentage amount required by the state of the total wastes generated. Waste diversion is calculated by dividing the total weight of waste diverted by the total weight of waste generated. Documentation of waste diversion, disposed and generated, must be based solely upon weight receipts or other documentation as approved by the city and based on approved guidelines or protocol of CalRecycle and CalGreen. Each construction and demolition project for which a building and/or demolition permit is applied for and approved must achieve the waste diversion performance standard or show a good faith effort to achieve that standard.

D. Diversion Deposit Requirement. As a condition precedent to issuance of any permit for a building or demolition project that involves the production of solid waste that may be delivered to a landfill and/or processing facilities, the applicant shall post a cash deposit in an amount in accordance with the scale set in Section 8.20.070(C), and shall pay an administrative fee set forth in Section 8.20.070(D). The deposit is refundable in whole, if the state required

percentage of waste diversion requirement is fulfilled, or partially, if the diversion requirement is fulfilled in part, or a good faith effort to comply is documented, or the city exempts the project from this requirement based on extenuating circumstances, infeasibility, or emergency. Any deposit for which a refund request has not been timely received, and the balance of deposits remaining after a partial refund, shall be retained by the city for use in paying the cost of waste diversion efforts. The city shall be the sole authority to determine the extent of refund based on the following criteria:

1. A full refund based on a deposit erroneously paid or collected.

2. A full refund when a building permit is withdrawn or cancelled before any work has begun.

3. A full refund, not including the administrative fee, when the state required percentage by weight of the waste generated by the project was diverted from disposal.

4. A partial refund, not including the administrative fee, when less than the state required percentage by weight of the waste generated was diverted from disposal and a good faith effort to conform to the requirement is documented, pro-rated on the basis of the percent of diversion attained.

5. No refund in whole or part shall be authorized unless, within twelve months of the receipt of the certificate of occupancy for the construction or demolition project, or within twelve months of the date that the permit application is withdrawn or cancelled on a project on which work has begun, the original building permit applicant files a written request for refund and provides documentation satisfactory to the city in support of the request.

E. Requirement for Collection of C&D Wastes. All construction and demolition waste as defined by this chapter that result from construction work shall be collected by a solid waste collection enterprise duly authorized by the city of Gardena. No C&D wastes can be carted by a nonauthorized firm or individual unless the materials carted are recyclable solid waste as defined by this chapter, and collected without fee, or sold or donated by the owner/occupant. One hundred percent of organic waste and recyclable materials must be diverted. One hundred percent of asphalt, concrete, dirt and rock must be diverted.

F. All commercial and industrial premises are hereby required to implement a pre-collection diversion system, or a combination thereof, as this chapter defines each. Pre-collection systems may be implemented with an independent third party or with the solid waste collection franchisee; but under no circumstances may the independent third party charge a fee for the service. Notwithstanding the requirements of this chapter, commercial and industrial premises may sell or donate materials to any firm or agency in accordance with state law. (Ord. 1797 § 4, 2018: Ord. 1741 § 1, 2012; Ord. 1649 § 3, 2004; Urg. Ord. 1648 § 3, 2003; Ord. 1497 § 1 (part), 1996)

8.20.065 Special events and venue facility operations.

A. Special Events. Any applicant seeking permission for the temporary or periodic use or occupancy of a public street, publicly owned site or facility, or public park within the city for a civic, commercial, recreational, or social event that requires a city permit which generates

solid waste such as, but not limited to, paper, beverage containers, or food shall develop a waste reduction and recycling strategy approved by the city of Gardena as part of the permit application. The waste reduction and recycling strategy shall include an estimate of the amount and types of waste anticipated from the event, proposed actions to reduce the amount of waste generation related to the event, and arrangements for separation, collection and diversion from landfills of reusable and recyclable materials. For large venues and special events of more than one thousand persons, the applicant shall ensure the implementation of the waste reduction strategy by the deposit to be determined by the city, which shall be refunded upon presentation within sixty days of the event of a weight or cubic yardage receipt for the recyclables from the receiving waste hauler, service charity, recycling center, or other such entity verifying that the materials will not be disposed in a landfill and a description of all other steps taken to reduce or prevent waste generated as a result of the event. Alternative documentation of diversion from the landfill may be acceptable if approved at the time of permit application.

B. Venue Facility Operations.

1. All venue facilities such as, but not limited to, stadiums, museums, concert halls, and parks and attractions located within the city shall separate and arrange for recycling all materials on the city's list of commercial recyclables. In addition, the facility shall prepare and adopt a waste prevention strategy approved by the city of Gardena to reduce the amount of waste material generated by facility operations. Where a venue facility owner provides space for a tenant, event management subcontractor, or permitted use of the facility, that owner shall also be responsible for the recycling and waste prevention performance of the facility user. In fulfillment of this requirement, venue waste generators may utilize, but are not limited to, drop-off and buy-back centers, independent recyclers, nonprofit social and charitable service organizations, or the recycling services of a city approved waste contract collector.

2. Any venue facility must participate in the recycling services offered by city approved waste contract collectors and may be subject to periodic waste audits. In addition, at the request of the city, venue facilities not participating in the recycling services offered by city approved waste contract collectors or found to not be implementing their waste reduction strategy shall submit to the city, at their own expense, annual reports which provide information on, but are not limited to, the waste prevention policies being implemented, and the type, amount, and destination of all solid waste disposed and each recyclable material sold or donated. The city may exempt certain venue facility generators from some of the requirements of this Section because they do not generate significant amounts of solid waste or recyclables at a particular event, or because of localized market conditions for a particular recyclable material.

C. Venue Facility Design, Construction and Demolition.

1. All construction, demolition, and renovation (C&D) projects within the city at venue facilities such as stadiums, museums, concert halls, and parks and attractions are subject to all of the requirements of the city's C&D Waste Diversion program, in accordance with Gardena municipal code section 8.20 and shall submit a Waste Management Strategy (Strategy) to the city prior to beginning any construction, demolition, or renovation activities. Compliance with the provisions of this section shall be listed as a condition of approval on any building or demolition permit issued and shall be considered as partial

satisfaction of the solid waste portion of the environmental mitigation requirements for the project. Submission and approval of a Strategy shall not be required, however, where emergency demolition is required to protect public health or safety.

2. The completed Waste Management Strategy shall include:

a. The estimated volume or weight of project C&D debris, by major material types, to be generated; the maximum volume or weight of such materials that can feasibly be diverted by deconstruction or salvage for reuse or source separated for collection and recycling; and the vendor or facility that the Applicant proposes to use to collect or receive that material.

b. The estimated volume or weight of C&D materials that will sent to the landfill.

c. The estimate volume or weight of reused or recycled-content materials to be used in construction, and any other actions or redesign/reengineering considerations made to reduce the amount of new construction materials used or extend the useable design-life of the facility.

d. The amount or volume of any additional disposed materials that will be generated by post-construction operations resulting from the construction or renovation; and the proposed design, engineering, and operational features such as, waste reduction policies, dedicated space for collection containers, and recyclable materials flow paths that will reduce wastes and support the ongoing recycling of materials generated by facility operations, and an estimate of the volume or weight of such materials that can feasibly be recycled or otherwise diverted from landfill.

3. In estimating the volume or weight of materials identified in the Strategy, the applicant shall use the material types and standardized conversion rates approved by the city for this purpose.

4. If an applicant experiences unique circumstances that make it infeasible to comply with the diversion requirements, the applicant may apply for an exemption at the time of Strategy submission by including the specific circumstances that make it infeasible to comply and the maximum rate of diversion believed to be feasible for each material.

5. The applicant for any covered project shall submit with the strategy a performance security, defined as the lesser of three percent of total project cost or an amount to be determined by the city. (Acceptable forms of performance security include: performance bonds, surety bonds, money orders, letters of credit, and certificates of deposit.) The city shall only approve a completed strategy if it meets the state required percentage for C&D debris generated by the project will be diverted from disposal through waste prevention, recycling, reuse, or other waste reduction activities; the project has made all feasible efforts to use recycled-content materials and sustainable design principles; the project provided for waste reduction and recycling of materials generated by post-construction facility operations; and the performance security is sufficient. If the director determines that it is infeasible for the applicant to meet the diversion requirements due to unique circumstances, the city may approve alternate diversion rates for one or more targeted materials.

6. Within [30] days after the completion of the covered project, the applicant shall submit

to the city receipts from the vendor or facility which collected or received the C&D material showing the actual weight or volume of each material diverted and to the landfill, receipts for reused or recycled-content materials purchased for the project, the description and amount of any on-site materials reused, a description of all other steps taken to reduce or prevent the waste generation, and a description of the construction and post-construction sustainability policies and actions taken as referenced in the strategy. The city shall review the information and determine whether the applicant has fully complied with the diversion requirements or made all feasible efforts to comply, considering the original waste reduction strategy and factors such as the availability of markets for the C&D debris, the size of the project, and the documented efforts to provide sustainable building and operations practices.

7. If the city determines that the applicant has not fulfilled the requirements or made a good faith effort to comply, or the applicant fails to submit the documentation required within the required time period, then the Performance Security shall be forfeited to the city. All forfeited Performance Securities shall be used for the purposes of promoting waste reduction, recycling, and environmentally sustainable construction within the city of Gardena.

8. Applicants for venue facility construction, demolition, and renovation projects within the city of Gardena shall be required to follow the policies and procedures of the city's C&D program, in accordance with this chapter, and divert at least the state required percentage of all project-related construction and demolition debris, purchase recycled content materials, and provide for environmentally sustainable design and operation of the facilities. (Ord. 1797 § 5, 2018; Ord. 1678 § 1, 2006)

D. Large event and large venue requirements – edible food recovery.

1. Large events and large venues must comply with the requirements of this section commencing January 1, 2024, pursuant to 14 CCR Section 18991.3.

2. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require Food Facilities operating at the large venue or large event to comply with the requirements of this section, commencing January 1, 2024.

3. Large events and large venues shall comply with all of the following requirements:

a. Arrange to recover the maximum amount of edible food that would otherwise be disposed.

b. Contract with or enter into a written agreement with food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the large venue or large event operator self-hauls to the food recovery organization for food recovery.

c. Not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.

d. Allow city's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR Section 18991.4.

e. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:

i. A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

ii. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).

iii. A record of the following information for each of those food recovery services or food recovery organizations:

(a) The name, address and contact information of the food recovery service or food recovery organization.

(b) The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.

(c) The established frequency that food will be collected or self-hauled.

(d) The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.

4. Maintain records required by this section for five (5) years.

5. No later than January 31 of each year that the large venue or large event operates, commencing no later than January 1, 2022, provide an annual food recovery report to the city that includes the following information:

a. The amount, in pounds, of edible food donated to a food recovery service or food recovery organization annually; and,

b. The amount, in pounds of edible food rejected by a food recovery service or food recovery organization annually.

c. Any additional information required by the city manager or their designee.

E. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the state of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

8.20.070 Solid waste charges – Payment.

A. Residential premises.

1. A charge fixed by resolution of the council for services rendered in the normal collection, removal, processing and disposal of solid waste shall be collected from the owner of each property in the city improved with residential premises. Each such owner shall be liable for the collection charge whether or not collection services are utilized. The charge shall be billed and collected by Golden State Water, unless the City or another entity is engaged to provide billing services.

2. Charges for special services provided to owners or occupants of residential premises, such as roll-off service or bin service, shall be billed by and paid directly to, the operatorof the solid waste collection service.

3. The city may refund any fee, or portion thereof, paid pursuant to the provisions of this chapter, provided the fee is found and determined to have been entered, charged or paid illegally, or more than once, or through clerical error, or through the error or mistake of the city. No order for a refund shall be made except on a claim verified by the person who paid the fee, or the legal representative of such person, filed with the city clerk within one year after the payment sought to be refunded was paid. Refund claims shall be processed in accordance with Title 1, Division 3.6, Part 3 of the Government Code.

4. Exceptions. The monthly residential charges shall not apply to the following:

a. Any property which has been vacant for the month for which the charges are imposed. The burden shall be on the property owner to prove the vacancy;

b. Any property from which the solid waste is self-hauled to a landfill authorized to take such solid waste for the month the charges are imposed. Receipts showing the landfill and processing facility, the dates, the amount and type (e.g., refuse, recyclable materials, organic waste) of material self-hauled, and the amounts paid shall be required as proof.

B. Commercial and multifamily premises. The owners and occupants of commercial and multifamily premises shall pay for solid waste collection services at rates not in excess of maximum amounts and not less than minimum amounts, if any, as may be specified by resolution of the council, which amounts shall be billed by and paid directly to the operator of the solid waste collection service.

C. For regulated C&D projects, upon approval of the C&D waste diversion plan and prior to issuance of any permit, the contractor shall deposit the applicable amount with the city. The deposit shall be in cash, check, performance bond, cash bond, or credit card, payable to the city of Gardena in an amount according to the following schedule.

Value of Job	Recycling Deposit Requirement
Under $100,000	$5,000
$100,000 – $249,999	$7,500
$250,000 – $499,999	$10,000
$500,000+	$15,000

Funds received by the city as diversion deposits shall be used only for:

1. Payment of diversion deposit refunds.

2. Costs of administration of the program established by this chapter.

3. Cost of programs whose purpose is to divert C&D wastes from landfill disposal.

4. Costs of programs whose purpose is to develop or improve the infrastructure needed to divert C&D wastes from landfill disposal.

D. For a C&D project, a nonrefundable administrative fee of one percent of the project value shall be paid to the city, which fee shall not exceed five thousand dollars.

E. In the event that recyclable solid wastes are not donated or sold, commercial and industrial premises shall pay for collection and processing services in accordance with rates not in excess of maximum amounts and not less than minimum amounts, if any, as may be specified by resolution of the city council, which amounts shall be billed by and paid directly to the operator of the solid waste collection service. (Ord. 1797 §§ 6, 7, 2018; Ord. 1649 § 4, 2004; Urg. Ord. 1648 § 4, 2003; Ord. 1544 § 1, 1998; Ord. 1520 § 2, 1997; Ord. 1497 § 1 (part), 1996)

8.20.080 Charges – Nonpayment.

A. Charges for residential premises shall constitute a debt due the city for which the owner and tenant or occupant of the premises shall be jointly and severally liable, except as hereinafter provided, and no person liable therefor shall willfully fail, neglect, or refuse, after demand by the city, to pay such charges as prescribed by this chapter. Failure to pay such charges shall constitute a lien upon the property for which the charge is assessed. (Ord. 1497 § 1 (part), 1996)

B. Charges billed by the operator of the solid waste collection service. In the event payment in full is not made within sixty (60) days of billing, the operator of the solid waste collection service may suspend service.

8.20.090 Disposal and processing.

A. All solid waste collected in the city shall be disposed of or processed at a suitable site legally empowered to accept such material for disposal or processing. All processing facilities shall comply with the requirements of SB 1383

B. No person shall engage in the business of collecting, dumping or depositing any solid waste upon any property located within the city without first having obtained a special permit pursuant to Chapter 5.04 of this code. (Ord. 1497 § 1 (part), 1996)

8.20.100 Collection vehicles.

A. Collection vehicles used by operators within the city shall comply with the requirements of this section and shall conform to the highest industry standards.

B. Annual inspection by the California Highway Patrol is required for all collection vehicles. Inspection certificates for each collection vehicle shall be filed with the city manager.

C. Collection vehicles must be registered with the California Department of Motor Vehicles, and comply with South Coast Air Quality Management District Requirements and the California Air Resource Board requirements as they are currently in force and as they may be approved for solid waste removal vehicles, as well as other federal, state and local laws and regulations that may be enacted at any time.

D. Collection vehicles shall at all times be kept clean, in good repair and uniformly painted to the satisfaction of the city and shall comply with all measures and procedures promulgated by agencies having jurisdiction. Additionally all vehicles shall be disinfected on a regular basis.

E. Each vehicle shall be so constructed and used so that solid waste, oil, grease or other liquid will not blow, fall or leak out of the vehicle onto the street. All solid waste shall be transported by means of vehicles equipped with water-tight bodies fitted with close-fitting metal covers. Should any solid waste be dropped or spilled in collecting, transferring or transporting, it shall be immediately cleaned up. A broom and a shovel shall be carried on each vehicle at all times for such purpose.

F. The operator's name and telephone number shall be printed or painted in legible letters, not less than six inches in height and four inches in width and shall be prominently displayed on each side of the vehicle in a color sharply contrasting with the color of the vehicle.

G. The noise level generated by compaction vehicles using compaction mechanisms during the stationary compaction process shall not exceed a single-event noise level of seventy-five decibels (dba) at a distance of twenty-five feet from the collection vehicle measured at an elevation of five feet above ground level. Each operator shall submit to the city, upon request, a certificate of vehicle noise level testing by an independent testing entity approved by the city.

H. Each vehicle used for the collection, hauling and disposal of solid waste shall be equipped with an audible warning device that is activated when the vehicle is backing up.

I. Should the city at any time give notification in writing to the operator that any designated vehicle does not comply with the standards of this chapter, such vehicle shall forthwith be removed from service by the operator and not again so used hereunder until inspected and approved in writing by the city. (Ord. 1497 § 1 (part), 1996)

8.20.110 Containers/bins**.**

A. Containers. Every person occupying or in possession of any premises in the city shall provide sufficient portable containers for solid waste to accommodate the amount of solid waste generated by those particular premises, as follows:

1. Residential. Residential customers shall use the containers provided by the city's franchised waste hauler. Placement of such containers shall comply with the provisions set forth in Section 18.42.130, and SB 1383.

Upon the request of a residential premises owner or occupant, the operator shall provide roll-off service and other services reasonably related to the collection of solid waste.

2. Commercial. Containers shall be constructed of metal or plastic with tight-fitting lids constructed so as not to permit the contents to shift or pass through any opening therein, other than the top thereof, and shall comply with SB 1383. All containers/bins shall be stored in an enclosure and shall be sized for the appropriate size and number of refuse, recycling, and organic containers necessary to accommodate solid waste generated on the property. Placement of said containers shall comply with the provisions as set forth in Section 18.42.130.

3. Food facilities.

a. Food facilities shall maintain a FOG bin (fats, oils, grease), and the enclosure area should be sized to accommodate the access to and service of those bins. The size of waste and FOG bins varies by hauler. At a minimum, sufficient space must be provided to accommodate a one-and-one-half-cubic-yard bin for FOG waste or the amount of FOG generation rates anticipated to be created, whichever is larger.

b. Refuse enclosures shall have smooth surfaced interior walls (no exposed cinder block or brick work – putty coat plaster is acceptable), and a smooth surfaced concrete floor slab for cleaning ability. Gates installed for the enclosure shall be sealed surfaces.

B. Placement of containers – Residential. Each container shall be kept on the premises except on the collection day for that premises. The containers shall be placed for collection on the curb of a public street adjacent to the premises or where the premises are adjacent to a paved alley of sufficient width to allow the easy passage of the collection vehicles and emergency vehicles. For residences that take collection from an alley, the containers may be placed within two feet of the rear property line of the premises provided the placement does not conflict with other provisions of the Gardena Municipal Code. Each container shall be placed for collection not later than the hour upon which the collection is scheduled to commence in the area in which the premises are located and shall not be placed for collection earlier than twenty-four hours prior to the time the collection is scheduled to commence. All containers shall be removed within twenty-four hours after collection. Except, during the time a container is placed for curbside collection, containers shall not be visible from the public right-of-way.

C. Placement of containers – Commercial/Multifamily. Each container shall be placed in a manner that is accessible for collection and does not constitute an obstruction to public areas, right-of-way, or cause or contribute to littering or a nuisance and does not conflict with an area specifically designated for collection by the community development department, other city departments or Section 18.42.130. Waste containers and storage areas shall be screened from public view, including when placed in an alley.

D. Removal of containers. An operator who has been notified by a commercial or multifamily solid waste service recipient that commercial solid waste service is to be discontinued shall remove all of its commercial bins from the premises of the service recipient who is discontinuing service within one week following the receipt of notification that service is to be discontinued.

E. Securing of containers. All solid waste containers left outdoors, whether residential or commercial, shall be stored with the tops closed or otherwise securely fastened and shall be

maintained so that no solid waste or recyclable material placed therein shall be permitted to escape from the container.

F. Container Enclosure.

1. If a container enclosure is required, a concrete block wall shall be constructed on three sides, with a twelve-foot clear gate opening, a twelve-foot interior pad width and a twelve-foot interior pad depth. The wall shall have a minimum height of seven feet with a maximum height of ten feet.

2. Gates shall be made of solid metal. Gated openings for ingress/egress of bins must be a minimum of twelve feet wide with no posts in the middle. A separate, additional pedestrian entrance is encouraged from the backside. Gates shall be secure to the poles or walls through the use of bolts or welds, screws shall not be permitted. The gate shall have latches to hold the gate in the open position. All latches shall be installed on the exterior of the gates and latch rods shall be a minimum of thirty-six inches above ground level. Latch rods shall be a minimum of three-quarters inch in diameter. The receiver shall be three inches deep, one-inch inside diameter and flush with the ground. Hung gates must have a four-inch clearance off the finished pad or apron. Gates in the opened position shall not infringe on the traffic aisles and shall open to at least one hundred eighty degrees when secured open.

3. As more fully described below, the building official, shall ensure adequate space for recycling is incorporated into building plans as required by the California Code of Regulations, Title 23, the California Green Building Standards Code (CalGreen), Chapter 4 Residential Mandatory Measures, and Chapter 5 Nonresidential Mandatory Measures.

a. CalGreen Chapter 4 Section 4.410.2 Recycling by Occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet another local ordinance, if more restrictive.

b. CalGreen Chapter 5 Section 5.410.1 Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet another local ordinance, if more restrictive.

c. CalGreen Chapter 5 Section 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site.

The building official shall report the number of construction and demolition debris removal activities conducted in compliance with 14 CCR Section 18994.2. Reports are due October 1, 2022 for the period of January 1, 2022 through June 30, 2022, and on or before August 1, 2023, and on or before August 1st each year thereafter.

4. Where a concrete block container enclosure is installed, vertical and horizontal steel reinforcement shall be required in accordance with the general services department

guidelines.

5. Curbs. Six-inch curbs shall be placed on the inside walls to protect the walls from bin impact.

6. Gate stops shall be installed to prevent enclosure gates from closing while bin is being cycled. All gates shall open one hundred eighty degrees and the latch rod shall have the same one-inch inside diameter receiver as the closed position requires.

7. Accessing the Enclosure. When a straight on approach cannot be accomplished to access the enclosure, a parallel approach shall be utilized and the service will be conducted by a side-load unit. Only in the event where a front-load service must be utilized, and a straight approach cannot be achieved, a radius of not more than thirty-one and nine-tenths degrees shall be used to make the approach into the enclosure.

8. Enclosures shall be screened with plant material whenever practical.

G. Stormwater Pollution Prevention. Enclosures shall be covered to prevent rain from falling on containers, compactors, or the enclosure floor and carrying contaminants to the stormwater system. Stormwater runoff from the roof of the enclosure area shall drain away from the enclosure area and shall drain to landscaping or other stormwater treatment system before discharging to the municipal storm sewer system. Enclosures shall be plumbed to the sanitary sewer so that waste spills, leaks, and wastewater from bin washouts does not run out of the enclosure area and into storm drains. Food service facilities (such as bakeries, restaurants, take-outs, and businesses with cafeterias) shall include a sanitary sewer connection in the enclosure area. If FOG is stored in the enclosure, the sanitary drain shall discharge to a grease interceptor. A trap primer is required in accordance with the California Plumbing Code. (Ord. 1797 § 8, 2018: Ord. 1497 § 1 (part), 1996)

8.20.120 Other prohibited activities.

A. It is unlawful for any person to deposit or bury, or cause or permit to be deposited or buried, within the city, any solid waste upon any premises, public or private.

B. It is unlawful for any person to interfere with the collection, conveyance, or disposal of solid waste.

C. No person, except the lawful operators as defined in this chapter, shall gather, collect, or transport solid waste within the city and exact charges for such services.

D. It is unlawful to deposit solid waste within or upon another person’s property or to use a container or bin for solid waste not attributable to the property upon which placement is based pursuant to this chapter.

E. It is unlawful for any property owner or occupant to allow solid waste and debris to be scattered or accumulate upon public right-of-way abutting his property.

F. It is unlawful for any person to cause or permit solid waste to accumulate at any place or premises under his charge or control for a period in excess of one week.

G. No person shall accumulate solid waste for more than seven consecutive days; nor shall

any person keep upon any premises in the city any solid waste which is offensive, obnoxious or unsanitary.

H. No person shall dump, deposit, release, spill, leak, pump, pour, emit, empty, discharge, inject, bury or dispose into the environment any liquid or solid waste upon any premises within the city, or cause the same thereto except in an authorized or permitted solid waste container or at an authorized or permitted solid waste facility.

I. No person shall construct or operate a solid waste management facility including but not limited to a materials recovery facility, solid waste transfer station or processing facility, composting facility, a buy-back or drop-off center, disposal facility or recycling center without first satisfying all city requirement for land use, environmental and other approvals.

J. No person, other than the owner thereof or his agents or employees, or an officer or employee of the city, or operator, shall tamper or meddle with any container, or the contents thereof, or remove the contents of the container, or remove the container from the location where the container shall have been placed by the owner thereof or his agent.

K. No operator shall transfer the load from one collection vehicle to another on any public street or road unless such transfer is essential to the method of operation and is approved by the city manager, or is necessary owing to mechanical failure or accidental damage to a vehicle.

L. Commingling of solid waste materials collected within the city with solid waste collected from outside of city shall be prohibited. The provisions set forth in this subsection, shall not be applicable to any transfer station or processing facility, or material recovery facility, operating under a host agreement granted pursuant to Section 8.20.035 of the Gardena Municipal Code.

M. Nothing in this chapter shall prevent any person from engaging in the collection of material for the sole purpose of the implementation of composting or other organic waste recycling programs. (Ord. 1497 § 1 (part), 1996)

8.20.130 Time and frequency of collections.

A. Residential. Collection shall be made between the hours of seven a.m. and seven p.m., Monday through Friday. In the case of a holiday, collection shall be made on the day following the regularly scheduled day of collection. During those weeks in which a holiday occurs, collection shall be made on the following Saturday.

B. Commercial. Collection from commercial premises where noise from collection vehicles may be audible in residential areas shall be made between the hours of seven a.m. and seven p.m., Monday through Friday. Site and route-specific exceptions may be made to this limitation by the city manager if requested by operator. If collections are not made on holidays, the collection shall be made on the day following the regularly scheduled day of collection.

1. Solid waste within commercial zones shall be collected at least one time per week or as often as deemed necessary to protect the health and safety of persons within the area.

2. Commercial food preparation establishments shall cause all food waste to be collected

and removed from the premises not less frequently than twice per week or as often as deemed necessary to protect the health and safety of those persons within the area. (Ord. 1497 § 1 (part), 1996)

8.20.140 Noise.

All collections shall be made as quietly as possible and in conformance with applicable city laws. (Ord. 1497 § 1 (part), 1996)

8.20.150 Indemnification and insurance. Requirements of Operators Engaged in Collection Services.

A. Indemnification of city. Without regard to the limits of any insurance coverage, each operator shall defend, indemnify and hold harmless city, its elected officials, officers, employees, volunteers and agents from and against any and all losses, fines, penalties, claims, damages, liabilities or judgments, including attorneys' fees, arising out of or resulting in any way from the operator's conduct of business in the city or the city granting the operator the right to conduct such business.

B. Hazardous substances indemnification.

C. Without regard to any insurance coverage or requirements, and without limiting the above general indemnification obligation in any way, operators specifically agree to and shall, to the maximum extent permitted by law, defend (with counsel acceptable to City), reimburse, indemnify, and hold Indemnitees harmless from and against any and all claims, actions, liabilities, damages, demands, judgments, losses, costs, liens, expenses, suits, actions, attorneys' fees, consultant fees, penalties and any and all other losses, damages, fees and expenses of whatever kind or nature ("Claims") (including but not limited to response costs, investigative costs, assessment costs, monitoring costs, treatment costs, cleanup costs, removal costs, remediation costs, and similar costs, damages and expenses) that arise out of or are alleged to arise out of or in any way relate to any action, inaction or omission of operator that:

1. Results in any demand, claim, notice, order, or lawsuit, asserting that any Indemnitee is liable, responsible or in any way obligated to investigate, assess, monitor, study, test, treat, remove, remediate, or otherwise cleanup, any Hazardous Contaminant (as defined herein); or

2. Relates to material collected, transported, recycled, processed, treated or disposed of by operator.

D. Operator's obligations pursuant to this section shall apply, without limitation, to:

1. Any Claims brought pursuant to or based on the provisions of any environmental law;

2. Any Claims based on or arising out of or alleged to be arising out of the ownership, use, lease, sale, design, construction, maintenance or operation of operator of any Facility.

3. Any Claims based on or arising out of or alleged to be arising out of the marketing, sale, distribution, storage, transportation, disposal, processing or use of any materials recovered by operator;

4. Any claims based on or arising out of or alleged to be arising out of any breach of any express or implied warranty, representation or covenant arising out of or in connection with any agreement entered into between the city and operator.

E. The foregoing indemnity and defense obligations shall apply irrespective of the negligence or willful misconduct of operator or any Affiliate of operator.

F. For purposes of this section, the term "Hazardous Contaminant" shall mean any hazardous substance any crude oil or refined or unrefined petroleum product or any fraction or derivative thereof; and any asbestos or asbestos-containing material. The term "Hazardous Contaminant" shall also include any and all amendments to any referenced statutory or regulatory provisions made G. CERCLA Defense Records. Each operator shall maintain data retention and preservation systems which can establish where solid waste collected in the city was landfilled (and therefore establish where it was not landfilled) with a copy or summary of the reports required by sections of this code, for fifty years after the term during which collection services are provided or to provide copies of such records to city. Operator agrees to notify city’s risk manager and city attorney before destroying such records. This provision shall survive the expiration of the period during which collection services are to be provided.

H. CalRecycle Indemnification and Guarantee.

Operator’s duty to defend and indemnify herein includes payment of all fines and/or penalties imposed by CalRecycle, subject to the restrictions set forth in Public Resources Code Section 40059.1, if the requirements of AB 939, AB 341, AB 1826, and/or SB 1383 and corresponding regulations are not met by the operator with respect to the discarded materials collected by operator, and such failure is: (i) due to the failure of operator to meet its obligations, or, (ii) due to operator delays in providing information that prevents operator or city from submitting reports required by AB 939, AB 341, AB 1826, and/or SB 1383 and corresponding regulations in a timely manner. The provisions of this Section shall survive the termination or expiration of any agreement entered into between the city and operator. In carrying out the provisions of this Section, operator agrees to perform the following obligations at its cost and expense:

I. Defend, with counsel approved by city, indemnify and hold harmless the city against all fines and/or penalties imposed by CalRecycle, if operator fails or refuses to provide information relating to its operations which is required by any agreement entered into between the city and operator and such failure or refusal prevents or delays city from submitting reports required by AB 939, AB 341, AB 1826, and/or SB 1383 in a timely manner;

J. Assist city in preparing for, and participating in, CalRecycle's biannual review of the city's source reduction and recycling element pursuant to Public Resources Code Section 41825;

K. Assist city in responding to inquiries from CalRecycle in applying for an extension under Public Resources Code Section 41820, if so, directed by city; in conducting any hearing conducted by CalRecycle relating to AB 939; or in any other investigative or enforcement

manner undertaken by any agency;

L. Defend, with counsel acceptable to city, and indemnify and hold harmless the city against any fines or penalties levied against it for violation of AB 939, AB 341, AB 1826, and/or SB 1383 requirements, provided that operator's obligation to indemnify city shall be subject to the limitations set forth in Public Resources Code Section 40059.1(c) as may be amended from time to time;

M. In cooperating with the city, should it seek to become its own enforcement agency, to the extent it may be permitted under state law.

N. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1. The most recent editions of Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 00 01).

2. The most recent editions of Insurance Services Office form number CA 00 01 covering Automobile Liability, code 1 "any auto" and endorsement CA 00 25.

3. Environmental/Pollution Liability Insurance in a form acceptable to the city attorney.

4. Workers' Compensation insurance as required by the Labor Code of the state of California and Employers Liability insurance.

O. Minimum Limits of Insurance. operator shall maintain in force for the term of any agreement entered into between the city and operator limits no less than:

1. Comprehensive General Liability: Five Million Dollars ($5,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage. Such limits can be achieved through a combination of primary and excess liability policies.

2. Automobile Liability: Five Million Dollars ($5,000,000) combined single limit per accident for bodily injury and property damage. Such limits can be achieved through a combination of primary and excess liability policies.

3. Environmental/Pollution Liability Insurance. Five Million Dollars ($5,000,000) per loss and annual aggregate applicable to bodily injury; property damage, including loss of use of damaged property or of property that has not been physically damaged or destroyed; clean-up costs, including first party cleanup of the city's property and third-party cleanup, and bodily injury costs if pollutants impact other properties; and defense, including costs, fees and expenses incurred in the investigation, defense, or resolution of claims. Coverage shall include completed operations and shall apply to sudden and non-sudden pollution conditions. Coverage shall apply to acts, errors or omissions arising out of, or in connection with operator's scope of work under any agreement entered into between the city and operator.. Coverage shall also apply to non-owned deposit sites ("NODS") that shall protect against, for example, claims regarding bodily injury, property damage, and/or cleanup costs involving NODS. Coverage is preferred by the city to be occurrence based. However, if provided on a claims-made basis, operator warrants that any retroactive date applicable to coverage under the policy precedes the effective date of any agreement entered into between the city and operator, and that continuous coverage shall be

maintained, or an extended discovery period will be exercised through completion or

termination of any agreement entered into between the city and operator, for a minimum of five (5) years. This provision does not limit or alter any rights or remedies to city allowable under any agreement entered into between the city and operator,.and/or applicable law in perpetuity.

4. Technology Professional Liability Errors and Omissions Insurance: (Cyber Liability) appropriate to the operator's profession and industry practice, with limits not less than Two Million Dollars ($2,000,000) per occurrence. Coverage for cyber risks shall be sufficiently broad to respond to the duties and obligations as are undertaken by operator under any agreement entered into between the city and operator, and shall include, but not be limited to claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion, and network security. The policy shall provide coverage for breach response notification and remediation costs, regulatory fines and penalties, credit monitoring expenses, electronic funds transfer losses, electronic data restoration expenses, and business interruption costs with limits sufficient to respond to these obligations, in the sole discretion of the city attorney.

5. Workers' Compensation and Employers Liability: Workers' compensation limits as required by the Labor Code of the state of California and Employers Liability limits of $1,000,000 per accident.

P. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by city, which approval shall not be unreasonably withheld. If, in the reasonable opinion of city, operator does not have sufficient financial resources to protect city from exposure with respect to any deductibles or self-insured retentions, at the option of city, either: the insurer shall reduce or eliminate such deductibles or self-insured retention's as respects city, its officials, employees and agents; or operator shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Q. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability Environmental Liability and Automobile Liability Coverages

a. City, its elective and appointive boards, commissions, officials, employees, agents and volunteers are to be named as additional insureds as respects: liability arising out of activities performed by or on behalf of operator; premises owned, leased or used by operator; or vehicles owned, leased, hired or borrowed by operator. The coverage shall contain no special limitations on the scope of protection afforded to city, its elective and appointive boards, commissions, officials, employees, agents or volunteers.

b. Operator's insurance coverage shall be primary insurance as respects city, its elective and appointive boards, commissions, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by city, its officials, elective and appointive boards, commissions, employees, agents or volunteers shall be excess of operator's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to city, its officials, elective and appointive boards, commissions, employees, agents or volunteers.

d. Coverage shall state that operator's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Workers' Compensation and Employers Liability Coverage - The insurer shall agree to waive all rights of subrogation against city, its officials, elective and appointive boards, commissions, employees, agents and volunteers for losses arising from work performed by operator for city.

3. All Coverages - Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to city.

R. Scope of Coverage. All of the above policies of insurance shall be primary insurance and shall name the city, its electives and appointive boards, commissioners, officials, officers, employees, and agents as additional insureds. The insurer shall waive all rights of subrogation and contribution it may have against the city, its electives and appointive boards, commissioners, officials, officers, employees, agents, and their respective insurers. In the event any of said policies of insurance are cancelled, operator shall, prior to the cancellation date, submit new evidence of insurance in conformance with this section to the city.

S. Acceptability of Insurers. The insurance policies required by this section shall be issued by an insurance company or companies authorized to do business in the state of California and with a rating in the most recent edition of Best's Insurance Reports of size category XIII or larger and a rating classification of A or better.

T. Verification of Coverage. Simultaneously with the execution of any agreement entered into between the city and operator, operator shall furnish city with certificates of insurance evidencing the coverage required herein, in form and substance satisfactory to city. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. No work shall commence until operator has provided city with the Certificate(s) of Insurance or appropriate insurance binder(s) evidencing the required insurance coverage and said Certificate(s) of Insurance or binder(s) are approved by the city, which appraisal shall not be unreasonably withheld. Such certificates shall show the type and amount of coverage, effective dates and dates of expiration of policies and shall have all required endorsements. If city requests, copies of each policy, together with all endorsements, shall also be promptly delivered to city throughout the term of any agreement entered into between the city and operator,

U. Companies and Subcontractors. Operator shall include all companies and subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each operator and Subcontractor. All coverages for companies and subcontractors shall be subject to all of the requirements stated herein.

V. Required Cancellation Notices:

1. The certificate of insurance for the Workers' Compensation policy shall contain an endorsement in substantially the following form:

"Thirty (30) days prior written notice by certified mail, return receipt requested, shall be given to city in the event of cancellation, reduction in coverage, or non-renewal of this policy. Such notice shall be sent to:

City Manager (or designated representative)
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

2. The certificate of insurance for the Public Liability policy shall contain endorsements in substantially the following form:

a. "Thirty (30) days prior written notice shall be given to city in the event of cancellation, reduction in coverage, or non-renewal of this policy. Such notice shall be sent to:

City Manager (or designated representative)
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

b. "City, its officers, elective and appointive boards, commissions, employees, and agents are additional insureds on this policy."

c. "This policy shall be considered primary insurance as respects any other valid and collectible insurance maintained by city, including any self-insured retention or program of self-insurance, and any other such insurance shall be considered excess insurance only."

d. "Inclusion of city as an insured shall not affect city's rights as respects any claim, demand, suit or judgment brought or recovered against operator. This policy shall protect operator and city in the same manner as though a separate policy had been issued to each, but this shall not operate to increase operator's liability as set forth in the policy beyond the amount shown or to which operator would have been liable if only one party had been named as an insured."

Renewal certificates will be furnished periodically to city to demonstrate maintenance of the required coverage throughout the Term.

W. Other Insurance Requirements

1. In the event any services are delegated to a operator or Subcontractor, Operator shall require such operator or Subcontractor to provide statutory workers' compensation insurance and employer's liability insurance for all of the operator or Subcontractor's employees engaged in the work in accordance with this sectoin. The liability insurance required by this Section 9.4 shall cover all operator or Subcontractors or the operator or Subcontractor must furnish evidence of insurance provided by it meeting all of the requirements of this Section 9.4.

2. Operator shall comply with all requirements of the insurers issuing policies. The carrying of insurance shall not relieve operator from any obligation. If any claim exceeding the amount of any deductibles or self-insured reserves is made by any third person against operator or any operator or Subcontractor on account of any occurrence related to any agreement entered into between the city and operator, operator shall promptly report the facts in writing to the insurance carrier and to city.

If operator fails to procure and maintain any insurance required by this section, city may take out and maintain, at operator's expense, such insurance as it may deem proper and deduct the cost thereof from any moneys due operator.

8.20.160 Reporting requirements.

A. Each operator shall maintain all records relating to the services provided hereunder, including, but not limited to, route maps, customer lists, billing records, weight tickets, maps, AB 939 and SB 1383 records, and customer complaints, for the full term during which collection services are provided, and an additional period of not less than three years, or any longer period required by law. The city shall have the right, upon reasonable advance notice, to inspect, audit and copy all records which may be relevant to operations within the city or relating to the imposition of any fees which may imposed by the city. In the absence of extraordinary circumstances, two business days' notice shall be considered reasonable. Such records shall be made available to city at operator's regular place of business, but in no event outside the county of Los Angeles.

B. Should any examination or audit of operator's records reveal an underpayment to city by operator, the amount, plus interest compounded daily at the maximum lawful rate, shall be paid to city within thirty days.

C. Reporting Requirements. Operator shall cooperate with city and or designated consultants in solid waste disposal characterization studies and waste stream audits and shall implement measures adequate to achieve the city's source reduction, recycling and waste stream diversion goals for the solid waste stream. Operator, at its own expense, shall submit to city information and reports necessary for city to meet its reporting obligations imposed by AB 939 and/or other legislation, and the regulations implementing AB 939 and/or other legislation, with respect to the solid waste collected by operator in the city.

D. Reports and Records.

1. Monthly, Quarterly and Annual Reports. In addition to reports required by other provisions, operator shall also submit to city such other information or reports in such forms and at such times as the city may reasonably request or require or as set forth by resolution or incorporated into the operator's agreement with the City as may be amended from time to time.

2. Source Reduction and Recycling Plan ("SRRP"). Operator shall be required to submit an annual SRRP that is exclusive to the city. Each SRRP will be reviewed in detail to ensure that it meets the state-mandated requirements as established by AB 939 or other legislative requirements. The SRRP should examine in detail how the operator will accomplish these goals. The SRRP must include but is not limited to: (1) targeted materials including special wastes for source reduction, recycling and composting; (2)

hazardous waste exclusion plan; (3) diversion methods; (4) reporting methodology; (5) contingency plans; and (6) methods for the handling of white goods including CFC removal, PCB removal and compliance with the requirements of Public Resources Code Sections 42160-42185.

3. SB 1383 Reporting Requirements. Operator shall be required to submit reports required by 14 CCR Article 13

E. Hazardous Waste Inspection and Reporting. Operator shall inspect solid waste put out for collection and reject solid waste observed to be contaminated with hazardous substances. Operator shall notify all agencies with jurisdiction, if appropriate, including the California Department of Toxic Substances Control and Local Emergency Response Providers and the National Response Center, of reportable quantities of hazardous waste, found or observed in commercial solid waste anywhere within the city. In addition to other required notifications, if operator observes any substances which it or its employees reasonably believe or suspect to contain hazardous wastes unlawfully disposed of or released on any city property, including storm drains, streets or other public rights-of-way, operator will immediately notify the city manager.

F. Hazardous Waste Diversion Records. Operator shall maintain records showing the types and quantities, if any, of hazardous waste found in solid waste which was inadvertently collected from solid waste service recipients within the city, but diverted from landfilling.

G. Reports. All required reports and records shall be furnished at the sole expense of operator. Reports shall be submitted to the city manager. Operator shall submit all reports and information required on computer disks, or by modem, in a format compatible with city's computers, at no additional charge, if requested by city.

H. Certification. All reports provided herein shall be signed under penalty of perjury, by a responsible corporate official, that the report is true and correct.

I. The city shall reserve the right to require all commercial, industrial, institutional or other entities to comply with the conditions of the section should the city deem that the activities engaged in by the entity are of significant levels to warrant reporting.

J. C&D Waste Diversion Plan. Contractors are required to prepare and follow a C&D waste diversion plan that identifies the activities to be conducted during the course of the construction and/or demolition project to assure conformance with the city's requirement that the state required percentage of regulated C&D wastes must be diverted. The plan shall include but is not limited to a description of the following aspects: (1) targeted materials including special wastes for diversion, (2) diversion methods, (3) reporting methodology, (4) employee training, and (5) a contingency plan in the event that diversion methods are inadequate or infeasible for implementation. The C&D waste diversion plan shall be prepared and submitted to the city for review and approval with the building and/or demolition permit application. The contractor shall follow this plan and its activities are subject to city inspection for verification.

K. C&D Waste Diversion Report. Contractors are required to prepare and submit a C&D waste diversion report within sixty days of completion of the project to the city for review and approval. This report shall contain information documenting the good faith effort of the

contractor to meet the C&D waste diversion plan and demonstrating conformance with the state required percentage diversion requirement. The report shall contain as a minimum a completed “Waste Diversion Report Form,” originals or copies of all weight tickets or receipts documenting both disposal and diversion, and any other information attesting to or verifying the implementation of diversion activities. (Ord. 1797 § 9, 2018; Ord. 1649 § 5, 2004; Urg. Ord. 1648 § 5, 2003; Ord. 1497 § 1 (part), 1996)

8.20.170 Collection requirements.

8.20.171 Requirements for residential premises (including multifamily premises with cart service) service generators.

Residential premises organic waste generators shall comply with the following requirements:

A. Shall subscribe to city’s organic waste collection services for all organic waste generated as described below in this section. City shall have the right to review the number and size of a generator’s containers to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and, residential premises generators shall adjust its service level for its collection services as requested by the city. Generators may additionally manage their organic waste by preventing or reducing their organic waste, managing organic waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

B. Shall participate in the city’s organic waste collection service(s) by placing designated materials in designated containers as described below and shall not place prohibited container contaminants in collection containers.

1. Generator shall place source separated green container waste in the green container; source separated recyclable materials in the blue container; if applicable, source separated food waste in the brown container, and refuse in the gray/black container. Generators shall not place materials designated for the gray/black container into the green container, brown container or blue container.

8.20.172 Requirements for commercial premises (including multifamily premises with shared bin service).

Generators that are commercial premises, shall:

A. Subscribe to city’s four or three-container collection services and comply with requirements of those services as described below in this section. City shall have the right to review the number and size of a generator’s containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials; and commercial premises shall adjust their service level for their collection services as requested by the city.

B. Except commercial premises that meet the self-hauler requirements, participate in the city’s organic waste collection service(s) by placing designated materials in designated containers as described below.

1. Option 1: A three-container collection service: generator shall place source separated green container organic waste in the green container; source separated recyclable materials in the blue container; and refuse in the gray/black container. Generator shall not place materials designated for the gray/black container into the green container or blue container.

2. Option 2: Four-container collection service: generator shall place source separated yard waste in the green container; source separated recyclable materials in the blue container; source separated food waste in the brown container; and refuse in the gray/black container. Generator shall not place materials designated for the gray/black container into the green container, blue container, or brown container.

C. Supply and allow access to adequate number, size and location of collection containers with sufficient labels or colors (conforming with Sections 8.20.172(D)(1) and 8.20.172(D)(2) below) for employees, contractors, tenants, and customers, consistent with city's blue container, green container, brown container and gray/black container collection service or, if self-hauling, per the commercial premises instructions to support its compliance with its self-haul program.

D. Excluding multifamily premises, provide containers for the collection of source-separated green container organic waste and source separated recyclable materials in all indoor and outdoor areas where disposal containers are provided for customers, for materials generated by that premises. Such containers do not need to be provided in restrooms. If a commercial premises does not generate any of the materials that would be collected in one type of container, then the business does not have to provide that particular container in all areas where disposal containers are provided for customers. Pursuant to 14 CCR Section 18984.9(b), the containers provided by the business shall have either:

1. A body or lid that conforms with the container colors provided through the collection service provided by city, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. Commercial premises are not required to replace functional containers, including containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those containers, or prior to January 1, 2036, whichever comes first.

2. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that container, or containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the container. Pursuant 14 CCR Section 18984.8, the container labeling requirements are required on new containers commencing January 1, 2022.

E. Multifamily residential dwellings are not required to comply with container placement requirements or labeling requirements in Section 8.20.172(D) pursuant to 14 CCR Section 18984.9(b).

F. To the extent practical through education, training, Inspection, and/or other measures, excluding multifamily premises, prohibit employees from placing materials in a container not designated for those materials per the city's blue container, green container, brown container,

and gray/black container collection service or, if self-hauling, per the commercial premises' instructions to support its compliance with its self-haul program.

G. Excluding multifamily premises, periodically inspect blue containers, green containers, brown containers, and gray/black containers for contamination and inform employees if containers are contaminated and of the requirements to keep contaminants out of those containers pursuant to 14 CCR Section 18984.9(b)(3).

H. Annually provide information to employees, contractors, tenants, and customers about organic waste recovery requirements and about proper sorting of source separated green/brown container organic waste and source separated recyclable materials.

I. Provide education information before or within fourteen (14) days of occupation of the premises to new tenants that describes requirements to keep source separated green/brown container organic waste and source separated recyclable materials separate from solid waste (when applicable) and the location of containers and the rules governing their use at each property.

J. Provide or arrange access for city or its agent to their properties during all inspections conducted in accordance with Section 8.20.220 of this chapter to confirm compliance with the requirements of this chapter.

K. Accommodate and cooperate with city's remote monitoring program for inspection of the contents of containers for prohibited container contaminants, which may be implemented at a later date, to evaluate generator's compliance with Section 8.20.172(B). The remote monitoring program shall involve installation of remote monitoring equipment on or in the blue containers, green containers, brown containers and gray/black containers.

L. At commercial premises' option and subject to any approval required from the city, implement a remote monitoring program for inspection of the contents of its blue containers, green containers, and gray/black containers for the purpose of monitoring the contents of containers to determine appropriate levels of service and to identify prohibited container contaminants. Generators may install remote monitoring devices on or in the blue containers, green containers, brown containers and gray/black containers subject to written notification to or approval by the city or its designee.

M. If a commercial premises wants to self-haul, meet the self-hauler requirements in Section 8.20.173 of this chapter.

N. Nothing in this section prohibits a generator from preventing or reducing waste generation, managing organic waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).

O. Commercial premises that are tier one or tier two commercial edible food generators shall comply with food recovery requirements, pursuant to Section 8.20.200.

8.20.173 Self-hauler requirements.

A. No person shall cause, permit, or suffer the spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment of or discarding of barrels, containers, and other

closed receptacles, or otherwise dispose of such solid waste, recyclables, or organic waste upon any street, alley, waterway, or other unauthorized place, or upon any unimproved lot or any other unlicensed place within or without the city.

B. Self-haulers shall obtain a city self-hauler permit and operate in accordance with this chapter. In order to obtain the permit, the self-hauler shall pay the fee established by resolution of the city council. Self-haulers are only permitted to collect, transport and dispose of solid waste generated by the self-hauler. Under no circumstances may a self-hauler collect, transport or dispose of solid waste not generated by the self-hauler. Notwithstanding any other provision of this chapter, self-haulers shall not be permitted to share, place solid waste in, or to otherwise use the bin, cart, roll-off box, or other container of another person or business. (Ord. 1797 § 2, 2018: Ord. 1497 § 1 (part), 1996).

C. Self-haulers shall source separate all recyclable materials and organic waste (materials that city otherwise requires generators to separate for collection in the city's organics and recycling collection program) generated on-site from solid waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2 or shall haul organic waste to a high diversion organic waste processing facility as specified in 14 CCR Section 18984.3.

D. Self-haulers shall haul their source separated recyclable materials to a facility that recovers those materials; and haul their source separated organic waste or source separated food waste to a facility, operation, activity, or property that processes or recovers source separated organic waste. Alternatively, self-haulers may haul organic waste to a high diversion organics waste processing facility.

E. Self-haulers that are commercial premises, or multifamily premises with bin service shall keep a record of the amount of organic waste delivered to each facility, operation, activity, or property that processes or recovers organic waste; this record shall be subject to Inspection by the city. The records shall include the following information:

1. Delivery receipts and weight tickets from the entity accepting the waste.

2. The amount of material in cubic yards or tons transported by the generator to each entity.

3. If the material is transported to an entity that does not have scales on-site or employs scales incapable of weighing the self-hauler's vehicle in a manner that allows it to determine the weight of materials received, the self-hauler is not required to record the weight of material but shall keep a record of the entities that received the organic waste.

8.20.174 Waivers for generators.

A. De minimis waivers. The city may waive a commercial premises' obligation (including multifamily premises with bin service) to comply with some or all of the organic waste requirements of this chapter if the commercial premises provides documentation that the business generates below a certain amount of organic waste material as described in Section 8.20.174(A)(2) below, and/or meets the self-hauling requirements of Section 8.20.173 of this chapter. Commercial premises requesting a de minimis waiver shall:

1. Submit an application specifying the services that they are requesting a waiver from and provide documentation as noted in Section 8.20.174(A)(2) below.

2. Provide documentation that either:

a. The commercial premises' total solid waste collection service is two cubic yards or more per week and organic waste subject to collection in a blue container, brown container or green container comprises less than 20 gallons per week per applicable container of the business' total waste; or,

b. The commercial premises' total solid waste collection service is less than two cubic yards per week and organic waste subject to collection in a blue container, brown container or green container comprises less than 10 gallons per week per applicable container of the business' total waste.

3. Notify city if circumstances change such that commercial premise's organic waste exceeds threshold required for waiver, in which case waiver will be rescinded.

4. Provide written verification of eligibility for de minimis waiver every 5 years, if city has approved de minimis waiver.

B. Physical space waivers. the city may waive a commercial premises' or property owner's obligations (including multifamily residential dwellings) to comply with some or all of the recyclable materials and/or organic waste collection service requirements if the city has evidence from its own staff, a hauler, licensed architect, or licensed engineer demonstrating that the premises lacks adequate space for the collection containers required for compliance with the organic waste collection requirements of Section 8.20.172.

A commercial premises or property owner may request a physical space waiver through the following process:

1. Submit an application form specifying the type(s) of collection services for which they are requesting a compliance waiver.

2. Provide documentation that the premises lacks adequate space for blue containers and/or brown containers or green containers including documentation from its hauler, licensed architect, or licensed engineer.

3. Provide written verification to city that it is still eligible for physical space waiver every 5 years, if city has approved application for a physical space waiver.

C. The city reserves the right to grant a de minimis or physical space waiver to a commercial premises that has not submitted a waiver application.

8.20.180 Violations – Misdemeanors.

The violation of any provision of this chapter shall constitute a misdemeanor punishable by imprisonment in a county jail not exceeding six months, or by fine exceeding one thousand dollars, or both. Each separate day, or any portion thereof, during which any violation of this chapter occurs or continues shall constitute a separate offense and, upon conviction thereof, shall be punishable as provided in this section. (Ord. 1497 § 1 (part), 1996)

8.20.190 Enforcement.

A. Pursuant to California Penal Code Section 836.5, the city manager, and/or designee, and any city code enforcement officer are authorized to enforce the provisions of this chapter and as well as those of California Penal Code Sections 374, 374a, 374.2, 374.3, 374.4, 374d, 374.7, and 375; California Government Code Section 68055 et seq.; and California Vehicle Code Sections 23111 and 23112.

B. Violation. Unless otherwise specified, the violation of any provision of this chapter is grounds for the issuance of an administrative citation and assessment of a fine. The city's procedures on imposition of administrative fines in Chapter 1.20 of the Gardena municipal code are hereby incorporated in their entirety, as modified from time to time, and shall govern the imposition, enforcement, collection, and review of administrative citations issued to enforce this chapter and any rule or regulation adopted pursuant to this chapter, except as otherwise indicated in this chapter. In accordance with CCR Section 18995.4 this subsection B shall not be effective prior to January 1, 2024.

C. Other remedies allowed by law may be used, including civil action or prosecution as misdemeanor or infraction. City may pursue civil actions in the California courts to seek recovery of unpaid administrative citations. City may choose to delay court action until such time as a sufficiently large number of violations, or cumulative size of violations exist such that court action is a reasonable use of city staff and resources.

D. Enforcement of SB 1383 regulations as included in this chapter.

1. City code enforcement officers and/or their designee will monitor compliance with this chapter through compliance reviews, route reviews, investigation of complaints, and an inspection program (that may include remote monitoring). Section 8.20.220 establishes city's right to conduct inspections and investigations.

2. City may issue an official notification to notify regulated entities of its obligations under this chapter.

3. Prohibited container contaminants. City will issue a notice of violation to any generator found to have prohibited container contaminants in a container. Such notice will be provided .in accordance with 14 CCR 18984.5(b). If the city observes prohibited container contaminants in a generator's containers on more than three (3) consecutive occasion(s), the city or its designee may assess contamination processing fees on the generator.

4. All other violations of SB 1383 regulations. With the exception of violations of the prohibited container contaminants provisions, beginning on January 1, 2024, violations of the SB 1383 regulations will be enforced as follows: (i) the city will issue a notice of violation requiring compliance within 60 days of the issuance of the notice; (ii) absent compliance by the respondent within the deadline set forth in the notice of violation, the city will commence an action to impose penalties, via an administrative citation and fine, pursuant to chapter 1.20 of the Gardena municipal code.

5. Notices of violation shall be sent to "owner" at the official address of the owner maintained by the tax collector for the city or if no such address is available, to the owner at the address of the residential, multifamily or commercial premises, or to the party responsible for paying for the collection services, depending upon available information.

The notice of violation may also be posted at the physical address where the violation occurred.

E. The penalty levels, unless otherwise specified in this chapter, are as follows:

1. For a first violation, the amount of the base penalty shall be $50 to $100 per violation.

2. For a second violation, the amount of the base penalty shall be $100 to $200 per violation.

3. For a third or subsequent violation, the amount of the base penalty shall be $250 to $500 per violation.

F. The city may extend the compliance deadlines set forth in a notice of violation issued for non-compliance with this chapter if it finds that there are extenuating circumstances beyond the control of the respondent that make compliance within the deadlines impracticable, including the following:

1. Acts of God such as earthquakes, wildfires, flooding, and other emergencies or natural disasters;

2. Delays in obtaining discretionary permits or other government agency approvals; or,

3. Deficiencies in organic waste recycling infrastructure or edible food recovery capacity and the city is under a corrective action plan with CalRecycle pursuant to 14 CCR Section 18996.2 due to those deficiencies.

G. Persons receiving an administrative citation containing a penalty for an uncorrected violation may request a hearing to appeal the citation pursuant to Section 1.20.060 of the Gardena Municipal Code.

H. Beginning January 1, 2022 and through December 31, 2023, city or their designee will conduct inspections, remote monitoring, route reviews or waste evaluations, and compliance reviews, depending upon the type of regulated entity, to determine compliance with this chapter, and if city determines that organic waste generator, self-hauler, hauler, tier one commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance, it shall provide educational materials to the entity describing its obligations under this ordinance and a notice that compliance is required by January 1, 2022, and that violations may be subject to administrative civil penalties starting on January 1, 2024.

I. Beginning January 1, 2024, if the city determines that an organic waste generator, self-hauler, hauler, tier one or tier two commercial edible food generator, food recovery organization, food recovery service, or other entity is not in compliance with this chapter, unless otherwise specified in this chapter, it shall document the noncompliance or violation, issue a notice of violation, and take enforcement action, as needed.

In order to protect for the public health, safety, and well-being, and to prevent the spread of vectors, the owner, occupant, or other person responsible for the day-to-day operation of every property in the city shall make arrangements with an operator franchised or licensed by the city for the collection of solid wastes, recyclables, and/or organic waste as set forth in this chapter.

8.20.200 Requirements for commercial edible food generators.

A. Tier one commercial edible food generators must comply with the requirements of this section commencing January 1, 2022, and tier two commercial edible food generators must comply commencing January 1, 2024, pursuant to 14 CCR Section 18991.3.

B. Large venue or large event operators not providing food services, but allowing for food to be provided by others, shall require food facilities operating at the large venue or large event to comply with the requirements of this section, commencing January 1, 2024.

C. Commercial edible food generators shall comply with all of the following requirements:

1. Arrange to recover the maximum amount of edible food that would otherwise be disposed.

2. Contract with, or enter into a written agreement with, food recovery organizations or food recovery services for: (i) the collection of edible food for food recovery; or, (ii) acceptance of the edible food that the commercial edible food generator self-hauls to the food recovery organization for food recovery.

3. Shall not intentionally spoil edible food that is capable of being recovered by a food recovery organization or a food recovery service.

4. Allow city's designated enforcement entity or designated third party enforcement entity to access the premises and review records pursuant to 14 CCR Section 18991.4.

5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4:

a. A list of each food recovery service or organization that collects or receives its edible food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).

c. A record of the following information for each of those food recovery services or food recovery organizations:

i. The name, address and contact information of the food recovery service or food recovery organization.

ii. The types of food that will be collected by or self-hauled to the food recovery service or food recovery organization.

iii. The established frequency that food will be collected or self-hauled.

iv. The quantity of food, measured in pounds recovered per month, collected or self-hauled to a food recovery service or food recovery organization for food recovery.

D. Nothing in this chapter shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan

Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017 (approved by the Governor of the state of California on September 25, 2017, which added Article 13 [commencing with Section 49580] to Chapter 9 of Part 27 of Division 4 of Title 2 of the Education Code, and to amend Section 114079 of the Health and Safety Code, relating to food safety, as amended, supplemented, superseded and replaced from time to time).

8.20.210 Requirements for food recovery organizations and services.

A. Food recovery services collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(1):

1. The name, address, and contact information for each commercial edible food generator from which the service collects edible food.

2. The quantity in pounds of edible food collected from each commercial edible food generator per month.

3. The quantity in pounds of edible food transported to each food recovery organization per month.

4. The name, address, and contact information for each food recovery organization that the food recovery service transports edible food to for food recovery.

B. Food recovery organizations collecting or receiving edible food directly from commercial edible food generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2):

1. The name, address, and contact information for each commercial edible food generator from which the organization receives edible food.

2. The quantity in pounds of edible food received from each commercial edible food generator per month.

3. The name, address, and contact information for each food recovery service that the organization receives edible food from for food recovery.

C. Food recovery organizations and food recovery services shall inform generators about California and Federal Good Samaritan Food Donation Act protection in written communications, such as in their contract or agreement established under 14 CCR Section 18991.3(b).

D. Food recovery organizations and food recovery services that have their primary address physically located in the city and contract with or have written agreements with one or more commercial edible food generators pursuant to 14 CCR Section 18991.3(b) shall report to the city annually by March 15, beginning March 15, 2023, it is located in the total pounds of edible food recovered in the previous calendar year from the tier one and tier two commercial edible food generators they have established a contract or written agreement with pursuant to 14 CCR Section 18991.3(b).

E. In order to support edible food recovery capacity planning assessments or other studies conducted by the city or its designated entity, food recovery services and food recovery organizations operating in the city shall provide information and consultation to the city, upon request, regarding existing, or proposed new or expanded, food recovery capacity that could be accessed by the city and its commercial edible food generators. A food recovery service or food recovery organization contacted by the city shall respond to such request for information within 60 days, unless a shorter timeframe is otherwise specified by the city.

8.20.220 Inspections and investigations by city pertaining to the requirements of SB 1383 contained with the city's municipal code.

A. City representatives and/or its designee, including designees are authorized to conduct inspections and investigations, at random or otherwise, of any collection container, collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or source separated materials to confirm compliance with this chapter by organic waste generators, commercial premises, multifamily premises with bin service, property owners, commercial edible food generators, haulers, self-haulers, food recovery services, and food recovery organizations, subject to applicable laws. This section does not allow city to enter the interior of a private residential premises for inspection. For the purposes of inspecting commercial premises containers for compliance with section 8.20.172(B) of this chapter, city and/or its designee may conduct container inspections for prohibited container contaminants using remote monitoring, and commercial premises shall accommodate and cooperate with the remote monitoring pursuant to section 8.20.172(K) of this chapter.

B. Property owner, manager, or their designee shall provide or arrange for access during all Inspections (with the exception of residential premises interiors) and shall cooperate with the city's employee or its designated entity/designee during such inspections and investigations. Such inspections and investigations may include confirmation of proper placement of materials in containers, edible food recovery activities, records, or any other requirement of this chapter described herein. Failure to provide or arrange for: (i) access to an entity's premises; (ii) installation and operation of remote monitoring equipment (optional); or (iii) access to records for any inspection or investigation is a violation of this chapter and may result in penalties described.

C. Any records obtained by a city or its designee during its inspections, remote monitoring, and other reviews shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq.

D. City representatives, its designated entity, and/or designee are authorized to conduct any inspections, remote monitoring, or other investigations as reasonably necessary to further the goals of this chapter, subject to applicable laws.

SECTION 3. Chapter 2.60 (Purchasing System) is amended by adopting and adding Section 2.60.180 to the Gardena Municipal Code to read as follows:

SECTION 2.60.180. Recycled-Content Paper Procurement Requirements for City Departments, Direct Service Providers, and Vendors.

(A) All vendors providing Paper Products and Printing and Writing Paper shall:

(1) If fitness and quality are equal, provide Recycled-Content Paper Products and Recycled-Content Printing and Writing Paper that consists of at least 30 percent (30%), by fiber weight, postconsumer fiber instead of non-recycled products whenever recycled Paper Products and Printing and Writing Paper are available at the same or lesser total cost than non-recycled items or at a total cost of no more than 10% of the total cost for non-recycled items.

(2) Provide Paper Products and Printing and Writing Paper that meet Federal Trade Commission recyclability standard as defined in 16 Code of Federal Regulations (CFR) Section 260.12.

(3) Certify in writing, under penalty of perjury, the minimum percentage of postconsumer material in the Paper Products and Printing and Writing Paper offered or sold to the City. This certification requirement may be waived if the percentage of postconsumer material in the Paper Products, Printing and Writing Paper, or both can be verified by a product label, catalog, invoice, or a manufacturer or vendor internet website.

(4) Certify in writing, on invoices or receipts provided, that the Paper Products and Printing and Writing Paper offered or sold to the City are eligible to be labeled with an unqualified recyclable label as defined in 16 Code of Federal Regulations (CFR) Section 260.12 (2013).

(5) Provide records to the City's recordkeeping designee of all Paper Products and Printing and Writing Paper purchases within thirty (30) days of the purchase (both recycled-content and non-recycled content, if any is purchased) made by any division or department or employee of the City. Records shall include a copy (electronic or paper) of the invoice or other documentation of purchase, written certifications as required in Sections 308.150(a)(3) and 308.150(a)(4) for recycled-content purchases, purchaser name, quantity purchased, date purchased, and recycled content (including products that contain none), and if non-recycled content Paper Products or Printing and Writing Papers are provided, include a description of why Recycled-Content Paper Products or Printing and Writing Papers were not provided.

(6) Maintain records required by 308.150(a)(5) for five (5) years.

(B) Definitions

(1) "Paper Products" include, but are not limited to, paper janitorial supplies, cartons, wrapping, packaging, file folders, hanging files, corrugated boxes, tissue, and toweling, or as otherwise defined in 14 CCR Section 18982(a)(51).

(2) "Printing and Writing Papers" include, but are not limited to, copy, xerographic, watermark, cotton fiber, offset, forms, computer printout paper, white wove envelopes, manila envelopes, book paper, note pads, writing tablets, newsprint, and other uncoated writing papers, posters, index cards, calendars, brochures, reports, magazines, and publications, or as otherwise defined in 14 CCR Section 18982(a)(54).

(3) "Recycled-Content Paper" means Paper Products and Printing and

Writing Paper that consists of at least 30 percent, by fiber weight, postconsumer fiber, or as otherwise defined in 14 CCR Section 18982(a)(61).

SECTION 4. Notification of Intent to Comply. If the City encounters difficulty in timely implementation of this ordinance the City Manager is directed to submit a notification of intent to comply to CalRecycle in accordance with Public Resources Code Section 42652.5.

SECTION 5. CEQA Compliance. The adoption of this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(c)(3) which provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. Staff is directed to file a Notice of Exemption with the County Clerk.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 7. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 8. Effective Date. This ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

Passed, approved, and adopted this_____day of_____, 2021.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

AGREEMENT BETWEEN
THE CITY OF GARDENA
AND
LUMINATOR TECHNOLOGY GROUP, INC.

This contract, hereinafter referred to as "Agreement", is entered into by and between THE CITY OF GARDENA ("City") and Luminator Technology Group, Inc. ("Consultant"). Based on the mutual promises and covenants contained herein, the Parties hereto agree as follows:

1. Recitals.

A. City is desirous of obtaining camera system and installation services for GTrans vans and trolleys and as detailed within Exhibit A.

B. Consultant is qualified by virtue of experience, training, education and expertise to provide these services.

C. City has determined that the public interest, convenience and necessity require the execution of this Agreement.

2. Services.

A. The services to be performed by Consultant shall consist of the scope of services outlined in Scope of Work solicitation package, and any associated addendum, incorporated herein by reference, unless otherwise instructed by City.

B. The Services shall be performed in accordance with the Project Schedule. Consultant shall not be liable for any failure or delay in furnishing proposed services resulting from fire, explosion, flood, storm, Act of God, governmental acts, orders or regulations, hostilities, civil disturbances, strikes, labor difficulties, difficulty in obtaining parts, supplies, or shipping facilities, inability to obtain or delays in obtaining suitable material or facilities required for performance, temporary unavailability of qualified personnel, failure by City to provide appropriate access to equipment or personnel, or other causes beyond Consultant's reasonable control.

3. Additional Services. If City determines that additional services are required to be provided by Consultant in addition to the Services set forth above, City shall authorize Consultant to perform such additional services in writing ("Additional Services"). Such Additional Services shall be specifically described and approved by City in writing prior to the performance thereof. Consultant shall be compensated for such Additional Services in accordance with the amount agreed upon in writing by the Parties. No compensation shall be paid to Consultant for Additional Services which are not specifically approved by City in writing.

4. Agreement Administrator. For purposes of this Agreement, City designates Rachel Yoo as the Agreement Administrator who shall monitor Consultant's performance under this Agreement. All notices, invoices or other documents shall be addressed to the Agreement Administrator, as well as all substantive issues relating to this contract. City reserves the right to change this designation upon written notice to Consultant.

5. Consultant's Proposal. This Agreement shall include and incorporate therein Scope of Work solicitation package and Consultant's proposal in response incorporated herein by reference. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.

6. Timing of Performance. Time is of the essence with respect to Consultant's performance of the Services required by this Agreement. Consultant shall diligently and timely pursue and complete the performance of the Services required of it by this Agreement City, in its sole discretion, may extend the time for performance of

any Service.

7. Compensation. Compensation for the Services shall be billed as set forth in Attachment A, attached hereto. The Compensation is inclusive of all costs that may be incurred by Consultant in performance of the Services, including but not limited to such items as travel, copies, delivery charges, phone charges, and facsimile charges.

8. Term of Agreement/Termination.

A. This Agreement shall be effective as of the date of execution by the City and shall remain in effect until all Services are completed or until terminated as provided for herein.

B. City may terminate this Agreement without cause by providing written notice to Consultant not less than three days prior to an effective termination date. City's only obligation in the event of termination will be payment of fees and allowed expenses incurred up to and including the effective date of termination.

C. Unless for cause or a Force Majeure event, Consultant may not terminate this Agreement.

D. Upon receipt of a termination notice, Consultant shall: (1) promptly discontinue all Services, unless the notice directs otherwise; and (2) within thirty (30) days, deliver to City all files, data, reports, estimates, summaries, and such other information and materials as may have been accumulated or prepared to date by Consultant in performing the Services under this Agreement, whether completed or in progress. Consultant shall provide these documents by both hard copy and in electronic format if available. In the event of termination for other than cause attributable to Consultant, Consultant shall be entitled to reasonable compensation for the services it performs up to the date of termination and shall be deemed released from liability for any work assigned but not completed as of the effective date of termination.

9. Invoices and Payments.

A. Payment shall be made upon receipt and approval of invoices for Services rendered. In order for payment to be made, Consultant's invoice must include an itemization as to the services rendered, date(s) of service, direct and/or subcontract costs, and be submitted on an official letterhead or invoice with Consultant's name, address, and telephone number referenced.

B. The Agreement Administrator shall review the invoices to determine whether services performed and documents submitted are consistent with this Agreement. Payment shall be made within forty-five (45) days following receipt of the invoice or the Agreement Administrator shall provide Consultant with a written statement objecting to the charges and stating the reasons therefore. Notwithstanding the preceding sentence, City shall render payment for all non-contested charges.

C. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

10. Records/Audit.

A. Consultant shall be responsible for ensuring accuracy and propriety of all billings and shall maintain all supporting documentation for a minimum of three (3) years from the completion date of the Services under this agreement the following records:

1. All accounts and records, including personnel, property and financial, adequate to identify and account for all costs pertaining to this Agreement and assure proper accounting for all funds.

2. Records which establish that Consultant and any subconsultant who renders Services under this Agreement are in full compliance with the requirements of this Agreement and all federal, state and local laws and regulations.

3. Any mutually agreeable additional records deemed necessary by City to assume verification of full compliance with this Agreement.

B. City shall have the right to audit Consultant's invoices and all supporting documentation for purposes of compliance with this Agreement for a period of three years following the completion of Services under this Agreement.

C. Upon reasonable notice from City or any other governmental agency, Consultant shall cooperate fully with any audit of its billings conducted by, or of, City and shall permit access to its books, records and accounts as may be necessary to conduct such audits.

11. Successors and Assignment. This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

12. Change in Name, Ownership or Control. Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or subconsultant. Change of ownership or control of Consultant's firm may require an amendment to the Agreement.

13. Key Personnel. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall provide properly skilled professional and technical personnel to perform all services under this Agreement. In the event that City, in its sole discretion, at any time during the Agreement, desires the removal of any person or persons assigned by Consultant to perform Services pursuant to this Agreement, Consultant shall immediately comply with any such request, subject to compliance with applicable state and federal law and any relevant rules and regulations promulgated thereunder.

14. Use of Materials.

A. City shall make available to Consultant such materials from its files as may be required by Consultant to perform Services under this Agreement. Such materials shall remain the property of City while in Consultant's possession. Upon termination of this Agreement and payment of outstanding invoices of Consultant, or completion of work under this Agreement, Consultant shall return to City any property of City in its possession and any calculations, notes, reports, electronic files, or other materials prepared by Consultant in the course of performance of this Agreement.

B. City may utilize any material prepared or work performed by Consultant pursuant to this Agreement, including computer software, in any manner, which City deems proper without additional compensation to Consultant. Consultant shall have no responsibility or liability for any revisions, changes, or corrections made by City, or any use or reuse pursuant to this paragraph unless Consultant accepts such responsibility in writing. Furthermore, City shall defend, indemnify and hold Consultant, its affiliates and each of their respective officers, directors, employees, affiliates, agents and customers (each an "Indemnified Party") harmless from and against any and all claims, losses, liabilities, damages, costs and expenses (including attorneys' fees) arising from or related to this Section 14.b.

15. Confidentiality. Employees of Consultant in the course of their duties may have access to documents containing copyrighted, confidential, trade secrets, financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this

Agreement. Moreover, Consultant will indemnify and hold the City harmless from and against all losses and damages resulting from any unauthorized or improper disclosure, dissemination or use of the information as a result, in whole or in part, of Consultant's action or inaction.

16. Nonuse of Intellectual Property of Third Parties. Consultant shall not use, disclose or copy any intellectual property of any third parties in connection with work carried out under this Agreement, except for intellectual property for which Consultant has a license. Consultant shall indemnify and hold City harmless against all claims raised against City based upon allegations that Consultant has wrongfully used intellectual property of others in performing work for City, or that City has wrongfully used intellectual property developed by Consultant pursuant to this Agreement.

17. Ownership of Work Product. All documents or other information created, developed, or received by Consultant shall, for purposes of copyright law, be deemed worked made for hire for City by Consultant and shall be the sole property of City. Consultant shall provide City with copies of these items upon demand, and in any event, upon termination of this Agreement.

18. Legal Requirements.

A. Consultant shall secure and maintain all licenses or permits required by law, including a City business license, and shall comply with all ordinances, laws, orders, rules, and regulations pertaining to the work.

B. Consultant warrants it fully complies with all laws regarding employment of aliens and others, and that all of its employees performing services hereunder meet the citizenship or alien status requirements contained in federal and state statutes and regulations.

C. Consultant covenants that there shall be no discrimination based upon race, color, creed, religion, sex, marital status, age, handicap, national origin or ancestry, or any other category forbidden by law in performance of this Agreement.

19. Conflict of Interest and Reporting.

A. Consultant shall at all times avoid conflicts of interest or the appearance of a conflict of interest in the performance of this Agreement. If required, Consultant shall comply with the City's Conflict of Interest reporting requirements. Consultant understands that pursuant to Gardena Municipal Code sections 2.24.020H and 2.24.025G, it is forbidden to make any contribution to a candidate or committee of a candidate for a municipal office of the City, or to an officeholder, until the completion of services to be performed under this Agreement.

B. Consultant and its representatives shall refrain from lobbying City of Gardena officials, employees and representatives for the duration of this Agreement.

20. Guarantee and Warranty. Consultant warrants to City that the material, analysis, data, programs and Services to be delivered or rendered hereunder will be of the kind and quality designated and will be performed by qualified personnel. Without waiver of City's other rights or remedies, City may require Consultant to re-perform any of said services, which were not performed in accordance with these standards as evident by a failed audit event as may be mutually agreed upon. Consultant shall perform the remedial services at its sole expense to the extent that the failure are caused by a manufacturing or design defect, negligent failure to warn, negligent installation, or negligent Service with respect to products manufactured by Consultant and supplied under this Agreement.

21. Insurance.

A. Commencement of Work. Consultant shall not commence work under this Agreement until it has obtained City approved insurance. Before beginning work hereunder, during the entire period of this Agreement, for any extensions hereto, and for periods after the end of this Agreement as may be indicated

below, Consultant must have and maintain in place all of the insurance coverage required in this Section. Consultant's insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Section and Consultant shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Consultant's insurance may cover all subcontractors.

B. Insurance Company Requirements. All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers admitted to do business in the State of California. Insurers shall have a current Best's rating of not less than A-: VII, unless otherwise approved by City.

C. Coverage, Limits and Policy Requirements. Consultant shall maintain the types of coverage and limits indicated below:

1. Commercial General Liability Insurance - a policy for occurrence coverage for bodily injury, personal injury and property damage, including all coverage provided by and to the extent afforded by Insurance Services Office Form CG 2010 ed. 10/93 or 11/85, with no special limitations affecting City. The limit for all coverage under this policy shall be no less than one million dollars ($1,000,000.00) per occurrence.

2. General Auto Liability Insurance - a policy including all coverage provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93, including hired and non-owned autos with no special limitations affecting City. The limit for bodily injury and property damage liability shall be no less than one million dollars ($1,000,000.00) per accident.

3. Worker's Compensation and Employer's Liability Insurance - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to City.

4. Professional Errors & Omissions - a policy with minimum limits of one million dollars ($1,000,000.00) per claim and aggregate. This policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled until thirty (30) days written notice, unless cancelled for non-payment, then ten (10) calendar days notice shall be given, is mailed to City.

5. Policy Requirements. The policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

a. The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy.

b. The insurer shall agree to provide City with thirty (30) days prior written notice, of any cancellation, non-renewal or material change in coverage, unless cancelled for non-payment, then ten (10) calendar days notice shall be given.

c. For any claims with respect to the Services covered by this Agreement, Consultant's insurance coverage shall be primary insurance as respects the City, its elected and appointed officers, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its elected and appointed officers, employees, agents and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

D. Additional Requirements. The procuring of such required policies of insurance shall not be construed to limit Consultant's liability hereunder or to fulfill the indemnification provisions and requirements

of this Agreement. There shall be no recourse against City for payment of premiums or other amounts with respect thereto. City shall notify Consultant in writing of changes in the insurance requirements. If Consultant does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within sixty (60) days of receipt of such notice, Consultant shall be deemed in default hereunder.

E. Deductibles. Any deductible or self-insured retention over $25,000 per occurrence must be declared to and approved by City. Any deductible exceeding an amount acceptable to City shall be subject to the following changes: either the insurer shall eliminate or reduce such deductibles or self-insured retentions with respect to City, its officers, employees, agents and volunteers (with additional premium, if any, to be paid by Consultant); or Consultant shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration and defense expenses.

F. Verification of Compliance. Consultant shall furnish City with original policies or certificates and endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, Consultant shall deliver to City a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Consultant shall provide full copies of any requested policies to City within three (3) days of any such request by City.

G. Termination for Lack of Required Coverage. If Consultant, for any reason, fails to have in place, at all times during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Consultant's expense and/or terminate this Agreement.

22. Indemnity.

A. Consultant shall defend, indemnify, and hold harmless the City, including its officials, officers, employees, and agents from and against all claims, suits, or causes of action for injury to any person or damage to any property arising out of any intentional or negligent acts or errors or omissions to act by Consultant or its agents, officers, employees, subcontractors, or independent contractor, in the performance of its obligations pursuant to this Agreement. Consultant has no obligation to indemnify and hold the City harmless for damages caused by: (i) The City's fault or legal expenses incurred by the City in defending itself against suits seeking damages caused by the City's fault or (ii) any product modification not authorized in writing by Consultant. The City may retain counsel but at the City's expense. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. This indemnity shall not apply if the claim arises out of the sole negligence or willful misconduct of City, its officers, agents, employees or volunteers.

B. The City will indemnify and hold Consultant harmless from third party damages that Consultant becomes legally obligated to pay related to bodily injury or damage to real or tangible personal property to the extent that the damages are caused by the City's (a) misuse or negligent use of the product; and /or (b) use of the product in a manner or environment, or for any purposes, for which Consultant did not design it, or in violation of Consultant's recommendations or instructions. Consultant may retain counsel at Consultant's expense.

C. No official, employee, agent or volunteer of City shall be personally liable for any default or liability under this Agreement.

D. The above obligations are conditional on the indemnified party providing the indemnifying party prompt written notice of the claim after receiving notice of it, allowing the indemnifying party the option

to control defense and disposition of the claim, and reasonably cooperating with the indemnifying party in the defense. The indemnifying party will not be responsible for any compromise made without its consent,

23. Consequential Damages

A. Neither party shall be liable hereunder for special or consequential losses or damages of any kind or nature whatsoever, including but not limited to lost profits, lost records or data, lost savings, loss of use of facility or equipment, loss by reason of facility shut-down or non-operation or increased expense of operations, or other costs, charges, penalties, or liquidated damages, regardless of whether arising from breach of contract, warranty, tort, strict liability or otherwise, even if advised of the possibility of such loss or damage, or if such loss or damage could have been reasonably foreseen.

B. Neither party's liability shall be limited by this Section with respect to claims arising from breach of the confidentiality obligations of this Agreement or arising from such party's infringement or misappropriation of the other party's intellectual property rights.

24. Independent Contractor. Consultant agrees to furnish consulting services in the capacity of an independent contractor and neither Consultant nor any of its employees shall be considered to be an employee or agent of City.

25. Force Majeure. In the event performance of this Agreement, or any obligation hereunder, is either directly or indirectly prevented, restricted, or interfered with by reason of fire, flood, earthquake or like acts of God, wars, revolution, civil commotion, explosion, pandemic's, acts of public enemy, embargo, acts of the government in its sovereign capacity, labor difficulties, including without limitation, strikes, slowdowns, picketing, or boycotts, unavailability of equipment, parts and/or materials from vendor, price changes of greater than 5% for equipment, parts and/or materials, changes requested by City, or any other circumstances beyond the reasonable control and without the fault or negligence of the Party affected, the Party affected, upon giving prompt notice to the other Party, shall be excused from such performance on a day-to-day basis to the extent of such prevention, restriction, or interference (and the other Party shall likewise be excused from performance of its obligations on a day-to-day basis until the delay, restriction or interference has ceased); provided however, that the Party so affected shall use diligent efforts to avoid or remove such causes of non-performance and both Parties shall proceed whenever such causes are removed or cease.

26. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

27. Notices. Any notice or communication given under this Agreement shall be effective when deposited, postage prepaid, with the United States Postal Service and addressed to the contracting parties. Name, address, telephone and facsimile numbers of the parties are as follows:

City of Gardena – GTrans
Attn: Rachel Yoo
13999 S. Western Avenue
Gardena, California, 90249
Email: ryoo@gardenabus.com

Luminator Technology Group, Inc.
Attn: Derek White
900 Klein Road
Plano, Texas, 75074
Email: Derek.White@luminator.com

Either party may change the information to which notice, or communication is to be sent by providing advance written notice to the other party.

28. Severability. If any provision of this Agreement shall be held illegal, invalid, or unenforceable, in whole or in part, such provision shall be modified to the minimum extent necessary to make it legal, valid, and enforceable, and the legality, validity, and enforceability of the remaining provisions shall not be affected thereby.

29. Jurisdiction and Venue. This Agreement shall be deemed a contract under the laws of the State of California and for all purposes shall be interpreted in accordance with such laws. Both parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought hereunder shall be Los Angeles County, California.

30. Waiver. No delay or failure by either Party to exercise or enforce at any time any right or provision of this Agreement shall be considered a waiver thereof or of such Party's right thereafter to exercise or enforce each and every right and provision of this Agreement. To be valid a waiver shall be in writing but need not be supported by consideration. No single waiver shall constitute a continuing or subsequent waiver.

31. Entire Agreement.

A. This writing contains the entire agreement of the Parties relating to the subject matter hereof; and the Parties have made no agreements, representations, or warranties either written or oral relating to the subject matter hereof which are not set forth herein. Except as provided herein, this Agreement may not be modified or altered without formal amendment thereto.

B. Notwithstanding the foregoing, and to realize the purpose of this Agreement, the Agreement Administrator may issue a written modification to the Scope of Work, if this modification will not require a change to any other term of this Agreement.

32. Joint Drafting. Each party acknowledges that it has had an adequate opportunity to review each and every provision in this Agreement and to submit the same to counsel and other consultants for review and comment and that the parties jointly drafted this Agreement. No provision of this Agreement or any Assignment shall be construed more strictly against one party than the other party by reason that one or the other party proposed, drafted or modified such provision or any other existing or proposed provision.

33. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 6250 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 6254.7, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

34. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

35. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

36. Attorney's Fees. In the event that legal action is necessary to enforce the provisions of this Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recover attorney's fees and court costs from the opposing party.

IN WITNESS WHEREOF, the parties have hereunto affixed their names as of the day and year written below.

CITY OF GARDENA

By _____
Tasha Cerda
Mayor

Date _____

ACCEPTED: LUMINATOR TECHNOLOGY GROUP

By Charles R Miller

Date 11/04/2021

APPROVED AS TO FORM:

_____
Carmen Vasquez
City Attorney

EXHIBIT A:

CITY OF GARDENA
SCOPE OF WORK: PURCHASE OF SURVEILLANCE CAMERA SYSTEM FOR TROLLEYS AND SPECIAL TRANSIT VEHICLES

TECHNICAL SPECIFICATIONS

SECTION 1. INTRODUCTION AND OVERVIEW

1.1 Introduction

GTrans is a department of the City of Gardena that provides public transit services to the City of Gardena and surrounding communities located in the South Bay region of Los Angeles County and operates approximately 70 revenue vehicles. Transit service is generally operated between 5:00 a.m. and 10:00 p.m. seven days a week. GTrans' fixed route transit operations are conducted from one (1) facility located at 13999 Western Avenue, Gardena, CA, 90249. GTrans fleet consists of Luminator's MRH and 4K bus security camera system.

The following specifications are for the purchase, design, installation, and warranty of a Bus Security Camera System comprised of fixed onboard cameras and digital video recorders (DVRs) with removable storage.

This Scope of Work (SOW) is issued to generate proposals from Luminator Inc. ("Luminator") to provide, install, and maintain a bus security camera system on GTrans' vehicle.

Luminator shall provide pricing options for:

- Pricing shall be based on individual vehicle types and not a group price
- On-board equipment, installation, and warranty of additional on-board camera systems

Technical specifications provided below are divided into four main sections:

- On-Board System – includes cameras, DVRs, GPS units, microphones, battery backups, ODC, cabling, buttons, etc.
- Central System – including mSET/ViM video management system
- Wireless Communication System – The elements shall be linked to the mSET/ViM video management system provided by Luminator. Luminator is not responsible for facility network routing and any facility network configuration shall be done by City IT.
- Services – includes design, engineering, installation, testing, training, and parts warranty

1.2 Project Overview

- GTrans envisions an onboard video and audio surveillance system for its Trolleys, Special Transit Vans, and Special Transit Cutaway vehicles that shall integrate secure Onboard Systems with central video management, maintenance, and archiving functionality. These elements shall be linked by a wireless communications system at its facility to its current Central System\ViM\mSET provided by Luminator.
- Luminator shall supply parts replacement warranty for a period of two (2) years from vehicle installation acceptance for all equipment supplied in response to this SOW.

SECTION 2. GENERAL SPECIFICATIONS

2.1 General Technical Requirements

1. All purchased equipment, components, and assemblies furnished under these requirements shall be new and warrantied equipment shall be certified.
2. All purchased equipment furnished under these requirements shall be designed for use in the transit industry, with specific attention to ergonomics, reliability, vandal resistance, efficiency, and safety for passengers, operators, maintenance personnel and other system users.
3. All purchased equipment furnished under these requirements shall be the latest model in current production and shall conform to quality workmanship standards and use materials consistent with transit industry requirements.
4. Luminator shall bring all tools necessary to perform installation while on-site.
5. Luminator will provide detailed work order for installation performed while on-site, including all on-board system and wireless communications to ensure the vehicle is in working order.
6. All warrantied equipment sent out for repairs shall include a detailed work order and repair/replacement time within seven (7) business days upon receipt of equipment.
7. All repaired or remanufactured equipment shall come with a warranty.
8. All visits shall be scheduled, and best efforts shall be made to adhere to schedule.

2.2 Onboard Systems

2.2.1 General Requirements

1. The onboard components of the system for each vehicle type may include but is not limited to:
    a) Cameras
    b) Digital Video Recorder (DVR), including a Central Processor
    c) Removable Storage Media
    d) Audio Microphone integrated into camera housing or external
    e) Event Tagging Button
    f) Vehicle Positioning System (GPS)
    g) G-force (inertial), 3-axis sensor
    h) Wireless communications equipment for connection to the Central System and mobile devices
    i) Visual Status Indicator
    j) Interfaces to external metadata
    k) On-Board Display Controller
    l) Cabling
    m) Display monitors
    n) All necessary ancillary equipment, enclosures and wiring necessary to meet the requirements specified in these Technical Specifications.
2. The Onboard System shall receive and digitally record video from the onboard cameras onto removable media in the DVR.
3. The Onboard System and the Wireless Communication System shall facilitate data exchange between onboard and central components of the System, including but not limited to surveillance video, audio, commands, configuration data, status messages, and alarms.
4. The Onboard System shall record video and audio continuously while the transit coach is powered on.
5. The Onboard System shall record video and audio continuously for a user configurable time after the coach is turned off.

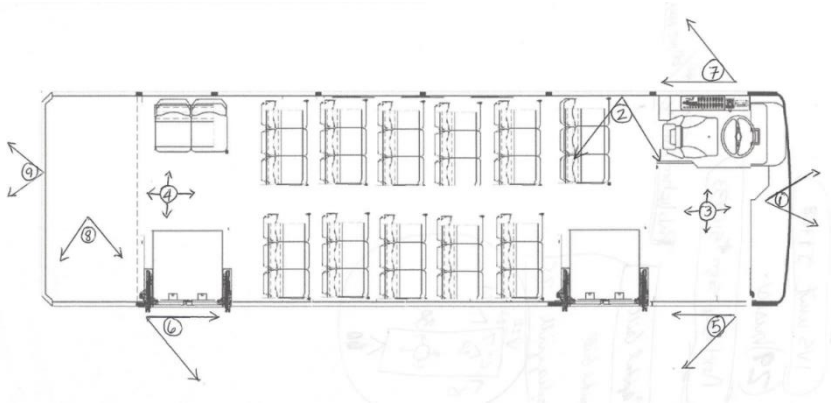
6. The Onboard System shall not create any electrical interference with the operation of the transit coach or with any other onboard equipment or components.
7. Onboard System equipment shall be identified by a part number and/or serial number, permanently and legibly affixed directly to the surface of the unit.
8. It shall be the responsibility of Luminator Inc. to properly locate and install/uninstall all vehicle equipment.

2.2.2 Camera Coverage

1. The positioning of the cameras, described in Exhibit 2-1, Exhibit 2-2, Exhibit 2-3 shall maximize the camera coverage for the purposes of meeting the operational objectives as well as for evidentiary and prosecution purposes.

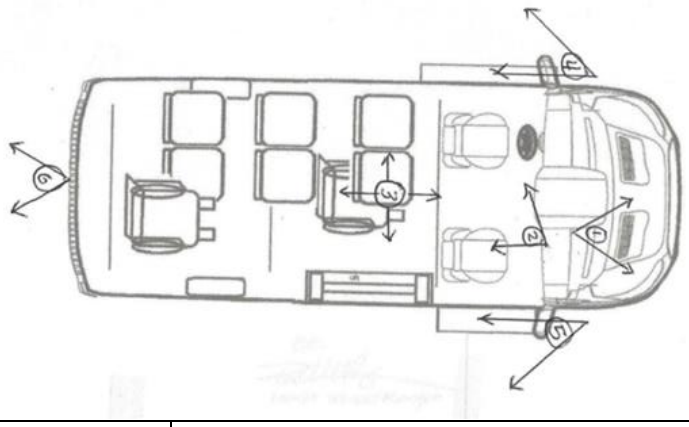
2. As a minimum, camera views shall cover the following areas of interest:
   a) Interior – farebox area and front door
   b) Interior – front to rear
   c) Interior – rear door
   d) Interior – facing forward out from windshield
   e) Interior – farebox and operator area
   f) Exterior – curb side – mounted in front facing rear
   g) Exterior – street side – mounted in front facing rear
   h) Exterior – rear of bus

Exhibit 2-1 (Trolley)



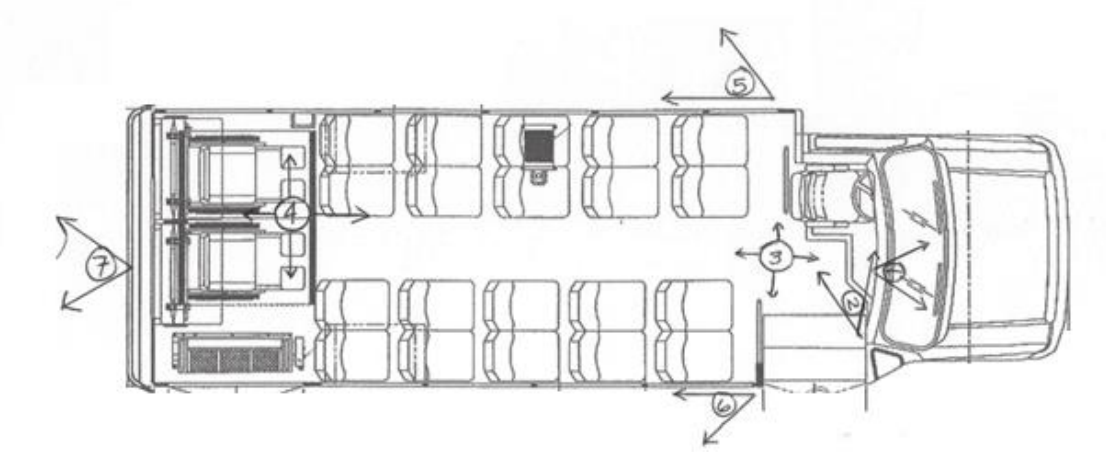
Camera #	Part Number	Description
Cam1	4KCF2115	Forward Facing
Cam2	HDCDIR115	Front Entrance Door
Cam3	HDC360IR	Front Center Aisle
Cam4	HDC360IR	Rear Center Aisle
Cam5	HDCW1IR	Curb Side Front to Rear Exterior
Cam6	HDCW1IR	Curb Side Rear to Front Exterior
Cam7	HDCW1IR	Street Side Front to Rear
Cam8	HDCDIR115	Rear Exterior Gate Exit
Cam9	HDCTD130	Rear Facing Exterior

Exhibit 2-2 (Special Transit Van)



Camera #	Part No.	Description
Cam1	HDCDF100	Forward Facing
Cam2	HDCDIR115	Driver
Cam3	HDC360IR	Center Location
Cam4	HDCW1IR100	Exterior Street Side Front to Back
Cam5	HDCW1IR100	Exterior Curb Side Front to Back
Cam6	HDCTD130	Exterior Rear

Exhibit 2-2 (Special Transit Cutaway)



Camera #	Part Number	Description
Cam1	HDCDF100	Forward Facing
Cam2	HDCDIR115	Driver/Farebox
Cam3	HDC360IR	Front Center Aisle
Cam4	HDC360IR	Rear Center Aisle
Cam5	HDCW1IR	Street Side Front to Rear Exterior
Cam6	HDCW1IR	Curb Side Front to Rear Exterior
Cam7	HDCW1IR	Rear Facing Exterior

2.2.3 Audio Microphones

1. The Onboard System shall provide audio recording functionality to cover the areas in direct proximity to:
    a) The operator/farebox
    b) The rear door
2. The audio microphones provided shall be capable of passenger-operator voice communications
3. The audio microphones shall input to the onboard DVR.

2.2.4 Event Tagging Button

1. The System shall include an Event Tagging Button for Operator-initiated event tagging.
2. The Event Tagging Button shall be physically and functionally separate from the existing covert operator Silent Alarm.
3. The Event Tagging Button shall be located on the operator instrument panel (left side) and within easy reach of the operator in a normal sitting position.
4. Activation of the Event Tagging Button shall write-protect a configurable time interval of the associated video, activate Enhanced Operation camera mode, and provide a marker to facilitate searching video for the tagged event.
5. The default programmable time interval to write-protect video shall be set to six (6) minutes (three [3] minutes before and three [3] minutes after the time when the event tagging button is activated). It shall be possible to change these parameters through software configuration.

2.2.5 Global Positioning System (GPS) Device

1. The System shall include GPS integration to synchronize video playback with vehicle location and speed.
2. System software shall display precise location of a bus on a map, including street name, while simultaneously providing video footage.
3. GPS data and associated vehicle ID information shall be available to end users through the Central System to support operational analysis, investigations, training issues, maintenance, and calibration, and other functions.

2.2.6 G-Force Sensor

1. The Onboard System shall include a configurable three-dimensional (three [3] axis) G-force sensor generating an output signal proportional to G-forces on the vehicle.
2. The purpose of the G-force sensor shall be to write-protect (tag) a programmable time interval of video and to provide a marker to facilitate searching of video associated with sudden vehicle maneuvers that exceed the G-force threshold.
3. The G-force sensor shall be used to automatically tag recorded video with sudden vehicle movements.
4. The programmable time interval to write-protect G-force tagged video shall be configurable by GTrans. The default interval shall be set to two (2) minutes (one [1] minute before and one [1] minute after the time when the G-force threshold was exceeded.
5. The sensor G-force threshold to activate event tagging shall be configurable between a range of plus/minus 1g to plus/minus 6g, to permit calibration to minimize false alarms.
6. G-Force data and associated vehicle ID information shall be available to end users through the Central System to support operational analysis, investigations, training issues, maintenance and calibration, and other functions.

2.2.7 Visual Status Indicator

1. The Onboard System shall include a visual status indicator near the operator's instrument panel. The indicator should not be obvious to passengers at any time. The final location is to be approved

by GTrans.
2. The visual status indicator shall comprise an LED display that shall indicate if the Onboard System is fully operational or if a set of predefined conditions exist that shall indicate to the operator that the Onboard System is not fully operational. These conditions shall include failures in any of the onboard cameras and DVR.
3. Preferably, the visual status indicator shall also indicate if there is a detected degradation in the quality of any of the cameras due to vandalism (i.e., hairspray, paint, gum, or other visual obstructions interfering with image capture).

2.2.8 Built-in wireless

1. The DVR shall be furnished with built-in Wi-Fi and shall provide transit personnel with remote access to playback video for incident investigation.

SECTION 3. IMPLEMENTATION SERVICES

Luminator shall perform implementation services related to the engineering, design, and installation of the system, as described in this section.

3.1 Engineering and Design

1. Luminator shall provide all design and engineering services necessary to design and construct a complete and fully operational System in accordance with these Technical Specifications.
2. Luminator shall undertake and document all design processes and design elements necessary to implement the complete System.

3.1 Installation

1. Luminator shall provide sufficient resources and installation crews to complete installation
2. Following installation and testing of individual system components, Luminator shall integrate all hardware and software components into a fully functional system. Luminator is expected to apply structured processes for various integration activities including troubleshooting and fault diagnosis, system configuration, and initialization of operations.

SECTION 4. USE OF FACILITY

4.1 Access to Facility

1. Luminator will be required to notify GTrans prior to gaining access to GTrans facility
2. All visitors will be required to check in upon arrival at the GTrans facility to obtain a visitor's badge and safety vest.
3. Luminator will adhere to any policy set forth by GTrans while on GTrans property.

4.2 Workspace

1. GTrans will provide reasonable workspace accommodations for system repairs.

4.3 Care of Premises

1. Luminator shall maintain its premises on GTrans property in a reasonably neat and orderly condition. Upon completion of the project, Luminator shall remove all surplus materials, and rubbish of every kind from the site of the Luminator's work on GTrans property.

4.4 Discipline and Order

1. Luminator shall enforce discipline and good order among its employees at all times and shall not employ on the work anyone not skilled in the task assigned to the individual(s).
2. Luminator shall comply with all known safety and security policies of GTrans.

4.5 Noise Control

1. Luminator shall comply with all applicable federal, state, and local laws, ordinances, and regulations

regarding noise control. All equipment shall comply with pertinent equipment noise standards of the United States Environmental Protection Agency (US EPA).

4.6 Integrated Testing

1. Luminator shall work cooperatively with GTrans, and with other system vendors to perform integrated testing of the System as coordinated by GTrans. Best efforts shall be made to work with vendor system and integration.

4.7 Cooperation

1. Luminator shall cooperate with GTrans in scheduling and coordinating the Luminator's work on GTrans property with the work and operations of GTrans. GTrans shall make every effort to accommodate the Luminator's testing activities however Luminator agrees that GTrans operations activities shall have a priority over Luminator activities. GTrans activities may necessitate cessation of Luminator activities.

4.8 Hours of Work

1. Work on GTrans property and at GTrans facilities shall not disrupt normal operations and the transport of passengers. This includes maintenance, cleaning, and other off-hour activities.
2. Installation, demolition and testing activities may be performed during normal work hours, provided those activities are non-disruptive.
3. Regular work hours for Luminator should be Sunday to Saturday from 8 a.m. to 10 p.m. unless otherwise discussed and approved by GTrans.
4. Installation, diagnostics, demolition activities that require after regular work hours will need to be discussed with and approved by GTrans on case by case with at-least a 72-hour notice.

SECTION 5. TESTING AND ACCEPTANCE

5.1 General Requirements

1. Vehicle Acceptance testing shall be carried out for the testing and acceptance of the Onboard System installed on each vehicle.
2. The complete Onboard System shall be tested on each vehicle type for its compliance with all technical, functional, environmental, installation, and ergonomic requirements and specifications of the system.
3. Upon successful completion of any test, Luminator shall prepare and submit within two (2) weeks a report summarizing the results with relevant test records appended. All such test reports must be signed by GTrans witnesses to the tests.

SECTION 6. WARRANTY

6.1 General Warranty Requirements

1. Luminator shall offer a standard warranty period for all new system components
2. Luminator shall offer an extended warranty period beyond the standard warranty for all new system components through end of the second year.
3. Luminator shall offer an option price on an additional (3) year period for warranty support for all system components in years three, four, and five.
4. Luminator shall warrant that it has reviewed and evaluated all information furnished by GTrans and

has made all inquiries necessary such that Luminator is fully aware of GTrans business requirements and intended uses of system, as set forth or referenced in the SOW
5. Luminator shall warrant that the system satisfies the foregoing requirements in all material respects and shall be fit for such intended uses.
6. Luminator shall warrant that the design, materials, construction, software, and workmanship of the equipment shall reflect the intended use of the equipment as critical tool for GTrans operator training and safety.
7. Luminator shall warrant that equipment and software is (1) free from defects in design, material and workmanship, and (2) functions properly and in conformity with this Scope of Work.
8. Luminator shall warrant that the documentation provided shall completely and accurately reflect the operation and maintenance of the equipment and software and provide GTrans with all information necessary to maintain the system.
9. Luminator shall warrant that its employees, agents, and sub-contractors assigned to perform services under this scope of work shall have the proper skill, training, and background to perform in a competent and
professional manner and that all work shall be so performed.
10. During the warranty period, Luminator shall, at no cost to GTrans, furnish such materials, equipment, software, documentation, services, and incidentals as are necessary to maintain the system in accordance with the warranty.
11. Luminator shall provide any software upgrades, fixes, updates, or version changes at no cost to GTrans during the warranty period.
13. In addition to the foregoing warranties, Luminator shall assign to GTrans, and shall have the benefit of, any and all sub-contractors and equipment supplier warranties and representations with respect to the deliverables provided.
14. In its agreements with sub-contractors and equipment suppliers, Luminator shall require that such parties: (1) consent to the assignment of such warranties and representations to; (2) agree that such warranties and representations shall be enforceable by GTrans in its own name; and (3) furnish documentation on the applicable warranties to GTrans.
15. Luminator shall warrant that GTrans shall acquire permanent title to all equipment and non-proprietary software provided under the Contract, free and clear of all liens and encumbrances.
16. Luminator shall warrant that, it has good title to the system and its components and the right to sell to GTrans, free of any proprietary rights of any manufacturer (if Luminator is not the manufacturer) or other party, and free of any lien or encumbrance, except for proprietary rights of third parties relating to any third-party software incorporated by Luminator into the products.
17. Luminator shall warrant that all installation work and all system hardware furnished by Luminator including but not limited to all such work and system hardware provided by Luminator or other suppliers or manufacturers, shall be of good quality and free of any defects or faulty materials and workmanship for the warranty period.
18. Luminator shall warrant that, during the warranty period, all installation work and system hardware and software shall perform according to the Technical Specifications.
19. It is recognized that the original manufacturer or suppliers' warranties may expire before the end of the Warranty Period. Luminator shall therefore provide extended warranties for all such products or equipment (software and hardware) and shall assume full responsibility for replacement or repair for the duration of the Warranty Period, the full cost of which shall be included in the Contract Price.
20. All warranties and guarantees of vendors, manufacturers, and suppliers with respect to any such work and system hardware shall be obtained by Luminator for the benefit of GTrans regardless of whether or not such warranties and guarantees have been assigned or transferred to GTrans by separate agreement. Luminator shall fully enforce such warranties and guarantees on behalf of GTrans.
21. GTrans shall operate the system hardware and software in accordance with Luminator's specific

instructions in order to maintain all warranties. However, Luminator shall hold harmless and shall be responsible for repairing any damage from GTrans' improper operation of any system hardware or software resulting from Luminator's failure to provide adequate or correct training and/or complete operating manuals, software manuals, electrical drawings, complete computer program documentation, and other documents required to be furnished as identified within these specifications.
22. Any necessary documentation, training materials, or drawings resulting from changes or modifications to the System as a result of Warranty service shall be provided to GTrans at no additional cost.

6.2 Warranty Support

1. Luminator shall arrange for support to be available the following areas
    a) On-Board System Failures
    b) On-Board Communication Failures
    c) Server Application Software Issues
2. If Luminator does not respond within the agreed response timeframe, or is not able to provide the needed support, Luminator shall provide supplementary support in accordance with an agreed escalation procedure. The escalation procedure can initially involve telephone support but must culminate in Luminator providing on-site support if needed. The proposal must define the proposed support escalation procedure.

6.3 Repair or Replacement of Faulty Components

1. During the warranty period, Luminator shall repair or replace any faulty components, with the cost included in the warranty price.

6.4 System-wide Replacement

6.5 Warranty Obligations

6.5.1 Hardware Warranty

1. Replacement units shall be fully tested and certified compliant with the original part.

6.5.2 Software Warranty

1. Luminator shall develop, test, provide and install all applicable software "patches" or updates that become necessary to remedy software faults or "bugs" identified during the Warranty Period, in accordance with the Contract.
2. During the Warranty Period, Luminator shall provide at no additional cost to GTrans all version updates, software patches and error corrections available for the software provided under the Contract.

6.5.3 Enforcement of Warranty

1. If Luminator fails to perform any of the warranty repairs required within the times set forth in this section, GTrans may, at its option, correct any malfunction giving rise to the need for the warranty repair.
2. If GTrans makes such repairs, Luminator shall pay to GTrans within thirty days of request for payment, all reasonable costs associated with the repair, including but not limited to, GTrans staff time, equipment, and any
attorney's fees for collection of the cost of the warranty repair.

6.5.4 Warranty Maintenance Records

1. During the life of the warranty agreement, Luminator shall maintain warranty maintenance records of services provided. As a minimum, records shall include:
    a) Date and time of maintenance service.
    b) Description of maintenance service.
    c) Description of vendor performed diagnostics.
    d) Date and time of corrective measures taken.
    e) Description of corrective measures taken; including on-site arrival date and time; and
    f) Date and time of problem resolution or system restoration (in the event of service interruption).
2. Warranty maintenance records shall also log the attributes of Luminator initiated maintenance services such as equipment recalls or software upgrades.

3. Warranty maintenance records shall be provided to GTrans upon request.

SECTION 7. DOCUMENTATION REQUIREMENTS

7.1 General Requirements

1. Upon acceptance, Luminator shall provide system documentation comprising testing documentation, operation documentation, maintenance documentation, and training manuals.
2. The documents shall be complete, accurate, up-to-date, and shall contain only that information that pertains to MRH and 4K recording systems.
3. All documentation shall be in English and shall utilize English measurements.
4. Each volume shall have a binder (stiff cover and spine) and drawings shall be protected by clear plastic to withstand frequent handling. The binding arrangement shall permit the manual to be laid flat when opened.
5. Document paper and binding shall be suitable for frequent handling in a technical reference, training, or shop environment.
6. All pages of the documentation shall carry a title, version number and issue date, and shall contain a complete subject index.
7. Electronic copies of all documentation shall be provided in native and PDF electronic formats on DVD.
8. Luminator shall include one (1) week in its schedule for review of submissions, and shall include the necessary time and resources to modify the documentation to incorporate comments from GTrans.
9. Equipment installation drawings shall be prepared in Visio or AutoCAD, and supplied in native as well as PDF format on DVD as well as hard copies.
10. Electrical and electronic drawings shall be supplied to show engineering changes made to any component or module up to the end of the warranty period of the system supplied.
11. Documentation shall require re-issues if any change or modification is made to the equipment proposed to be supplied. Luminator may re-issue individual sheets or portions of the documentation that are affected by the change or modification. Each re-issue or revision shall carry the same title as the original, with a change in version number and issue date.

7.2 Design Documentation

7.2.1 Operation and Maintenance Documentation

1. The operation and maintenance documentation shall be comprised of the Operation and Maintenance (O&M) Manuals, User Manuals and System Administration Manuals.
2. Luminator shall deliver complete sets of O&M Manuals as defined in the Pricing Schedules; (1) complete, reproducible, and unbound version of each manual shall also be provided for MRH and 4K systems.
3. The O&M Manuals shall be a detailed presentation of all Onboard Systems and shall include illustrations where applicable. For each onboard unit, it shall include, but shall not be limited to:
    a) General description
    b) Functional descriptions
    c) Functional block diagram
    d) Operating instructions
    e) Maintenance and repair procedures
    f) Test procedures
    g) Parts list
5. Each type of maintenance manual shall contain but not be limited to:
    a) Description of operation including start-up, shutdown, and emergency procedures
    b) Troubleshooting procedures
    c) Preventive maintenance procedures and program
    d) Diagnostic procedures
    e) List of DVR, ODC, camera, and HDD error codes and definitions

f) List of software used to diagnose components
g) Configurations needed to communicate with components for troubleshooting
h) On-board System and Wireless Communication System configurations

6. Luminator shall provide a parts list for all equipment supplied. The parts list shall identify the manufacturer(s) and model/part number.

LUMINATOR TECHNOLOGY GROUP

Quotation Number: A-181196F

Date: 10/29/2021
Payment Terms: Progress Billed Contract
Shipping Terms: FOB Origin
Sales Contact: Martin Frazier
Project Information: Trolley & Special Transit 4K System - Gardena

Bill To: City of Gardena, dba: GTrans
Minesh Chauhan
1700 W 162nd St
Gardena CA 90247-3732

Tel: 310-965-8870
Fax / Email:

(2) Trolleys:

	Line	Qty	Model	Description	Unit Price	Ext. Price
	1	2	RR-HDR4K16W	RoadRunner 4K Resolution 16 Camera Mobile Recorder, RsM™ Software, Power Cable, Accelerometer, Event Switch, Heater, with Embedded WiFi/GPS Module (Removable Storage Drive and RR-A2WGPS-15 Antenna Required, Sold Separately)	$5,540.00	$11,080.00
	2	2	RR-HDD4	RoadRunner HD Removable Hard Disk Drive, 4TB	$320.00	$640.00
	3	2	RR-HDR-INSTALL-H	RR-HDR Standard Installation Kit with Heater	$80.00	$160.00
	4	2	RR-A2WGPS-15	Antenna, WiFi/WiFi/GPS, 15Ft	$176.00	$352.00
	5	2	RR-4KCF2115	RoadRunner 4K Camera - Compact Forward-Facing Interior Ultra High Definition, Day/Night, Color, 115° FoV	$775.00	$1,550.00
	6	4	RR-HDC360IR	RoadRunner HD Camera - 360 Degree, with IR Illumination	$671.00	$2,684.00
	7	4	RR-HDCDIR115	RoadRunner HD Camera, Vandal Resistant, Dome w/ IR Illumination, 2.8 mm, FoV: 112° (H), 61° (V)	$335.00	$1,340.00
	8	2	RR-HDCTD130	Camera, Tapered Dome, HD, 132x72 FoV	$335.00	$670.00
	9	6	RR-HDCW1IR100	RoadRunner HD Camera, Vandal Resistant, Wedge w/ IR Illumination, 3.3 mm, FoV: 101° (H), 55° (V), Heater	$351.00	$2,106.00
	10	18	RR-HDICCA	RoadRunner HD Interface Camera Cables, Video, Power and Audio (Specify: 10', 15', 20', 25', 35', 45', 55', 65', 75')	$28.00	$504.00
	11	2	RR-HDDLCD80	RoadRunner HD System Display, 8" LCD Display Monitor w/ Controller	$959.00	$1,918.00
	12	2	009-0263-015	Cable, HDMI, Standard, 28awg, Black, 15'	$22.00	$44.00
*	13	4	RR-HDM2i	RoadRunner HD Surface Mount Microphone with Gain Control, Cable not included	Included	Included
*	14	2	009-0138-015	CABLE, MIC, SINGLE, RR-HD, 15'	Included	Included
*	15	2	009-0138-020	CABLE, MIC, SINGLE, RR-HD, 20'	Included	Included
*	16	2	009-0139-001	Cable, Audio Splitter Adapter, RR-HD, 8"	Included	Included
					Equipment Subtotal:	$23,048.00
					Sales Tax (10.25%):	$2,362.42

mSET Vehicle Licenses:

Line	Qty	Model	Description	Unit Price	Ext. Price
17	2	mSET-H-L	mSET Software, Health Single-Vehicle License	$238.00	$476.00
18	2	mSET-SC-L	mSET Software, SmartClip Single-Vehicle License	$358.00	$716.00
19	2	mSET-SV-L	mSET Software, Streaming Video Single-Vehicle License	$238.00	$476.00
				Subtotal:	$1,668.00

Installation Charges:

Line	Qty	Model	Description	Unit Price	Ext. Price
20	2	Service Installation	Installation per trolley	$1,500.00	$3,000.00
21	1	Service Installation Fee	Deployment fee & travel expenses - applies once per trip to install fewer than 20 vehicles.	$1,300.00	$1,300.00
				Subtotal:	$4,300.00

Trolley Total: $31,378.42

Cutaways:

22	1	RR-HDR4K08W	RoadRunner 4K Resolution 8 Camera Mobile Recorder, RsM™ Software, Power Cable, Accelerometer, Event Switch, Heater, with Embedded WiFi/GPS Module (Removable Storage Drive and RR-A2WGPS-15 Antenna Required, Sold Separately)	$3,946.00	$3,838.00
23	1	RR-HDD4	RoadRunner HD Removable Hard Disk Drive, 4TB	$323.00	$323.00
24	1	RR-HDR-INSTALL-H	RR-HDR Standard Installation Kit with Heater	$81.00	$81.00
25	1	RR-A2WGPS-15	Antenna, WiFi/WiFi/GPS, 15Ft	$176.00	$176.00
26	1	RR-HDCDF100	RoadRunner HD Camera, Forward Facing Dome w/ Mount, Black, 3.3 mm, FoV: 101° (H), 55° (V)	$419.00	$419.00
27	1	RR-HDCDIR115	RoadRunner HD Camera, Vandal Resistant, Dome w/ IR Illumination, 2.8 mm, FoV: 112° (H), 61° (V)	$338.00	$338.00
28	2	RR-HDC360IR	RoadRunner HD Camera - 360 Degree, with IR Illumination	$677.00	$1,354.00
29	2	RR-HDCW1IR100	RoadRunner HD Camera, Vandal Resistant, Wedge w/ IR Illumination, 3.3 mm, FoV: 101° (H), 55° (V), Heater	$354.00	$708.00
30	1	RR-HDCTD130	Camera, Tapered Dome, HD, 132x72 FoV	$338.00	$338.00
31	7	RR-HDICCA	RoadRunner HD Interface Camera Cables, Video, Power and Audio (Specify: 10', 15', 20', 25', 35', 45', 55', 65', 75')	$28.00	$196.00
* 32	2	RR-HDM2i	RoadRunner HD Surface Mount Microphone with Gain Control, Cable not included - Select either 009-0138-015 or 009-0138-020	Included	Included
* 33	1	009-0138-015	CABLE, MIC, SINGLE, RR-HD, 15'	Included	Included
* 34	1	009-0138-020	CABLE, MIC, SINGLE, RR-HD, 20'	Included	Included
* 35	1	009-0139-001	Cable, Audio Splitter Adapter, RR-HD, 8"	Included	Included
				Subtotal:	$7,771.00
				Sales Tax (10.25%):	$796.53

mSET Vehicle Licenses:

36	1	mSET-H-L	mSET Software, Health Single-Vehicle License	$238.00	$238.00
37	1	mSET-SC-L	mSET Software, SmartClip Single-Vehicle License	$358.00	$358.00
38	1	mSET-SV-L	mSET Software, Streaming Video Single-Vehicle License	$238.00	$238.00
				Subtotal:	$834.00

Installation:

39	1	Service Installation	Installation of listed system	$1,059.00	$1,059.00
40	1	Service Installation Fee	Deployment fee & travel expenses - applies once per trip to install fewer than 20 vehicles.	$1,300.00	$1,300.00
				Subtotal:	$2,359.00

Cutaway Total: **$11,760.53**

(2) Dodge Vans:

41	2	RR-HDR4K08W	RoadRunner 4K Resolution 8 Camera Mobile Recorder, RsM™ Software, Power Cable, Accelerometer, Event Switch, Heater, with Embedded WiFi/GPS Module (Removable Storage Drive and RR-A2WGPS-15 Antenna Required, Sold Separately)	$3,946.00	$7,892.00
42	2	RR-HDD4	RoadRunner HD Removable Hard Disk Drive, 4TB	$320.00	$640.00
43	2	RR-HDR-INSTALL-H	RR-HDR Standard Installation Kit with Heater	$80.00	$160.00
44	2	RR-A2WGPS-15	Antenna, WiFi/WiFi/GPS, 15Ft	$176.00	$352.00
45	2	RR-HDCDF100	RoadRunner HD Camera, Forward Facing Dome w/ Mount, Black, 3.3 mm, FoV: 101° (H), 55° (V)	$415.00	$830.00
46	2	RR-HDC360IR	RoadRunner HD Camera - 360 Degree, with IR Illumination	$671.00	$1,342.00
47	2	RR-HDCDIR115	RoadRunner HD Camera, Vandal Resistant, Dome w/ IR Illumination, 2.8 mm, FoV: 112° (H), 61° (V)	$335.00	$670.00
48	4	RR-HDCW1IR100	RoadRunner HD Camera, Vandal Resistant, Wedge w/ IR Illumination, 3.3 mm, FoV: 101° (H), 55° (V), Heater	$351.00	$1,404.00
49	2	RR-HDCTD130	Camera, Tapered Dome, HD, 132x72 FoV	$335.00	$670.00
50	2	RR-HDICCA15	RoadRunner HD Interface Camera Cables, Video, Power and Audio, 15'	$28.00	$56.00
51	4	RR-HDICCA10	RoadRunner HD Interface Camera Cables, Video, Power and Audio, 10'	$28.00	$112.00
52	6	RR-HDICCA15	RoadRunner HD Interface Camera Cables, Video, Power and Audio, 15'	$28.00	$168.00
53	2	RR-HDICCA20	RoadRunner HD Interface Camera Cables, Video, Power and Audio, 20'	$28.00	$56.00
54	4	RR-HDM2i	RoadRunner HD Surface Mount Microphone with Gain Control, Cable not included - Select either 009-0138-015 or 009-0138-020	Included	Included
55	2	009-0138-010	CABLE, MIC, SINGLE, RR-HD, 10'	Included	Included
56	2	009-0138-015	CABLE, MIC, SINGLE, RR-HD, 15'	Included	Included
57	2	009-0139-001	Cable, Audio Splitter Adapter, RR-HD, 8"	Included	Included
				Subtotal:	$14,352.00
				Sales Tax (10.25%):	$1,471.08

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Tel: 972-424-6511
www.luminator.com

mSET Licenses:

58	2	mSET-H-L	mSET Software, Health Single-Vehicle License	$238.00	$476.00
59	2	mSET-SC-L	mSET Software, SmartClip Single-Vehicle License	$358.00	$716.00
60	2	mSET-SV-L	mSET Software, Streaming Video Single-Vehicle License	$238.00	$476.00
				Subtotal:	$1,668.00

Installation:

61	2	Service Installation	Installation of listed system	$775.00	$1,550.00
62	1	Service Installation Fee	Deployment fee & travel expenses -- applies once per trip to install fewer than 20 vehicles	$1,300.00	$1,300.00
				Subtotal:	$2,850.00

Dodge Vans Total: $20,341.08

Spare Parts:

Line	Qty	Model	Description	Unit Price	Ext. Price
63	2	RR-HDD4	RoadRunner HD Removable Hard Disk Drive, 4TB	$320.00	$640.00
64	1	RR-HDC360IR	RoadRunner HD Camera - 360 Degree, with IR Illumination	$671.00	$671.00
65	1	RR-HDCDIR115	RoadRunner HD Camera, Vandal Resistant, Dome w/ IR Illumination, 2.8 mm, FoV: 112° (H), 61° (V)	$335.00	$335.00
66	1	RR-HDCTD130	Camera, Tapered Dome, HD, 132x72 FoV	$335.00	$335.00
67	1	RR-HDCW1IR100	RoadRunner HD Camera, Vandal Resistant, Wedge w/ IR Illumination, 3.3 mm, FoV: 101° (H), 55° (V), Heater	$351.00	$351.00
68	1	RR-HDCDF100	RoadRunner HD Camera, Forward Facing Dome w/ Mount, Black, 3.3 mm, FoV: 101° (H), 55° (V)	$415.00	$415.00
				Subtotal:	$2,747.00
				Sales Tax (10.25%):	$281.57

Spares Total: $3,028.57

* Please note: Due to global supply chain shortage of the audio codec component our quote excludes audio-equipped cameras. External microphones are included at no additional charge until availability of audio codec resumes.

Please submit orders to order.na@luminator.com, referencing the quotation number provided.
All prices in are US dollars; prices and terms are valid for 30 days. Freight charges, installation charges and taxes (if applicable) are additional and may not be included in this quotation.
All returns are subject to a 20% re-stocking fee.

Standard Terms and Conditions of Sale: https://luminator.com/images/Supplier_Documents_-_North_America/GENERAL_T_C_SALE_V1.1_2021.pdf
Warranty and Repair Service Information: https://luminator.com/images/Supplier_Documents_-_North_America/LUMINATOR_WARRANTY_V1.2_2021.pdf

Luminator Technology Group, Inc.
Tel: 972-424-6511
www.luminator.com

GENERAL TERMS AND CONDITIONS OF SALE, NORTH AMERICA

EFFECTIVE DATE: APRIL 1, 2021

GENERAL, INTERPRETATION AND COMPLETENESS: This contract is deemed made in the state of Seller's principal place of business and shall be interpreted under the Uniform Commercial Code and other laws of said state in force at the date of contract. Products are sold only on the terms contained in this document. Different or additional terms, previously or hereafter proposed by Buyer, are not agreed to by Seller. This contract contains the final and entire agreement between Seller and Buyer and no understandings, representations, agreements, modifications, alterations or additions shall be effective unless in writing and signed by Seller and Buyer. These General Terms and Conditions of Sale are not valid under GSA Contract purchases.

TITLE, RISK OF LOSS AND INSURANCE: Title to each shipment of the products sold hereunder and risk of loss thereon passes to Buyer when such products are delivered by Seller or its agent to a common carrier or licensed trucker consigned to Buyer, or his agent, but they remain subject to Seller's rights of stoppage in transit and of reclamation. If a strike, embargo, governmental action or any other cause beyond Seller's control prevents shipment or delivery to Buyer or his Agent, or if shipping instructions for any shipment are not received before shipment date, or if payment is to be made on or before delivery, title and risk of loss passes as soon as the shipment has been set aside by Seller and invoiced to Buyer (subject to Seller's rights as an unpaid Seller), payment shall be made in accordance with invoice as though the products had been delivered and accepted by Buyer and the Seller shall be under no duty to carry insurance thereafter.

PRICES AND TERMS: All prices quoted are F.O.B. point of shipment and Seller's standard terms of net 30 days after shipment, subject to the approval of its credit department. On all invoices not paid by maturity date, Seller reserves the right to charge a service fee from the maturity date of said invoice at the maximum lawful interest rate permitted by law, or such lower rate as Seller, in its sole discretion may determine. Pro-rata payments shall become due as shipments are made. If Buyer delays shipment or delivery, seller reserves the right to bill upon the date of originally scheduled shipment date and payment shall become due based upon the date of which Seller is prepared to make shipment. Buyer shall be liable for the price of all products substantially conforming to the contract, not-withstanding that Buyer may not have accepted, or may have revoked acceptance of same Seller may, at any time and from time to time, in its sole discretion, limit or cancel the credit of Buyer as to time and amount and as a consequence, may demand payment in cash before shipment of any unfilled portion of this contract and failure of Buyer to make any such payment within 10 days after demand shall constitute an event of default under this contract. Approval of credit for one or more shipments or contracts shall not be deemed a waiver of the provisions of this paragraph. Buyer hereby represents to Seller that is now solvent and agrees that each acceptance of delivery of the products sold hereunder shall constitute reaffirmation of this representation at such time. For any overdue payments, buyer shall pay, in addition to the overdue payment, any collection, attorneys' fees and court costs incurred in connection with collection.

SALES AND SIMILAR TAXES: Unless otherwise stated, the Seller's prices do not include sales, use, excise or similar taxes. Consequently, in addition to the prices specified herein, the Buyer hereunder shall pay the amount of any applicable present or future sales, use, excise or other similar tax applicable to the sale of the products.

DELIVERY: Seller shall not be liable for any default, delay or reduction in performance or inability to perform occasioned by any cause beyond its control or beyond the control of its suppliers or contractors, including, but not limited to strike, embargo, governmental action or inability to obtain materials. If performance by Seller is delayed by reason thereof, time for performance shall be extended for a period of time equal to the duration of such cause. If as a result of any such cause, Seller is unable to perform this contract in whole or in part, then to the extent that it is unable to perform the contract shall be deemed terminated without liability to either party, but shall remain in effect as to the unaffected portion thereof, if any.

CLAIMS:
(a) Buyer shall be conclusively deemed to have accepted any product sold hereunder, and he shall be barred from any remedy except as set forth in paragraph "Warranty" including but not limited to, his right to cancel, reject or claim damages for breach of this contract (1) in the case of all claims except a latent defect 14 days after invoice or shipment date whichever is later or (2) in case of a latent defect 30 days after invoice or shipment date or (3) in any event when the product shall have been altered from its original state.
(b) If within the periods of time specified in subparagraph (a) Buyer notifies Seller in writing sent by certified mail of a claimed breach of this contract then (1) Buyer shall together with such notice of such claimed breach offer Seller in writing prompt opportunity to examine the product and the failure to so offer or to afford adequate opportunity for examination by Seller constitutes acceptance and waiver of all claims for breach (2) if Seller determines such claim to be valid, it may within a reasonable time (I) at Sellers option either repair or replace nonconforming part, parts or product or (II) in the case of any product

sold under this contract which remains undelivered on the date of delivery Seller may deliver such product and such actions shall be accepted by Buyer as full performance of this contract.

SEVERABILITY OF BREACH: Any defect in quality, delay in delivery or non-delivery shall affect only the particular shipment so defective or delayed or not delivered and shall not affect the balance of this contract or any other contract. Any shipment not in dispute shall be paid for on the due date, as provided in this contract, without offset, defense or counterclaim and regardless of any controversy relating to any other shipment or undelivered product.

DEFAULT BY BUYER: If Buyer fails, with or without cause, to furnish Seller with specifications and/or instructions for, or refuses to accept deliveries of any product herein sold, or is otherwise in default under or breaches or repudiates this or any other contract with Seller or fails to pay when due any invoice under said contract, all of the foregoing being known as events or event of default, then in addition to any and all other remedies which Seller may have hereunder or by law Seller without notice (1) may invoice and declare due and payable all undelivered products, whether finished or unfinished, under this or any other contract with Seller and/or (2) may defer shipment and delivery hereunder and under any other contract until such event (2) of default is (are) removed and/or (3) may cancel any undelivered portion of this and/or any other contract in whole or in part (Buyer remaining liable for damages including but not limited to the difference between the resale price of such undelivered portion and the contract price thereof) and/or (4) may declare forthwith due and payable all outstanding invoices of Buyer under this or any other contract and/or (5) may at any time and from time to time sell all or any products of Buyer or products held for Buyer for the account of Buyer at public or private sales, Buyer is to be responsible for the costs and expenses of such sale and for any deficiency, Seller accounting to Buyer for any excess (Seller having the right to become buyer of such products at any such sale) and/or (6) Seller may take possession of any products Buyer has failed or refused to receive with the right to hold or sell same as above provided.

WARRANTY: SELLER HEREBY EXPRESSLY, EXCLUDES ALL EXPENSES AND IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS OR OTHERWISE, except such warranties as are set forth in this paragraph below ANY COMPONENT SUPPLIED BY PARTIES OVER WHOM SELLER HAS NO CONTROL AS TO THE QUALITY OF THE MANUFACTURE IS HEREBY EXPRESSLY EXCLUDED FROM ALL EXPRESS AND IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS OR OTHERWISE, except as set forth in the express written warranty of the supplier of such component. For complete warranty information, please refer to: WARRANTY TERMS AND CONDITIONS, RETURN, AND REPAIR INFORMATION

SERVICE WARRANTY: Seller warrants and represents that any services performed by Seller or by an authorized subcontractor or agent of Seller pursuant to this Agreement shall be performed on a professional basis, consistent with the best practices in the industry, in compliance with all applicable federal, state and local laws, rules and regulations, and in a diligent, workmanlike, and expeditious manner. Seller represents and warrants that all Seller employees, personnel, agents, or subcontractors performing services shall be trained, experienced, professional, and where applicable, licensed, certified and bonded to perform the services and shall comply with all applicable federal and state laws in the performance of services. SERVICE WARRANTY SPECIFIC TO RENEW AIR TREATMENT COMPONENTS: In addition to the requirements herein, any services associated with air treatment components, including but not limited to: installation, service, maintenance, adjustment and calibration must be performed by Seller, or a Grignard Pure Certified Installer. Buyer indemnifies Seller and assumes all risk and liability associated with non-conformance of this clause.

LIMITATION OF PROCEEDINGS: No action of any kind may be commenced against Seller more than one (1) year from the date Buyer's claim or cause of action against Seller first arose.

WAIVER: Waiver by Seller of a breach by Buyer of any provision of this contract shall not be deemed a waiver of future compliance therewith and such provision as well as all other provisions hereunder shall remain in full force and effect.

DAMAGES: Seller's liability shall in no event except in the case of non-delivery exceed the cost of repairing or replacing such part, parts or products or the amount of the purchase price paid with respect to the product on which the claim for damage is based, whichever is lesser (Buyer is to return to Seller any product with regard to which Buyer receives the amount of the purchase price paid) in the case of non-delivery Seller's liability shall not exceed the difference if any between the contract price and the market price on the contract day of delivery of the product to be delivered.

SELLER IN NO EVENT SHALL HAVE ANY LIABILITY WHATSOEVER FOR PAYMENT OF INCIDENTAL, CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES, INCLUDING BUT NOT LMITED TO DAMAGES FOR LOSS OF PROFIT OR DAMAGES RESULTING FROM PERSONAL INJURY OR DEATH OR DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY, INCLUDING BUT NOT LIMITED TO ANY PRODUCT SOLD HEREUNDER.

900 Klein Road – Plano, TX 75074
Tel: 972.424.6511; Fax: 972.663.0767
www.luminator.com

WARRANTY TERMS AND CONDITIONS, RETURN, AND REPAIR INFORMATION

EFFECTIVE DATE: APRIL 1, 2021

This Warranty Terms and Conditions, Return and Repair Information ("Warranty Document") sets forth the warranties provided by Luminator Technology Group, Inc. ("Luminator") to its customers with respect to the products listed below ("Products"). By accepting delivery of a Product, You ("Customer") agree to be bound by and accept all the terms and conditions in this Warranty Document.

Luminator products are manufactured in accordance with high quality standards, and when used in the manner intended, have a limited warranty against defects in material or workmanship for the following warranty periods:

Product / Solution Type:	**Duration and type (parts and labor):**
Destination Display (All excluding Mobilite)	Six (6) Years* / Aftermarket Three (3) Years
Voice Announcement System and Infotainment System	Three (3) Years*
On-board Video Security System	Two (2) Years
Air Treatment Components[i]	Two (2) Years
Stationary Passenger Information Display	One (1) Year
Next-Stop Display	One (1) Year
Destination Display (Mobilite)	One (1) Year

**Removal and replacement labor is included in the warranty for this item*[ii]

The warranty period commences on the date equipment is shipped from Luminator's facility. During the warranty period, at its discretion, Luminator's obligation will be limited to repair or replacement, without charge, of any Product proven to be defective in material or workmanship. Customer is responsible for all freight charges to Luminator's facility and will returned pre-paid by Luminator. Repair of a defective Product is contingent upon availability of replacement parts. If replacement parts are not available, Luminator will, at its option replace the equipment with a comparable product.

INSTRUCTIONS FOR OBTAINING REPAIR OR RETURN SERVICE:

1. All goods must be returned with a valid SRO number.
    - To request authorization:
        - Call technical support at: 888-288-8721
        - Visit luminator.zendesk.com
        - Or email: support.na@luminator.com
    - Please be prepared to provide the following information:
        - Your name, company or agency name, telephone number, email and physical shipping address
        - Part or model number of the product
        - Serial number and quantity of each product
        - Description of the defect or repair requested
    - Luminator will either advise Customer that warranty service shall be provided at the location of the Product or provide shipping instructions for repair or replacement.
2. Package your return carefully, using the original boxes and packaging material if possible. Luminator is not responsible for damage to a product during transit or product lost in transit.
3. Label the outside of the box with the SRO number obtained.
4. Ship the package freight pre-paid to:
   Luminator Technology Group
   Attn: SRO #____
   900 Klein Road
   Plano, TX 75074

If your repair is urgent, use expedited freight. Repairs sent via overnight shipping will be returned via overnight shipping.
NOTE: Customer may still incur repair and/or replacement costs due to damage or misuse for Products covered under a valid warranty. Customer may also incur a charge if a Product is returned and found to be free of defects, including shipping charges. Unless otherwise noted above, the labor required for removal and replacement of warrantied equipment is not included or reimbursable under the standard warranty. To submit for reimbursement of labor, please consult with your local Luminator representative.

LIMITATION OF WARRANTY: This warranty covers normal use and does not cover damage arising from use of a Product in any application other than that for which the Product is intended, damage which occurs in shipment or failure which results from alteration, accident, misuse, neglect, voltage fluctuations, lightning, fire, water damage, (or other acts of nature), riots, faulty

installation or adjustment of controls, interfacing with non-standard or custom equipment, improper maintenance, or alteration, repair or service by anyone other than Luminator personnel or its authorized repair agents. This warranty also does not cover normal wear and tear of equipment, including, but not limited to broken connectors, broken or scratched housings or cases, frayed wires, etc. Equipment or devices that Luminator product is connected or mounted to is not covered under warranty and therefore Luminator is not responsible for malfunctions that might occur with the installation of such equipment or device. Any device or component supplied but not manufactured by Luminator is hereby expressly excluded from all implied warranties of merchantability, fitness or otherwise, except as set forth in the express written warranty of the supplier of such device or component. THE WARRANTIES SET FORTH IN THIS WARRANTY DOCUMENT ARE IN LIEU OF ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NONINFRINGEMENT, AND OF ANY OTHER SIMILAR OBLIGATION ON THE PART OF LUMINATOR.

LIMITATION OF LIABILITY: LUMINATOR SHALL IN NO EVENT HAVE OBLIGATIONS OR LIABILITIES TO CUSTOMER OR ANY OTHER PERSON FOR LOSS OF PROFITS, LOSS OF USE OR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR ANY OTHER THEORY OR FORM OF ACTION, EVEN IF LUMINATOR HAS BEEN ADVISED OF THE POSSIBILITY THEREOF, ARISING OUT OF OR IN CONNECTION WITH THE SALE, DELIVERY, USE, REPAIR OR PERFORMANCE OF THE PRODUCTS, OR ANY FAILURE OR DELAY IN CONNECTION WITH ANY OF THE FOREGOING. Without limiting the generality of the preceding sentence, Luminator shall not be liable for personal injury or property damage. In no event shall the liability of Luminator arising in connection with the Products exceed the actual amount paid by Customer to Luminator for the Products.

SERVICE WARRANTY: Seller warrants and represents that any services performed by Seller or by an authorized subcontractor or agent of Seller pursuant to this Agreement shall be performed on a professional basis, consistent with the best practices in the industry, in compliance with all applicable federal, state and local laws, rules and regulations, and in a diligent, workmanlike, and expeditious manner. Seller represents and warrants that all Seller employees, personnel, agents, or subcontractors performing services shall be trained, experienced, professional, and where applicable, licensed, certified and bonded to perform the services and shall comply with all applicable federal and state laws in the performance of services. SERVICE WARRANTY SPECIFIC TO RENEW AIR TREATMENT COMPONENTS: In addition to the requirements herein, any services associated with air treatment components, including but not limited to installation, service, maintenance, adjustment and calibration must be performed by Seller, or a Grignard Pure Certified Installer. Buyer indemnifies Seller and assumes all risk and liability associated with non-conformance of this clause.

MISCELLANEOUS: THIS WARRANTY DOCUMENT APPLIES (I) UNLESS CUSTOMER AND LUMINATOR HAVE SIGNED A SEPARATE PURCHASE AGREEMENT FOR THE PRODUCTS OR AN AGREEMENT TO LICENSE SOFTWARE ASSOCIATED WITH THE PRODUCTS, IN WHICH CASE SUCH AGREEMENT SHALL GOVERN AND SET FORTH THE APPLICABLE WARRANTIES. LUMINATOR WILL ONLY BE OBLIGATED TO HONOR ANY WARRANTY SET FORTH IN THIS WARRANTY DOCUMENT UPON RECEIPT OF FULL PAYMENT FOR THE PRODUCTS. This Warranty Document represents the entire agreement between Luminator and Customer relating to the subject matter hereof, and any prior agreements, promises, negotiations, or representations, whether oral or written, not expressly set forth herein are of no force and effect. This Warranty Document may not be altered, supplemented, or amended by the use of any other document(s), including an order for Products. Any attempt to alter, supplement or amend this document or to enter an order for Products that is subject to additional or altered terms and conditions will be null and void, unless otherwise agreed to in a written agreement signed by both Luminator and Customer. The warranties contained herein extend only to the original purchaser of the Products and no attempt to extend the warranties to any subsequent transferee of the Products shall be valid or enforceable without the express written consent of Luminator. Interpretation and enforcement of these terms and conditions shall be governed by the laws of the State of Delaware.

All returns may be subject to a 20% re-stocking fee. Please contact your local representative for extended warranty and on-site service options.

[i] Please refer to "GENERAL TERMS AND CONDITIONS OF SALE FOR GRIGNARD PURE™, NORTH AMERICA" for information regarding Grignard Pure™ product

[ii] Luminator will reimburse at a rate of $60 USD per hour for the labor rate of removal and replacement for Destination Displays (excluding Mobilite), Voice Announcement System and Infotainment Systems. Each component (Front, side, dash or rear display and / or operator system controller) will be reimbursed a total of 15 minutes for the removal and replacement. Labor costs will be credited to Buyer's account to be applied to future purchases of aftermarket parts/products and for non-warranty repairs. To obtain credit, Buyer must complete a "Labor Credit Request" form that is provided with the returned parts. Once completed mail the form with a copy of the packing slip to: Luminator Technology Group, 900 Klein Road - Plano, TX 75074.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 11.A
Section: DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES
Meeting Date: November 16, 2021

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

AGENDA TITLE: APPROVAL OF UPDATE TO GUIDELINES FOR THE CARES ACT PROGRAM FUNDING (CDBG-CV) RECEIVED FROM THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO ALLEVIATE THE NEGATIVE ECONOMIC IMPACTS OF COVID-19

COUNCIL ACTION REQUIRED:
Staff Recommendation: Approve Guideline Updates

RECOMMENDATION AND STAFF SUMMARY:

City staff is recommending guideline revisions to expand the pool of residents who are qualified to access the CARES Act funding. While the City has the latitude to ease its guidelines we must still adhere to the federal guidelines as specified by the US Department of Housing and Urban Development. The City cannot make exceptions to the federal guidelines, only the City guidelines.

The following changes were made to the City guidelines:

- Maximum grant amount increased from $500 to $3,000 – six months residential utility payment assistance and food assistance not to exceed $3,000
    - To assist a greater number of at need families in the community and foster economic recovery
- Reduced applicants household current gross annual income from 80% of the Los Angeles Median Income (LMI), adjusted for household size to 60% LMI.
    - Reducing the gross annual income requirement will create a greater pool of qualified residents.
- Authorize the City Manager, or his designee, to make exceptions to the City guidelines in cases of extreme circumstances
    - This gives the City the capability to make exceptions on a case by case basis for special circumstances

Staff therefore requests that the revisions to the guidelines be approved to expand the pool of qualified residents.

FINANCIAL IMPACT/COST:
None

ATTACHMENTS:

Utility Nutrition Assistance Program Guidelines 90121 DS.pdf

APPROVED:



_____

Clint Osorio, City Manager

City of Gardena

Residential Utility & Nutrition Assistance Program

GUIDELINES



Recreation and Human Services Department
1700 W. 162nd Street
Gardena, CA 90247
(310) 217-9574

November 16, 2021

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CITY OF GARDENA

RESIDENTIAL UTILITY & NUTRITION ASSISTANCE PROGRAM GUIDELINES

I. INTRODUCTION

The City of Gardena's COVID-19 Residential Utility and Nutrition Assistance Program provides financial assistance to low- and moderate-income residents with an emphasis on those negatively impacted by COVID-19. This program offers a one-time grant to residents for the payment of electricity, gas, water, and/or trash utilities. The program also offers eligible residents' access to groceries and essential need products. Utility payments will be made directly to utility providers on behalf of the qualified resident. Residents are not expected to pay back this assistance. Awards will be based on the availability of Community Development Block Grant (CDBG) and/or CARES Act CDBG-CV funds. Applicants will need to submit an online application and documentation to receive assistance.

The program is funded through CDBG and supplemental CARES Act CDBG-CV funds from the U.S. Department of Housing and Urban Development as eligible under Section 105(a) 17 of the Housing and Community Development Act of 1974. The City of Gardena's COVID-19 Residential Utility Assistance Program meets the national objective of benefiting persons or households of low- to moderate-income.

II. PROGRAM ADMINISTRATION

The City's Recreation and Human Services Department staff will serve as the primary contact for implementation of the program guidelines. The City will:

- Market the Program;
- Accept and process applications;
- Ensure applicants meet eligibility requirements;
- Recommend approval of grants;
- Ensure disbursement of grant funds;
- Maintain grant files and fiscal records for five years;

III. PROGRAM ASSISTANCE

Combined assistance for utility and nutrition assistance is limited to $3,000.00 per household. Therefore, if a household uses $2,000 for the payment of utilities, then only $1,000 is available for nutrition assistance. Likewise, if the household receives $1,000 in food pantry assistance, then only $2,000.00 will be available for utility assistance.

A. Utility Assistance

Utility assistance is limited to $3,000.00 per eligible household for the payment of trash, water, gas, and electric utilities. Payments will be issued based upon the "Current Charges" for that utility bill statement and not the "Total Amount" due. HUD requires applicants to provide no more than 6 months in utility bills for assistance and cannot exceed $3,000.00. Payment will be made directly to the utility provider such as Southern California Edison, Southern California Gas Company, Golden State Water Company and Waste Resources of Gardena.

B. Grocery Assistance

Grocery assistance will be provided to eligible households through the City of Gardena food pantry. Eligible households will be provided with nonperishable food items with a value not-to-exceed $3,000.00 per household.

IV. PROGRAM ELIGIBILITY

A. Eligible Applicants

Under federal regulations, use of CDBG funded activities must meet the national objective of benefit to low- and moderate ("low-mod") income benefit. For the purpose of this Program, the applicant must meet the following minimum requirements:

1. Applicant has been negatively impacted as a direct result of COVID-19; and
2. Applicant's 2020 income must show a reduction as compared to 2019 income as a direct result if COVID-19. If no reduction in income, the applicant will automatically be denied; and
3. Applicant's household current gross annual income must at or below 60% of the Los Angeles median income, adjusted for household size; and
4. Applicant's primary residence is in the City of Gardena's jurisdictional limits; and
5. Applicant submits a completed, signed application and all required support documentation (application may be signed electronically).

B. Low- And Moderate-Income Definition

Low- and moderate-income households for the purpose of this program must have a gross annual household income at or below that shown in the table below, as adjusted for household size.

2021 HUD INCOME LIMITS (60% of LMI)			
Household Size	Maximum Income	Household Size	Maximum Income
1	$49,680	5	$76,620
2	$56,760	6	$82,320
3	$63,840	7	$87,960
4	$70,920	8	$93,660
Source: U.S. Department of Housing and Urban Development. These income figures are subject to change annually (last updated: 4/02/2021).			

The projected annual gross income of the applicant's household will be used to determine whether it is within the income limits above. Income to be included are salaries and wages, disability and state unemployment benefits. Please refer to Attachment A, 24 CFR Part 5.609, for a guide on what incomes to count and what incomes are excluded.

C. Conflict of Interest

Applicants shall not be an employee, agent, consultant, officer or elected official or appointed official of the City who exercises or have exercised any function or responsibilities with respect to activities relating to this Program or who are in a position to participate in a decision-making process or gain inside information with regard to these activities, may obtain a financial interest or financial benefit from this Program, or the proceeds from such activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

V. APPLICATION PROCESSING

A. Program Marketing and Outreach

The City will conduct program marketing. Examples of marketing include media coverage with ads in local papers and distribution of marketing brochures to local chamber of commerce, and business networking organizations. Social media marketing will include Facebook, Instagram, and the City's website.

B. Application Documentation

The applicant will be required to submit an application with associated support documentation to prove the impact of the coronavirus on the household as well as to document the household current income. Application support documentation may include but it not limited to the following:

1. Copy of rental lease agreement (all pages).
2. Copy of up to 6 months of consecutive utility bills for all providers for which utility assistance is being requested. Utility bill(s) must be in the name of the applicant or other person listed as a household member and whose identification has been provided.
3. Evidence of COVID-19 impact including but not limited to EDD unemployment letter, layoff letter, etc.

AND For all persons in the household 18 years of age and older:

1. Valid California driver's license or identification card or other identification.
2. 2019 and 2020 federal income tax returns including all pages and support documents such as W-2, 1099.
3. 6 months of consecutive personal bank statements.
4. 12 months of consecutive business bank statements, if self-employed (all accounts).
5. Most recent 2 months of income documentation for all sources including wages (paystubs), unemployment, child support, social security, disability, pension, other income including retirement income.

C. Application Process

The City will accept applications on a first-come, first-serve basis until funding is exhausted.

D. Application Submittal – Applications can be found on our city website at: www.cityofgardena.org/CDBGCV. Submit the application and copies of all required supporting documentation: On-line to Foodpantry@cityofgardena.org **Applicant Confidentiality**

All personal financial information will be kept confidential. Program participant files with personal confidential information will be kept in locked secured storage units.

E. Dispute Resolution/Appeals Procedure

Any resident applying for a financial assistance grant through the CDBG program has the right to appeal if their application is denied. The appeal must be made in writing to the City. A written response to the appeal will be provided to the applicant by the City within 30 days of receipt of the applicant's appeal letter.

F. Exceptions / Special Circumstances

Exceptions are defined as any action which would depart from policy and procedures stated in the guidelines. The City reserves the right to make exceptions but must comply with federal program requirements for household assistance.

G. Approval and Disbursement of Funds

Once applicants are determined eligible, the Program Administrator will contact the household for execution of paperwork and subsequent disbursement of funds. Funds will be disbursed directly to the utility provider.

H. Equal Opportunity

This Program will be implemented in ways consistent with the City's commitment to state and federal equal opportunity laws. No person shall be excluded from participation in, denied the benefit of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG program funds on the basis of his or her religion, religious affiliation, age, race, color, ancestry, national origin, sex, marital status, familial status, physical or mental disability, sexual orientation, or other arbitrary cause.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.A
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: November 16, 2021

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

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6536, APPROVING ENVIRONMENTAL ASSESSMENT #10-21, SITE PLAN REVIEW #8-21, AND CONDITIONAL USE PERMIT #3-21 TO ALLOW A SOCCER FACILITY IN THE M-1 ZONE, AND REVOKING CONDITIONAL USE PERMIT #4-06 FOR A DEMOLITION AND HAULING BUSINESS THAT NO LONGER OCCURS ON THE PROPERTY.
APPLICANT: GS SPORTS, LLC (SEBASTIEN ABONNEL)
LOCATION: 1440 W. 139TH STREET (14000 HALLDALE AVENUE)

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker; and Adopt Resolution No. 6536

RECOMMENDATION AND STAFF SUMMARY:

Adopt Resolution No. 6536 upholding the Planning and Environmental Quality Commission's decision to approve a proposed soccer facility and revoke a conditional use permit that is no longer needed; and direct staff to file a notice of exemption for a Class 32 infill development project.

FINANCIAL IMPACT/COST:

ATTACHMENTS:

AGENDA STAFF REPORT - Lab 5.docx
ATTACHMENT A - CC Resolution No. 6536.pdf
ATTACHMENT B - PC Staff Report Packet and Presentation 101921.pdf
ATTACHMENT C - APPLICANT'S PRESENTATION LAB FIVE 111621.pdf

APPROVED:



_____
Clint Osorio, City Manager

City of Gardena

Gardena City Council Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 12.A
Section: DEPARTMENTAL ITEMS – COMMUNITY DEVELOPMENT
Meeting Date: Nov. 16, 2021

AGENDA STAFF REPORT

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6536, Upholding the Decision of the Planning Commission Approving Site Plan Review #8-21 and Conditional Use Permit #3-21 to Allow a Soccer Facility in the M-1 Zone with Tandem and Street Parking, and Revoking Conditional Use Permit #4-06 for a Demolition and Hauling Business that No Longer Exists on the Property, and Directing Staff to File a Notice of Exemption (Environmental Assessment #10-21) from CEQA for a Class 32 In-Fill Development Project.

APPLICANT: GS Sports, LLC (Sebastien Abonnel)
LOCATION: 1440 W. 139th Street (14000 Halldale Avenue)

RECOMMENDATION:

Staff respectfully recommends that Council:

1. Open the Public Hearing;

2. Receive testimony from the Public; and

3. Adopt Resolution No. 6536, Approving Environmental Assessment #10-21, Site Plan Review #8-21, and Conditional Use Permit #3-21 To Allow A Soccer Facility in the M-1 Zone with Tandem and Street Parking, and Revoking Conditional Use Permit #4-06 for a Demolition and Hauling Business that No Longer Occurs on the Property, and Directing Staff to File a Notice of Exemption (Environmental Assessment #10-21) for a Class 32 In-Fill Development.

BACKGROUND

Staff respectfully recommends that the City Council conduct a public hearing, receive testimony from the public and adopt Resolution No. 6536.

On June 1, 2021, the applicant, GS Sports, LLC, represented by Sebastien Abonnel, submitted an application to operate a 5-a-side soccer facility located at 1440 West 139th Street (14000 Halldale Avenue) (APN: 6102-020-021). The General Plan land use designation is Industrial, and the zoning is M-1 (Industrial).

On October 19, 2021, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral, and at the conclusion of the public hearing, adopted Resolution No. PC 13-21 approving the proposed project.

On October 26, 2021, at a regularly scheduled City Council meeting, Council Member Francis called the item for review.

The Planning Commission's staff report and resolution of approval are attached hereto to provide further detail on the project.

Project Description

Lab Five proposes a "5-a-side" soccer facility which utilizes smaller soccer fields and fewer players than conventional soccer fields. The proposed project is for seven 50-foot by 98-foot soccer fields using synthetic turf placed on top of the existing pavement. Each field will have low rebound walls, netting, and 20-foot-high light poles illuminated by eight LED down lights. The maximum height of the light fixtures will be approximately 23 feet. The facility will be open from 9 a.m. to 11 p.m. daily. After 10 p.m., only fields #1 to #4 will be used. Lab Five currently has soccer facilities in Pacoima and San Jose.

Lab Five will be using the existing building for office and operational uses and will be converting 878 square feet into an incidental café for patrons only. It will also reconstruct the existing restrooms to three new single-use occupancy accessible restrooms. The building includes an existing roof deck with an exterior staircase on the north side of the building. The storage building to the north of the office building will be demolished. At most, there will be three employees on-site at one time.

The project includes 40 on-site parking spaces consisting of 2 handicapped spaces, 8 compact tandem spaces, and 30 standard tandem spaces. A parking study was provided by Walker Consultants which analyzed the parking need, as well as potential on-street and off-site parking availability. The report identified adequate street parking to supplement the onsite parking. As this is an industrial area, street parking is not used by the adjacent businesses during the peak hours of the applicant's use. The applicant also proposes 11 bicycle parking spaces to help offset the need for vehicle parking, which is more than required by the Building Code. Existing onsite landscaping along 139th Street, Brighton Avenue, and Halldale will be maintained. New landscaping will be provided in the parking lot area and in the main walkway between fields.

Issues of Concern

Subsequent to the item being called for review, staff learned of a concern from the Council relating to the use of street parking and safety matters.

At the October 19, 2021 Planning and Environmental Commission, the applicant indicated there would be staff available to direct parking and assist with traffic control. The applicant explains there will be one person at the main entrance to control traffic on the property and avoid traffic issues on the street. This is the practice being used at the Pacoima facility during peak hours.

According to the Gardena Police Department, there have been only eight collisions in the past five years surrounding the subject property: six midblock collisions on 139th Street between Brighton Avenue and Halldale Avenue; one midblock collision on Halldale between 139th Street and 141st Street; and one midblock collision on Brighton Avenue between 139th Street and 141st Street. According to the Police Department, these numbers are not significant. According to Public Works, measures to reduce speed would have to be warranted through studies and could include speed-feedback signs, speed humps, enhanced lighting, painted crosswalks, and speed limit signs. A condition of approval is already included that allows the Community Development Director to impose further conditions or restrictions in the event noise, lighting or traffic nuisances or other public safety issues arise (Condition No. CUP8).

CONCLUSION

The project is allowed in the M-1 zone with a CUP and compatible with the surrounding neighborhood. Staff respectfully recommends that the City Council conduct a public hearing, receive testimony from the public, and uphold the Planning Commission's decision to approve the project.

Submitted by: John F. Signo, AICP, Senior Planner

ATTACHMENTS

Attachment A – Resolution No. 6536 with attachments

Attachment B – Planning Commission packet dated October 19, 2021, and staff PowerPoint Presentation

Attachment C – Applicant's Presentation for November 16, 2021

RESOLUTION NO. 6536

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING SITE PLAN REVIEW #8-21 AND CONDITIONAL USE PERMIT #3-21 TO OPERATE A SOCCER FACILITY IN THE M-1 (INDUSTRIAL) ZONE WITH TANDEM AND STREET PARKING, REVOKING CONDITIONAL USE PERMIT #4-06 TO OPERATE A DEMOLITION AND HAULING BUSINESS, AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION (ENVIRONMENTAL ASSESSMENT #10-21) FOR A CLASS 32 IN-FILL DEVELOPMENT

1440 WEST 139TH STREET (14000 HALLDALE AVENUE)
(APN: 6102-020-021)

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

SECTION 1. RECITALS.

A. On June 1, 2021, the applicant, GS Sports, LLC, represented by Sebastien Abonnel, submitted an application to operate a 5-a-side soccer facility located at 1440 West 139th Street (14000 Halldale Avenue) (APN: 6102-020-021);

B. The General Plan land use designation is Industrial, and the zoning is M-1 (Industrial);

C. The subject property is bounded by legal non-conforming residential uses to the north and west in the same block and also further to the east across Brighton Avenue, and industrial uses to the north, south, southeast, and west;

D. On October 7, 2021, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for October 19, 2021, at 7 PM;

E. On October 19, 2021, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral, and at the conclusion of the public hearing, adopted Resolution No. PC 13-21 approving the proposed project;

F. On October 26, 2021, at a regularly scheduled City Council meeting, Council Member Francis called the item for review;

G. On November 4, 2021, a public hearing was duly noticed for a virtual City Council meeting for November 16, 2021, at 7:30 PM;

H. On November 16, 2021, the City Council held a public hearing at which time it considered all material and evidence, whether written or oral; and

I. 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 Gardena Municipal Code.

SECTION 2. SITE PLAN REVIEW #8-21

Site Plan Review (#8-21) for the construction of seven 50-foot by 98-foot soccer fields with netting, lighting, and other accessory structures and related improvements, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are those on file at the Community Development Department dated May 28, 2021, attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

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

The purpose of the project is to provide a soccer facility in the City of Gardena. The use and physical design are consistent with the intent and general purpose of the general plan and provisions of the municipal code in that it provides a much needed recreational facility that does not significantly impact the surrounding area. The facility meets or exceeds the development standards for the M-1 zone in which the property is located.

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

The proposed use is for a recreational facility that would be more compatible to the surrounding nonconforming residences than many of the industrial uses permitted in the zone. The use is also compatible with surrounding industrial uses in that its peak operation occurs after most businesses have closed.

SECTION 3. CONDITIONAL USE PERMIT #3-21

Conditional Use Permit #3-21 for: 1) the operation of a new soccer facility per Section 18.46.030.C.9 of the Gardena Municipal Code (GMC); and 2) to permit parking that utilizes tandem and street parking per Section 18.40.080 of the GMC, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

The Zoning Ordinance of the GMC does not explicitly state whether a soccer facility such as the proposed use is allowed in any zoning district. Additionally, there are no uses listed in the M-1 (Industrial) zone which are similar to that of a soccer facility. Therefore, the proposal for a soccer facility is subject to GMC Section 18.46.030.C.9, which states, “uses which are not specifically listed which

in no way are detrimental to surrounding properties or uses permitted in the zone and which are not permitted as a similar use" require a conditional use permit (CUP). The GMC has been amended to allow tandem and street parking to be used to satisfy parking requirements when approved by a conditional use permit.

B. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The General Plan land use map designates the subject property as Industrial, which covers a wide variety of land uses and is implemented by the M-1 zone. The Industrial land use category is designed to provide for a wide variety of clean and environmentally friendly industries. Due to the need for a large open area to accommodate the soccer fields, the industrial area of the City is ideal for the proposed use. Allowing the operation of the soccer facility is consistent with the following goals of the City's General Plan:

> Economic Development Goal 3 – Attract desirable businesses to locate in the City.
>
> OS Goal 2 – Increase the City's supply and quality of parkland, open space, and recreational programs.
>
> Noise Goal 2 – Incorporate noise considerations into land use planning decisions.

Subject to the approval of the conditional use permit and the conditions of approval, the proposed use and tandem and street parking 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.

C. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

The proposed site can accommodate the soccer facility, including seven 5-a-side soccer fields, an office building with an ancillary cafe, and tandem parking. Nearby street parking is also available.

D. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;

The soccer facility does not propose any changes to roadways adjacent to or within the vicinity of the project site. The project site would continue to be accessed from

the driveway located on Halldale Avenue. Local streets and highways are adequate to accommodate the quantity of traffic generated by the soccer facility. No improvements to local streets and highways are necessary with implementation of the project.

E. That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.

Conditions have been included to reduce light and glare to neighbors, prevent noise impacts, provide for bicycle parking, and encourage alternative modes of transportation. Conditions will also require that barbed wire be removed from perimeter walls and that the new trash enclosure is made of solid block with a cover on top.

Additional findings relating to street parking, as summarized from the staff report:

A. There are circumstances related to the proposed use, operations, location, the surrounding uses, zone, infrastructure, or there are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.

The parking need was determined by a parking study as there is no requirement for this type of use listed in the Gardena Municipal Code. Peak hour need exceeds the amount of parking that can be placed onsite and still have room for the seven fields. As peak use occurs after the surrounding businesses close on weekdays, and these businesses are not open on weekends, there is ample street parking that is available adjacent to the facility. It is also noted that the property is irregularly shaped.

B. That the granting of the conditional use permit will not be in conflict with the policies of the General Plan of the City.

This issue is addressed above.

C. The proposed use and off-site parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.

Neither the use nor the off-site parking will be detrimental to surrounding properties. Conditions have been imposed to ensure compatibility of the use and there is adequate street parking that it will not interfere with parking needed for adjacent businesses or the legal non-conforming residences based on peak hour demands.

Additional findings relating to tandem parking as summarized from the staff report:

A. There are circumstances related to the proposed use, operations, location, unusual size or shape of the property, or are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.

As set forth above, the parking need was established by a parking study as this use is not addressed in the GMC. The property is irregularly shaped. Due to the nature of the use of teams coming and going at the same time, tandem parking is appropriate.

B. Tandem parking is not being used for retail or restaurant required parking. The tandem parking is for a soccer facility, not retail or restaurant parking.

C. The intended users of the tandem parking are the customers and employees of the tenant on the site. On multi-tenant properties, the applicant has demonstrated that the tandem parking is not being used (as tandem) by retail or restaurant establishments.

The soccer facility is a stand-alone use and tandem parking will only be used by employees and players of the facility.

D. That the allowance of the tandem parking is not in conflict with the policies of the General Plan.

Tandem parking allows more on-site parking to be available which promotes Land Use Policies 3.1 and 3.5 to provide adequate parking and Open Space Policy 1.6 of providing adequate parking for recreation facilities in the City.

E. Tandem parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.

The tandem parking will not have any impact on properties in the vicinity. A condition has been imposed to require a monitor for tandem parking if necessary.

SECTION 4. REVOCATION OF CONDITIONAL USE PERMIT #4-06

Pursuant to Section 18.46.050 of the GMC, a conditional use permit may be revoked for cause once written notice of the intention to revoke is delivered to the permittee at least 10 days before the hearing and written findings are made. The City Council finds that revocation is necessary because the conditionally permitted use for demotion and hauling no longer occurs on the subject property, and there cannot be two conditional use permits for different uses on the same property. As such, CUP #4-06 IS HEREBY REVOKED.

SECTION 5. CALIFORNIA ENVIROMENTAL QUALITY ACT FINDINGS.

The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to a Class 32 In-fill Development Projects exemption. As set forth in the attached Categorical Exemption Report, the project meets all of the criteria and is not subject to any of the exemptions to the exceptions.

Staff is hereby directed to file a Notice of Exemption for a Class 32 infill exemption.

SECTION 6. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7. CUSTODIAN OF RECORD.

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

SECTION 8. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 9. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of November 2021.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Development Plans
- Exhibit C: CEQA Class 32 Categorical Exemption Report

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #8-21 AND CONDITIONAL USE PERMIT #3-21

GENERAL CONDITIONS

GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.

GC 2. Applicant shall comply with all applicable written policies, resolutions, ordinances, and laws in effect at time of approval, or at time of permit applications. These conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 3. The approved resolution, including these conditions contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to building plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

GC 4. The site layout and physical appearance of the courts and existing structure shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on October 19, 2021 and modified by these conditions of approval. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.

GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.

GC 6. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #8-21 and Conditional Use Permit #3-21. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the

applicant/developer of any obligation under this condition, including the payment of attorney's fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #3-21 shall be utilized within a period not to exceed 12 months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a building permit.

CUP2. The hours of operation of the soccer center facility shall be limited to 9 a.m. until 11 p.m. daily.

CUP3. The parking lot shall remain open at all times during operating hours. A parking monitor shall be available as necessary to direct vehicles to park in tandem and assist with maneuvering. All onsite spaces shall be utilized to the extent feasible before vehicles are turned away from the parking lot. In the event the parking lot is full, vehicles shall be directed to park on the street where parking is available.

CUP4. Exterior lighting of all entrances, exits, and parking lot area shall be maintained during hours of operation and darkness. Parking lot lighting fixtures shall be sufficient (minimum one foot-candle, average of two foot-candles) to illuminate the parking lot to monitor activity as well as be fully shielded and directed to confine illumination entirely on parking areas of the subject site. Field lighting shall be directed downward and inward to prevent impacts to adjacent residential uses. Lighting standards shall be a maximum of 23 feet in height.

CUP5. The cafe shall be incidental to the soccer center use and used for patrons and employees only. It shall not be open to the general public.

CUP6. No special events, or other temporary uses, shall be held at the project site without the applicant obtaining a special permit or temporary use permit (TUP) from the City, and paying all appropriate fees. Temporary uses are those that meet the intent and purpose of GMC Section 18.60.010. Special events are those exempt from a TUP and require City Council approval as listed in GMC Section 18.60.060.

CUP7. During hours of operation, pedestrian access from Brighton and Halldale Avenues shall be made available.

CUP8. In the event noise, lighting or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

CUP9. A minimum of eleven bike spaces shall be provided onsite in a permanent location.

CUP10. The applicant shall encourage alternative methods of transportation such as buses, biking, and ridesharing by providing a program for discounts or other incentives. The program shall include a 10% discount for those who participate during peak hours (6 p.m. to 8 p.m.). The program shall be advertised on the website and within the premises.

CUP11. Information shall also be provided on the website and within the premises displaying transportation information in a conspicuous location available to the public. Information may include bus maps, routes and schedules, telephone numbers for ridesharing, bicycle route and facility information.

PLANNING

PL1. The applicant shall stripe the parking spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.

PL2. The Applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. All landscape areas shall be provided with automatic irrigation. Dead or damaged landscape material and vegetation shall be replaced immediately. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

PL3. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within 48 hours of its discovery in matching colors to the underlying surfaces.

PL4. A refuse enclosure shall be provided and shall have minimum inside dimensions as specific in GMC Section 18.42.130 and Chapter 8.20. The trash enclosure shall be made of concrete block walls with solid doors and in a location that is not visible from the public right of way. A refuse bin shall be stored in the enclosure at all times, and the bin cover closed at all times, except when the bin is being used. A decorative roof or trellis shall be provided over the enclosure.

PL5. Trash cans shall be provided throughout the site as necessary to prevent litter. Trash cans shall be emptied regularly to prevent overflow.

PL6. Outdoor equipment and activities shall not generate noise greater than 75 dB(A) as measured from any site perimeter lines. In no event shall noise exceed the requirements specified in GMC Chapter 8.36.

PL7. All signs must be consistent with GMC Section 18.58.

PL8. Prior to issuance of a building permit, barbed wire shall be removed from atop the perimeter walls.

PL9. Fields, 5, 6 and 7 shall not be utilized after 10:00 p.m. and field lighting shall be turned off on those fields at that time.

BUILDING & SAFETY

BS1. The Applicant/developer shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division.

BS2. The Applicant/developer shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development 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. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

BS3. The Applicant/developer shall maintain a 26-foot minimum backup distance from the parking stalls.

BS4. Address shall be posted on the outside gate and on the curb per CA Building and Fire codes.

PUBLIC WORKS – ENGINEERING DIVISION

PW1. Applicant shall pay the appropriate sewer fee (TBD).

PW2. Applicant shall secure industrial waste clearance.

PW3. Applicant shall remove and replace approximately 300 SF of damaged sidewalk (to be marked) fronting the property to the satisfaction of the Public Works Department.

PW4. Applicant shall re-paint existing curbs and install traffic signs fronting the property as required per the Public Works Department.

PW5. Requirements based upon preliminary review only. Additional requirements may be imposed upon full plan submittal and review.

PW6. Applicant shall obtain Public Works Encroachment/Excavation permit for any work done in the public right-of-way.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall ensure that vehicles are not stored in a manner as to block, encroach into or otherwise impede the existing approved Fire Department Access.

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.

Sebastien Abonnel, GS Sports, LLC, certifies that he has read, understood, and agrees to the project conditions listed herein.

_____ _____
Sebastien Abonnel Date
GS Sports, LLC

_____ _____
Property Owner (APN:6102-020-021) Date
14000 Halldale Avenue, LLC

SYMBOLS

- 0 / A0.00 — DETAIL NUMBER / SHEET NUMBER (BLANK IF SAME SHEET)
- 0 / A0.00 — ELEVATION/SECTION NUMBER / SHEET NUMBER (BLANK IF SAME SHEET)
- ROOM NAME / RMNO — ROOM NAME AND NUMBER
- 101A — DOOR NUMBER
- A — WINDOW NUMBER
- 01 — KEYNOTE
- 1 — REVISION REFERENCE
- 6'-0" — DIMENSION LINE - NUMBER TO LEFT OR TOP OF LINE
- ℄ — CENTERLINE DIMENSION, ELEVATION FLOOR HEIGHT, FINISH INDICATOR LINE
- BREAK IN LINE, DETAIL OR DIMENSION
- FLOORS, CEILING LINE (ELEVATIONS, SECTIONS)
- ALIGN FINISHED SURFACE
- F.E.C. — FIRE EXTINGUISHER CABINET
- XX — GRID LINE REFERENCE: NUMBERS SHALL RUN HORIZONTALLY AND LETTERS RUN VERTICALLY IN GRID PATTERN
- ROOM NAME / ROOM NUMBER / ROOM AREA / K XXX XX — OCCUPANCY LOAD; OCCUPANCY FACTOR; OCCUPANCY GROUP
- A / 1 4 — WALL TYPE; TYPE DESIGNATION, SEE A8.01; STUD SIZE (4=2X4, 6=2X6)
- REQUIRED RATING (-=RATING NOT REQUIRED; 1= 1/2 HR; 1= 1 HR; 2= 2 HR)
- N — NORTH ARROW
- PROPERTY LINE
- A / B / C / D / 0 / A0.00 — INT. ELEV. REFERENCE
- Sb — SMOKE DETECTOR
- EMERGENCY EXIT SIGN

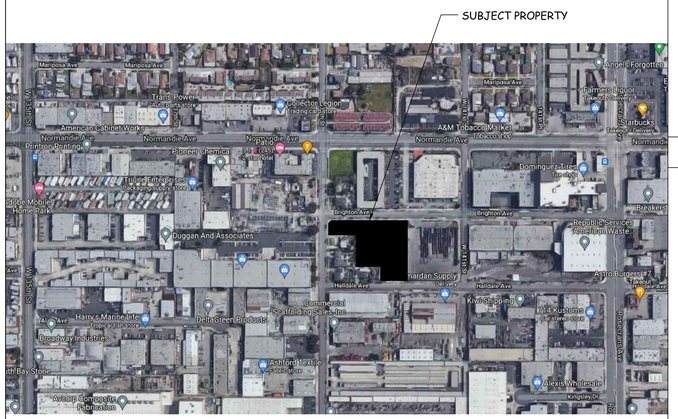
ARCHITECTURAL ABBREVIATIONS

A/C	AIR CONDITIONING	JAN.	JANITOR
A.C. TILE	ACOUSTICAL CEILING	JT.	JOINT
ACOUS.	ACOUSTICAL		
ADJ.	ADJACENT	KIT.	KITCHEN
ADJUST.	ADJUSTABLE		
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
AMP.	AMPERE	LBS.	POUNDS
APPROX.	APPROXIMATE	L.H.	LEFT HAND
ARCH.	ARCHITECTURAL	LT.	LIGHT
BD.	BOARD	MAINT.	MAINTENANCE
BLDG.	BUILDING	MAS.	MASONRY
BLK.	BLOCK	MATL.	MATERIAL
BLKG	BLOCKING	MAX.	MAXIMUM
BOT.	BOTTOM	MECH.	MECHANICAL
		MFR.	MANUFACTURER
CAB.	CABINET	MIN.	MINIMUM
C.B.	CORNER BEAD	MISC.	MISCELLANEOUS
CEM.	CEMENT	MLWK.	MILLWORK
CLG.	CEILING	M.O.	MASONRY OPENING
CLOS.	CLOSET	MTD.	MOUNTED
CLR.	CLEAR	MTL.	METAL
CLR. OPEN.	CLEAR OPENING	MUL.	MULLION
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN	N.	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	NO.	NUMBER
CONT.	CONTINUOUS	NOM.	NOMINAL
CONTR.	CONTRACTOR	N.T.S.	NOT TO SCALE
CORR.	CORRIDOR		
CPT.	CARPET	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
CTR.	CENTER	OFF.	OFFICE
CW	COLD WATER	OPNG.	OPENING
		OPP.	OPPOSITE
D.	DEEP		
DBL.	DOUBLE	PL.	PLATE
DED.	DEDICATED	P.LAM.	PLASTIC LAMINATE
DEPT.	DEPARTMENT	PLAS.	PLASTER
D.F.	DRINKING FOUNTAIN	PLUMB.	PLUMBING
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PNL.	PANEL
DIM.	DIMENSION	PR.	PAIR
DN.	DOWN	PROJ.	PROJECTION
DR.	DOOR	PT.	POINT
D.S.P.	DRY STAND PIPE	PTN.	PARTITION
DTL.	DETAIL		
DWG.	DRAWING	R.	RISER
DWR.	DRAWER	RAD.	RADIUS
		REF.	REFERENCE
E.	EAST	REFR.	REFRIGERATOR
EA.	EACH	REINF.	REINFORCED
E.F.	EXHAUST FAN	REQ'D.	REQUIRED
ELEV.	ELEVATION	RESIL.	RESILIENT
ELEC.	ELECTRIC	R.H.	RIGHT HAND
EL.	ELEVATOR	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EXIST.	EXISTING	R.Y.S.B.	REAR YARD SETBACK
EXP.	EXPANSION		
EXP'D.	EXPOSED	S.	SOUTH
EXT.	EXTERIOR	S.C.	SOLID CORE
		SCHED.	SCHEDULE
F.D.	FLOOR DRAIN	SECT.	SECTION
F.E.C.	FIRE EXTINGUISHER CABINET	SEP.	SEPARATE
F.H.C.	FIRE HOSE CABINET	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
FIXT.	FIXTURE	S.L.	SKYLIGHT
FLR.	FLOOR	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	S. Q.	SQUARE
F.O.C.	FACE OF COLUMN	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.M.	FACE OF MASONRY	STG'D.	STAGGERED
F.O.S.	FACE OF STUD	STL.	STEEL
F.S.	FLOOR SINK	STOR.	STORAGE
FT.	FOOT OR FEET	STRUCT.	STRUCTURAL
FULL	FULL SIZE	SUSP.	SUSPENDED
FURN.	FURNITURE	SYM.	SYMMETRICAL
FURR.	FURRING	S.Y.S.B.	SIDE YARD SETBACK
F.Y.S.B.	FRONT YARD SETBACK		
		T.	TREAD
GAL.	GALLON	TEL.	TELEPHONE
GA.	GAUGE	TEMP.	TEMPERED
GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
G.F.I.	GROUND FAULT INTERRUPT	TYP.	TYPICAL
GL.	GLAZING	U.L.	UNDERWRITERS LABORATORY
GRND.	GROUND	UNF.	UNFINISHED
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
GYP. BD.	GYPSUM WALLBOARD		
		V.	VOLTS
H.	HIGH	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	VERT.	VERTICAL
HDWD.	HARDWOOD	VEST.	VESTIBULE
HDWE.	HARDWARE	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	W.	WEST
HR.	HOUR	W/	WITH
HT.	HEIGHT	W.C.	WATER CLOSET
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING	WD.	WOOD
		W.H.	WATER HEATER
HW	HOT WATER	W/O	WITHOUT
		WP.	WATERPROOF
I.D.	INSIDE DIAMETER	W.R.	WATER RESISTANT
IN.	INCH	WT.	WEIGHT
INSUL.	INSULATION		
INT.	INTERIOR		

CONSTRUCTION OF (7) NEW 50'X98' 5-A-SIDE SOCCER FIELDS, CONVERT EXISTING OFFICE SPACE TO CAFE USE & REMODEL OF EXISTING OFFICE BUILDING

LOCATED AT
14000 HALLDALE AVENUE
GARDENA, CA 90249

VICINITY MAP



PROJECT DIRECTORY

OWNER
SAN JOSE UNIFIED SCHOOL DISTRICT
CONTACT: AMY RUFFO
TEL: (408) 535-6200
EMAIL: ARUFFO@SJUSAD.ORG

TENANT
GS SPORTS LLC
6404 WILSHIRE BLVD, SUITE 950
LOS ANGELES, CA 90048
CONTACT: SEBASTIEN ABONNEL
TEL: (818) 619-7331
EMAIL: SEBASTIEN@LAB-FIVE.COM

ARCHITECT OF RECORD
R.E.A.L. DESIGN, INC.
12324 SARAH ST
STUDIO CITY, CA 91604
CONTACT: CRYSTAL WONG
TEL: (818) 640-1738
EMAIL: CRYSTAL@REAL-ARCH.COM

LANDSCAPE ARCHITECT
COURTLAND STUDIO LLC
DBA PAUL A. LEWIS LANDSCAPE ARCHITECT
13351-D RIVERSIDE DR, SUITE 445
SHERMAN OAKS, CA 91423
CONTACT: PAUL LEWIS
TEL: (818) 788-9382
EMAIL: PL91423@GMAIL.COM

PARKING ENGINEER
WALKER CONSULTANTS
707 WILSHIRE BLVD, SUITE 3650
LOS ANGELES, CA 90017
CONTACT: DANIEL J. GARCIA
TEL: (818) 207-8424
EMAIL: DGARCIA@WALKERCONSULTANTS.COM

SHEET INDEX

ARCHITECTURAL

A0 PROJECT INFORMATION
A1 EXISTING-DEMO OVERALL SITE PLAN
A2 EXISTING BUILDING FIRST & SECOND FLOOR PLANS
A3 PROPOSED OVERALL SITE PLAN
A4 ENLARGED SITE PLAN -TYPICAL SOCCER FIELD PLAN
A5 PROPOSED TYPICAL SOCCER FIELD ELEVATIONS
A6 PROPOSED BUILDING FIRST FLOOR PLAN & EXISTING ROOF PLAN
A7 EXISTING & PROPOSED BUILDING ELEVATIONS
A8 PROPOSED SITE LIGHTING, SECURITY & SIGNAGE PLAN

LANDSCAPE

L1.0 PROPOSED LANDSCAPE PLAN

PROJECT INFORMATION

ZONING INFORMATION
M-1 INDUSTRIAL ZONE

LEGAL DESCRIPTION
TR=4744 EX OF ST LOTS 22, 23, 38 E 72.75 FT LOT 39, EX OF STS E 1/2 OF LOT 21

ASSESSOR PARCEL NUMBERS
6102-020-021 (LOS ANGELES COUNTY)

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARD CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING
2019 CALIFORNIA FIRE CODE
2021 CITY OF GARDENA ZONING CODE

DESCRIPTION OF WORK:
1. PROPOSED (7) 50'-0" X 98'-0" SOCCER FIELDS.
2. CONVERT EXISTING OPEN OFFICE AREA TO A NEW CAFE.
3. REMODEL OF EXISTING RESTROOMS TO BE ACCESSIBLE COMPLIANT.
4. MINOR REMODEL OF EXISTING OFFICE BUILDING.

SITE & BUILDING STATISTICS:

	CODE REQUIREMENT	EXISTING	PROPOSED
PROJECT LOT AREA		65,040 S.F. (1.5 ACRES)	EXISTING TO REMAIN (NO CHANGE)
BUILDING CONSTRUCTION TYPE		V-B	EXISTING TO REMAIN (NO CHANGE)
BUILDING FLOOR AREA:			
		FIRST FLOOR	1,970 S.F.
		SECOND FLOOR	816 S.F.
		TOTAL	2,786 S.F. (EXISTING TO REMAIN, NO CHANGE)
BUILDING SETBACKS	GMC INDUSTRIAL ZONE SUMMARY		
FRONT	10'-0" MIN.	±9'-10 1/2"	EXISTING TO REMAIN (NO CHANGE)
SIDE - NORTH	5'-0" MIN.	±155'-"	EXISTING TO REMAIN (NO CHANGE)
SIDE - SOUTH	5'-0" MIN.	±122'-2"	EXISTING TO REMAIN (NO CHANGE
REAR		±173'-8 1/2"	EXISTING TO REMAIN (NO CHANGE
HEIGHT	GMC INDUSTRIAL ZONE SUMMARY		
BUILDING	MAXIMUM ALLOWABLE: 65'-0"	±24'-3"	EXISTING TO REMAIN
SOCCER FIELDS	MAXIMUM ALLOWABLE: 65'-0"		20'-0"
NUMBER OF STORY: BUILDING		2 STORY	EXISTING TO REMAIN
USE - OCCUPANCY: BUILDING		B (BUSINESS)	EXISTING TO REMAIN (NO CHANGE)

PARKING ANALYSIS*

PER CITY OF GARDENA ZONING CODE SECTION 18.40.050.B, OFFICE USE REQUIRES (1) PARKING SPACE PER EACH 300 S.F. OF GROSS BUILDING AREA.

REQUIRED PARKING SPACES:

BUILDING	2,786 S.F. / 300 S.F.	=9 PARKING SPACES
SOCCER FIELDS	10 PARKING SPACES/FIELD X 7	=70 PARKING SPACES
	TOTAL REQUIRED	=**79 PARKING SPACES**
	TOTAL PROVIDED ON SITE:	=**40 PARKING SPACES** (2 ACCESSIBLE, 8 COMPACT [20%], 30 STANDARD)

*SEE ATTACHED PARKING STUDY PROVIDED BY WALKER CONSULTANTS DATED 5/28/2021 FOR MORE PARKING ANALYSIS AND FINDINGS.

R.E.A.L. ARCHITECTURE
12324 SARAH STREET
STUDIO CITY, CA 91604
818-640-1738
WWW.REAL-ARCH.COM

LAB FIVE SOCCER @ GARDENA

14000 HALLDALE AVENUE
GARDENA, CA 90249

GS SPORTS, LLC
6404 WILSHIRE BLVD., SUITE 950
LOS ANGELES, CA 90048
CONTACT: SEBASTIEN ABONNEL
818-619-7331
SEBASTIEN@LAB-FIVE.COM

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

REVISIONS

	ISSUE	BY	DATE

CONSULTANTS:

LANDSCAPE ARCHITECT:
COURTLAND STUDIO, LLC
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Architect/Engineer Of Record:

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No. C-38799
EXP. 9/30/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SUBMITTAL SET

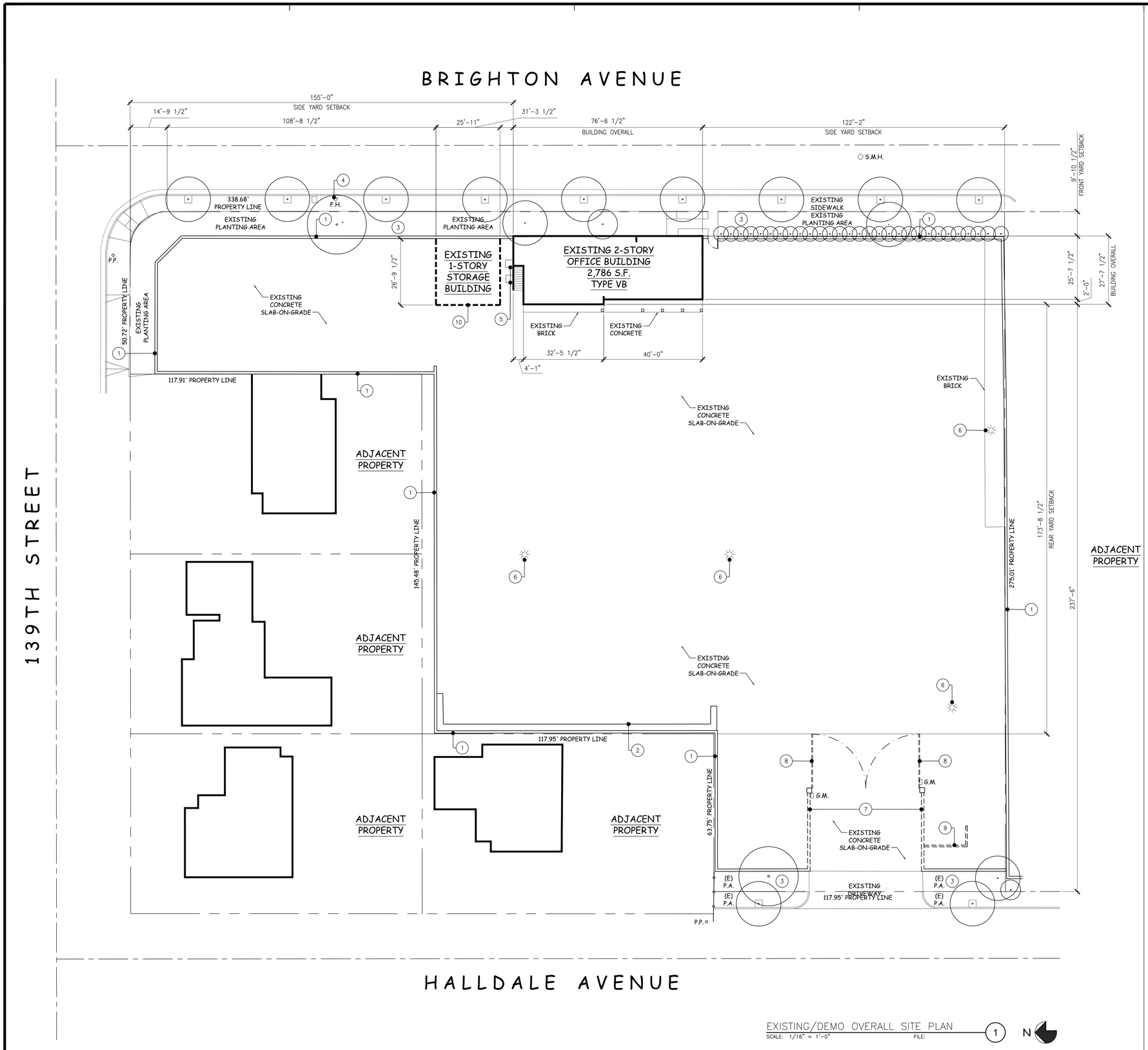
PROJECT
LAB FIVE SOCCER @ GARDENA

Sheet Title
PROJECT INFORMATION

Scale: N/A
Drwn By: CW
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

A0



EXISTING/DEMO OVERALL SITE PLAN 1
SCALE: 1/16" = 1'-0" FILE:

N

SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. EXISTING LIGHT POLE TO BE DEMOLISHED
7. EXISTING 10'-0" HIGH CMU BLOCK WALL TO BE DEMOLISHED
8. EXISTING SWINGING METAL GATES TO BE DEMOLISHED
9. EXISTING TRASH ENCLOSURE WALL TO BE DEMOLISHED
10. EXISTING STORAGE BUILDING TO BE DEMOLISHED

SITE PLAN NOTES:

1. SAWCUT EXISTING CONCRETE SLAB-ON-GRADE AS REQUIRED FOR PROPOSED FOOTING AND CONCRETE CURB..

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Sheet Title
EXISTING/DEMO SITE PLAN

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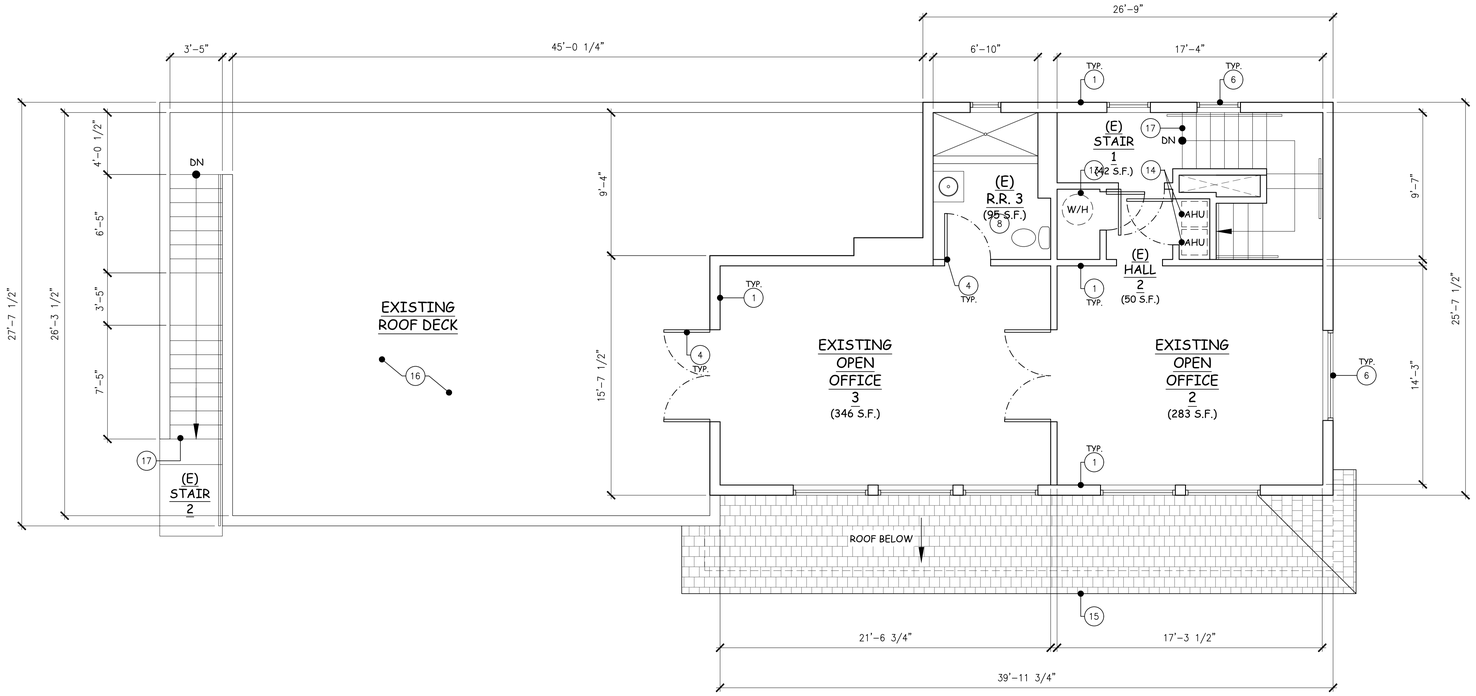

EXISTING SECOND FLOOR PLAN (EXISTING TO REMAIN, FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0" FILE:

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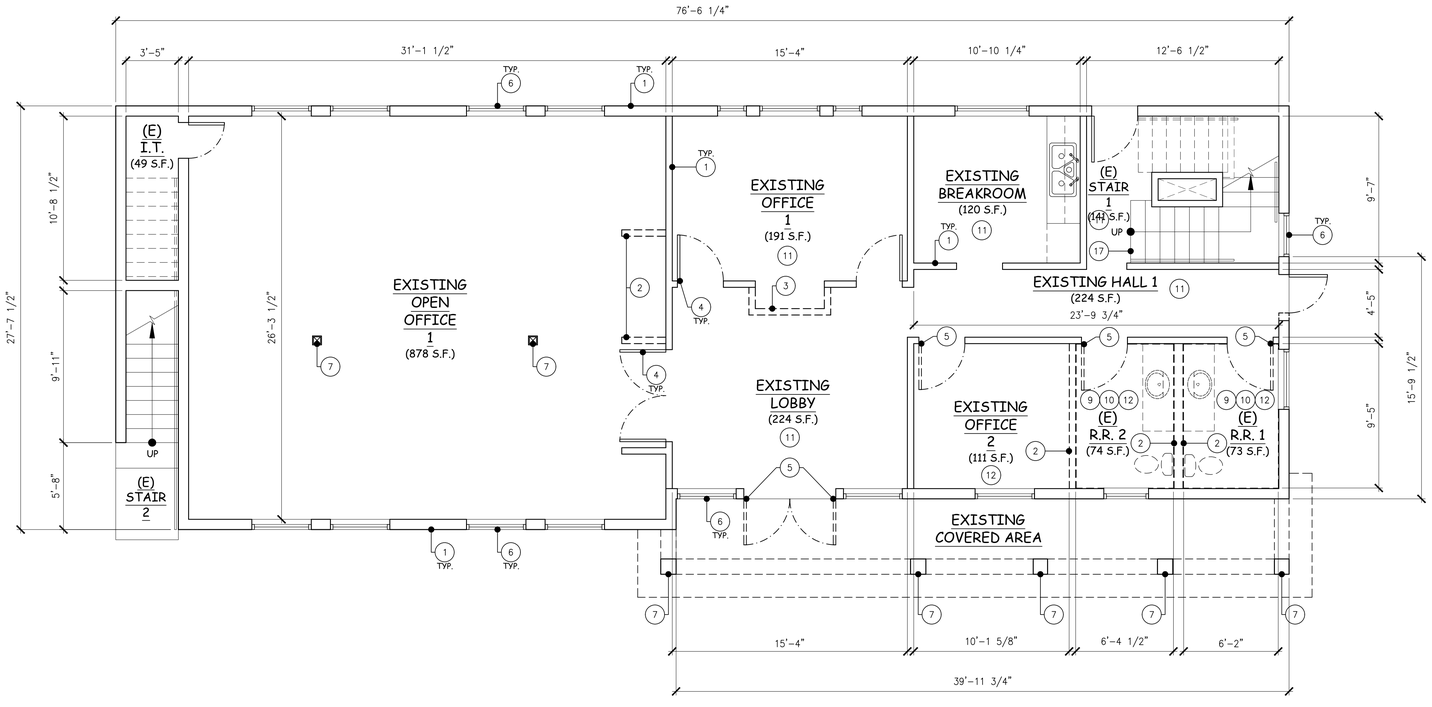

EXISTING/DEMO FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FILE:

1

N

PLAN LEGEND:

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

PLAN KEYNOTES:

1. EXISTING WALL TO REMAIN
2. EXISTING WALL TO BE REMOVED
3. EXISTING WALL TO BE REMOVED TO 32" A.F.F.
4. EXISTING DOOR TO REMAIN
5. EXISTING DOOR TO BE REMOVED
6. EXISTING WINDOW TO REMAIN
7. EXISTING COLUMN TO REMAIN
8. EXISTING PLUMBING FIXTURES TO REMAIN
9. EXISTING PLUMBING FIXTURES TO BE REMOVED, CAP EXISTING PIPES AS NEEDED
10. EXISTING GRANITE WAINSCOTING TO BE REMOVED
11. EXISTING TILE FLOOR TO REMAIN
12. EXISTING TILE FLOOR TO BE REMOVED
13. EXISTING WATER HEATER TO REMAIN
14. EXISTING AIR HANDLING UNITS TO REMAIN
15. EXISTING ROOF TO REMAIN AS-IS
16. EXISTING ROOF DECK TO REMAIN AS-IS
17. EXISTING STAIRS TO REMAIN

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EXISTING/DEMO FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN (FOR REFERENCE ONLY)

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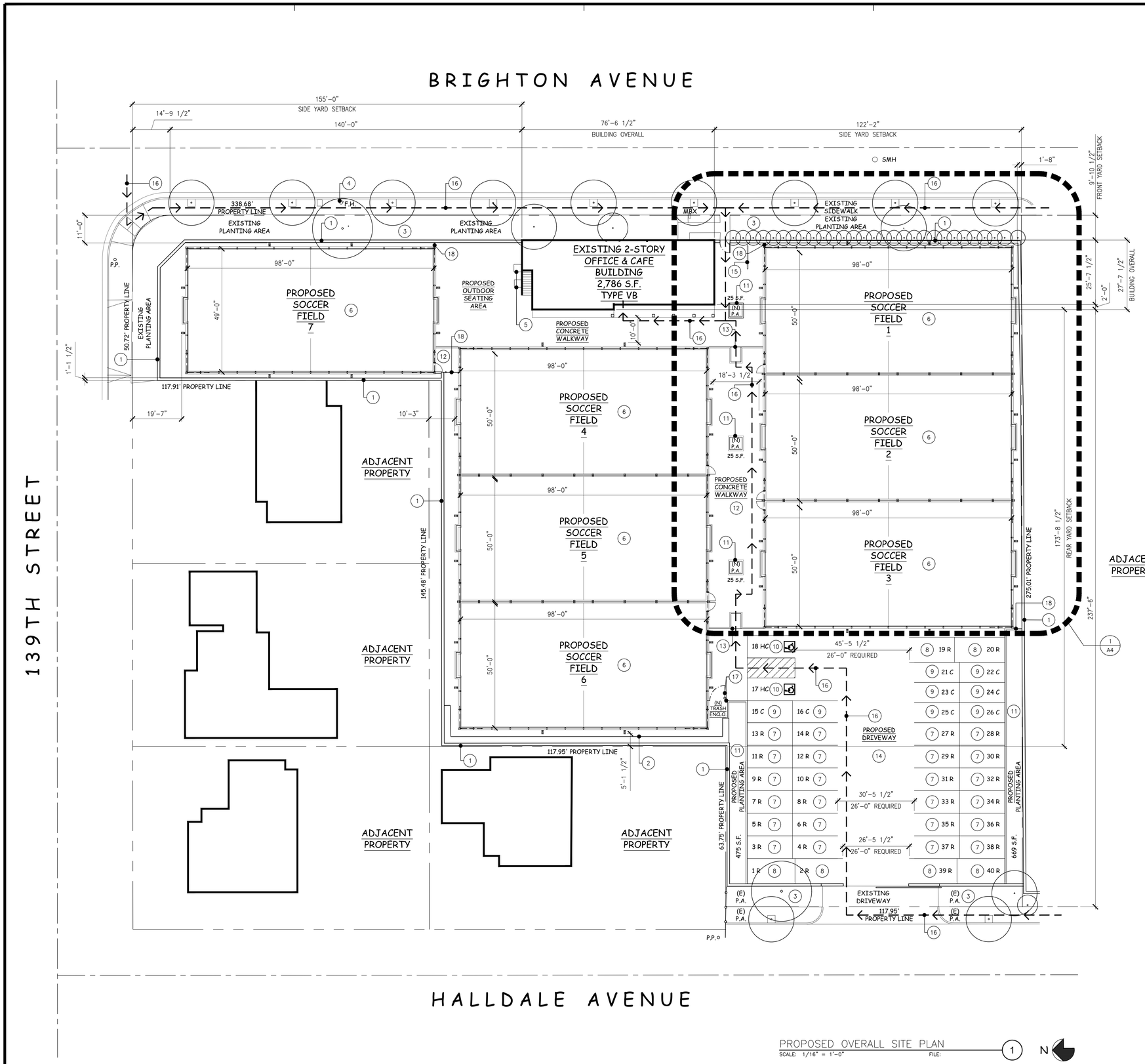

PROPOSED OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" FILE:

SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. PROPOSED SOCCER FIELD, 7 TOTAL
7. PROPOSED 9'-0" X 18'-0" STANDARD PARKING SPACE
8. PROPOSED 10'-0" X 20'-0" STANDARD PARKING SPACE
9. PROPOSED 8'-0" X 18'-0" COMPACT PARKING SPACE
10. PROPOSED 9'-0" X 18'-0" ACCESSIBLE PARKING SPACE
11. PROPOSED 5'-0" X 5'-0" PLANTING AREA
12. PROPOSED CONCRETE WALKWAY
13. PROPOSED ACCESSIBLE CURB RAMP @ 1:12 SLOPE MAX.
14. PROPOSED DRIVEWAY
15. PROPOSED LOCATION OF POTENTIAL BIKE RACK FOR (11) BICYCLE PARKING SPACES
16. PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY
17. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE TRASH ENCLOSURE WITH A 6'-0" WIDE SWINGING GATE
18. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE

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PROPOSED OVERALL SITE PLAN

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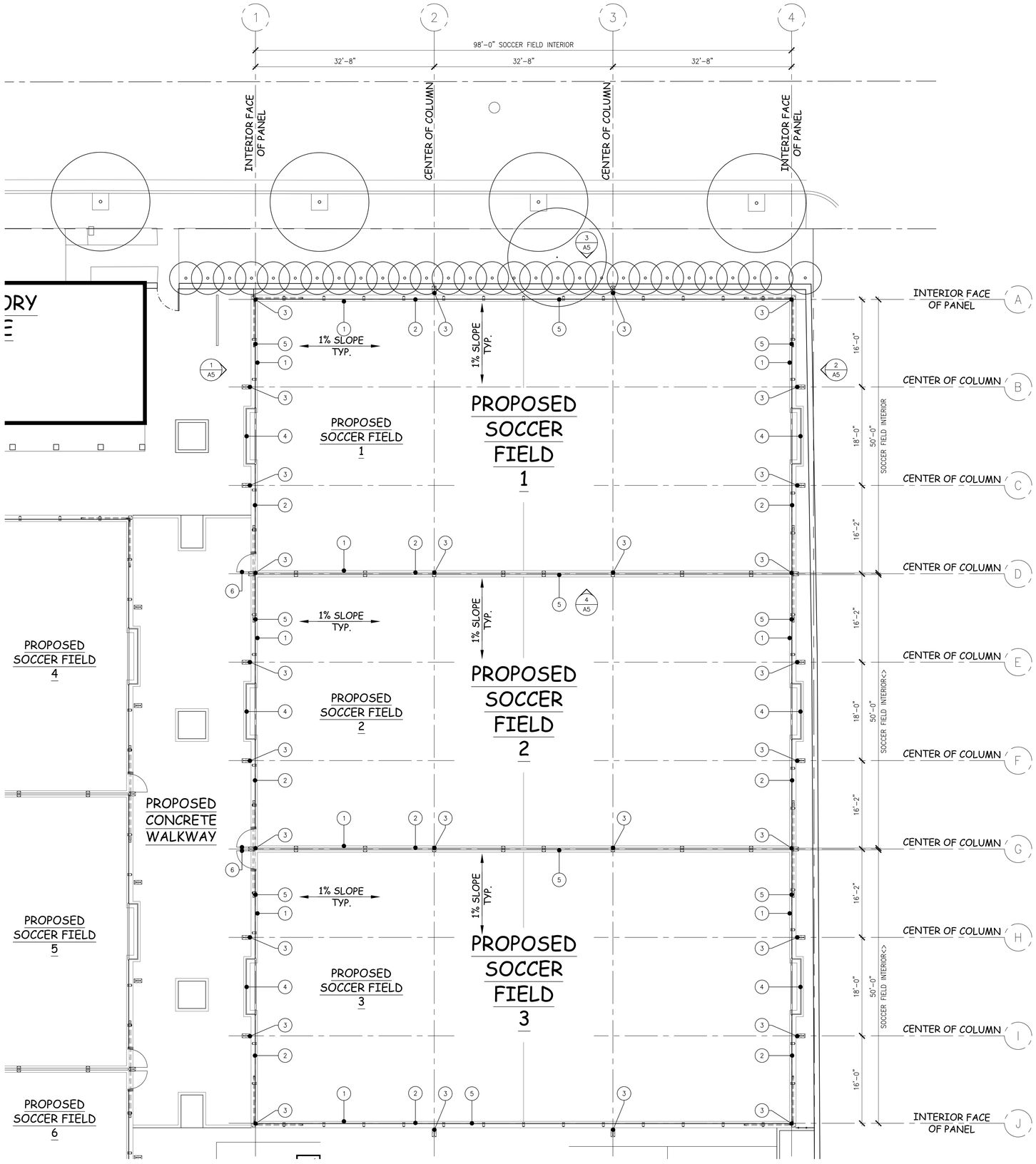

PROPOSED ENLARGED SITE PLAN – TYPICAL SOCCER FIELDS (#4-7 SIMILAR) (1)

SCALE: 1/8" = 1'-0" FILE:

TYPICAL SOCCER FIELD KEYNOTES:

1. NEW 14" WIDE X 6" HIGH CONCRETE CURB OVER EXISTING CONCRETE SLAB-ON-GRADE AROUND SOCCER FIELD, TYP.
2. NEW NON-STRUCTURAL REBOUND WALL PANELS BY WSB SPORTS, TYP.
3. NEW 20'-0" HIGH STEEL COLUMN SUPPORT FOR NEW LIGHTING BY WSB SPORTS, TYP.
4. NEW GOAL BY WSB SPORTS, TYP.
5. NEW NETTING OVER REBOUND WALL BY WSB SPORTS, TYP.
6. NEW 3'-0" WIDE X 6'-10" HIGH METAL SWINGING GATE, TYP.

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PROPOSED ENLARGED SITE PLAN - TYPICAL SOCCER FIELD (FIELDS #4-7 SIMILAR)

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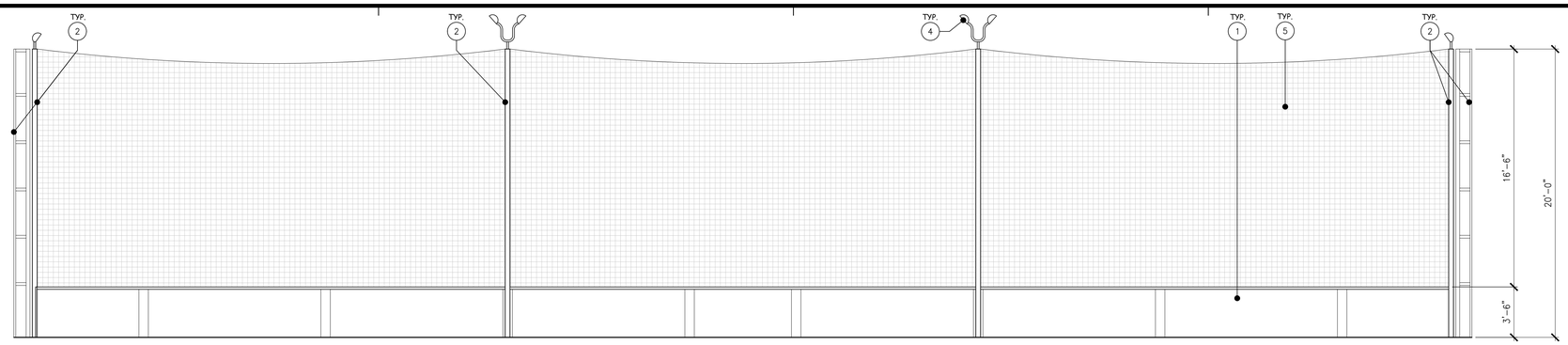
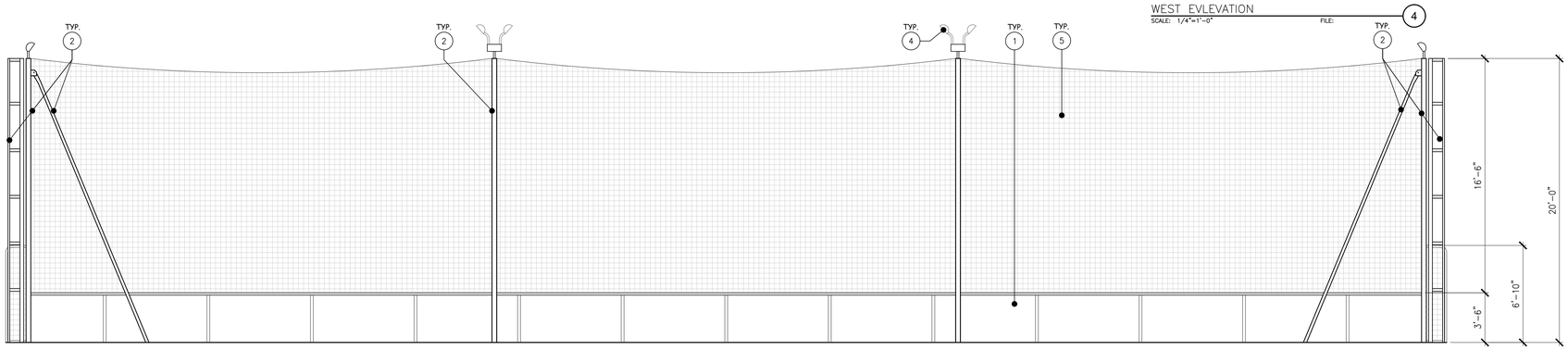
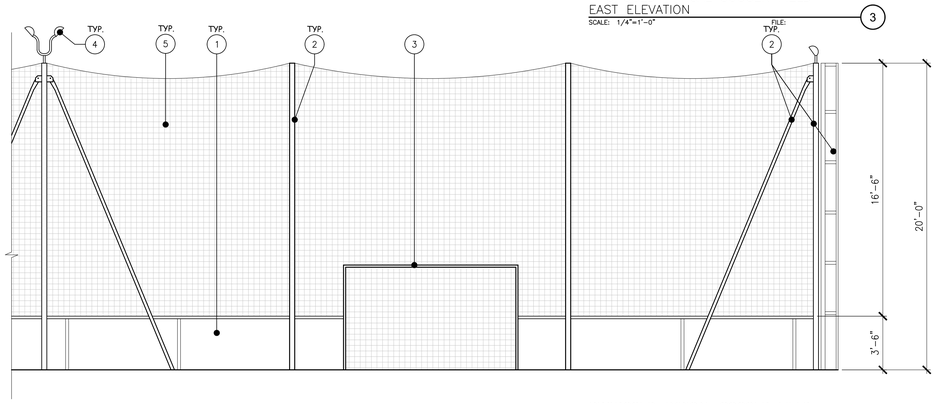


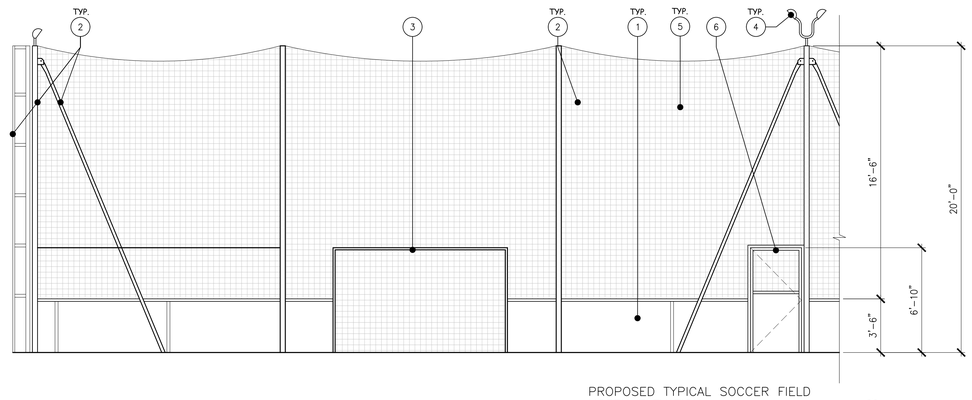
PROPOSED TYPICAL SOCCER FIELD
WEST EVLEVATION (4)
SCALE: 1/4"=1'-0" FILE:



PROPOSED TYPICAL SOCCER FIELD
EAST ELEVATION (3)
SCALE: 1/4"=1'-0" FILE:



PROPOSED TYPICAL SOCCER FIELD
SOUTH ELEVATION (2)
SCALE: 1/4"=1'-0" FILE:



PROPOSED TYPICAL SOCCER FIELD
NORTH ELEVATION (1)
SCALE: 1/4"=1'-0" FILE:

SOCCER FIELD ELEVATION KEYNOTES:

1. NEW NON-STRUCTURAL REBOUND WALL PANELS WITH METAL SUPPORTS ANCHORED TO CONCRETE CURB BY WSB
2. NEW STEEL COLUMN SUPPORT BY WSB FOR NEW LIGHTING, ANCHORED TO CONCRETE CURB, SEE STRUCT. DWGS. FOR FOUNDATION DESIGN
3. NEW GOAL
4. NEW LED FLOOD LIGHT, (8) PER SOCCER FIELD, TYP.
5. NEW NETTING
6. NEW 3'-4" WIDE X 6'-10" METAL SWINGING GATE

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PROPOSED TYPICAL SOCCER FIELD ELEVATIONS

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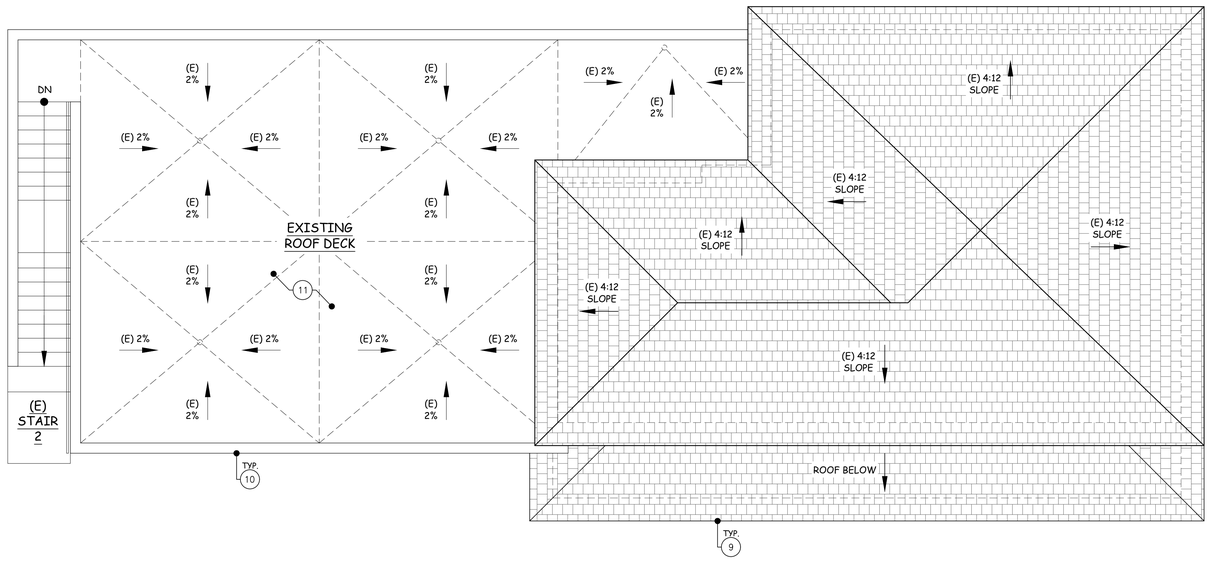

EXISTING ROOF PLAN (EXISTING TO REMAIN, FOR REFERENCE ONLY) 2

SCALE: 1/4" = 1'-0" FILE:

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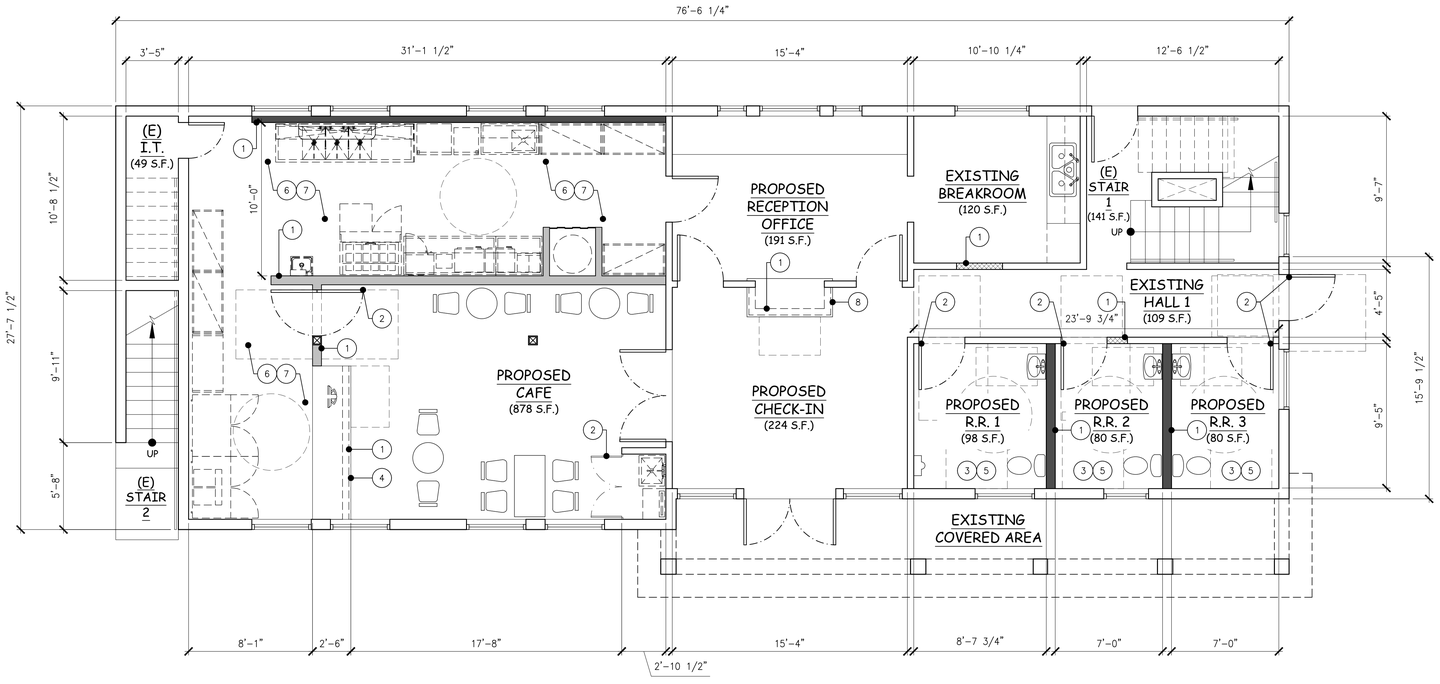

PROPOSED FIRST FLOOR PLAN 1

SCALE: 1/4" = 1'-0" FILE:

N

PLAN LEGEND:

- EXISTING WALL
- PROPOSED INFILL WALL TO MATCH EXISTING
- PROPOSED 8' -0" HIGH FULL HEIGHT NON-LOAD BEARING WALL
- PROPOSED 6'-0" HIGH PARTIAL HEIGHT WALL
- PROPOSED LOW WALL @ 32" A.F.F.

PLAN KEYNOTES:

1. PROPOSED WALL PER WALL LEGEND
2. PROPOSED DOOR
3. PROPOSED ACCESSIBLE PLUMBING FIXTURE
4. PROPOSED ACCESSIBLE CHECK-IN COUNTER @ 34" A.F.F.
5. PROPOSED CERAMIC FLOOR TILE
6. PROPOSED QUARRY FLOOR TILE
7. PROPOSED KITCHEN EQUIPMENT
8. PROPOSED CASHIER COUNTER @ 34" A.F.F.
9. EXISTING ROOF TO REMAIN
10. EXISTING 42" HIGH ROOF PARAPET TO REMAIN
11. EXISTING ROOF DECK TO REMAIN

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PROPOSED FIRST FLOOR PLAN & EXISTING ROOF PLAN (FOR REFERENCE ONLY)

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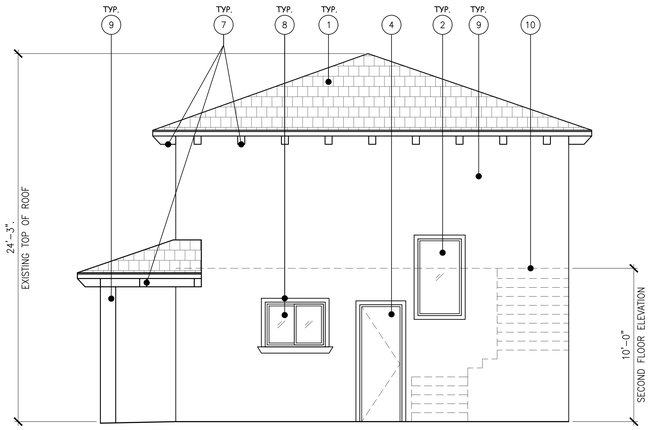
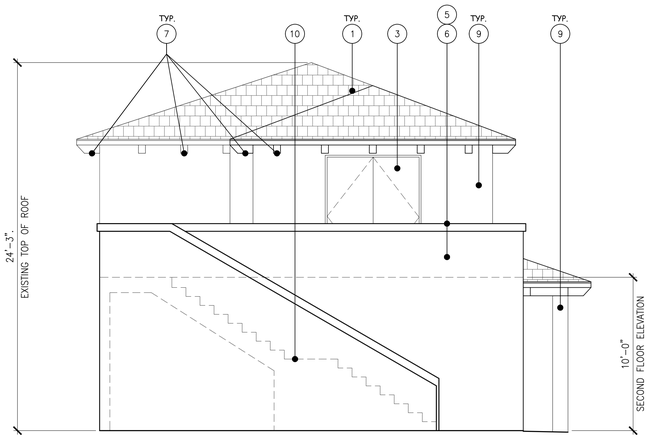


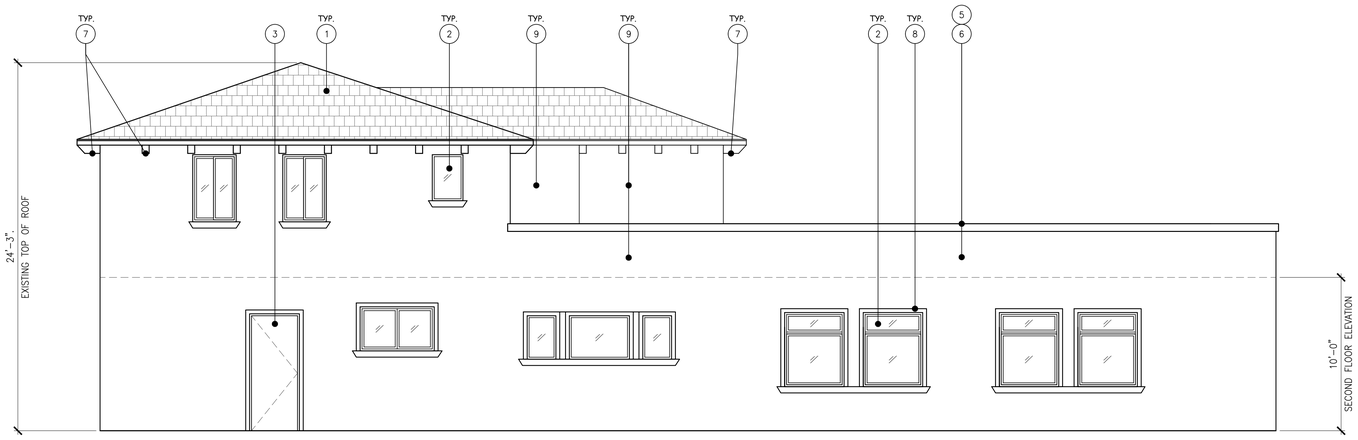
EXISTING & PROPOSED
BUILDING SOUTH ELEVATION
SCALE: 1/4"=1'-0" FILE: 4



EXISTING & PROPOSED
BUILDING NORTH ELEVATION
SCALE: 1/4"=1'-0" FILE: 3



EXISTING & PROPOSED
BUILDING WEST ELEVATION
SCALE: 1/4"=1'-0" FILE: 2



EXISTING & PROPOSED
BUILDING EAST ELEVATION
SCALE: 1/4"=1'-0" FILE: 1

BUILDING ELEVATION KEYNOTES:

1. EXISTING ROOF TO REMAIN
2. EXISTING WINDOW TO REMAIN
3. EXISTING DOOR TO REMAIN
4. EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW PER FLOOR PLAN ON SHEET A6
5. EXISTING 42" HIGH ROOF PARAPET TO REMAIN
6. EXISTING ROOF COPING TO REMAIN
7. EXISTING ROOF JOISTS TO REMAIN, PAINTED BLACK
8. EXISTING WINDOW & DOOR MOULDING TO REMAIN, PAINTED IN DUNN EDWARDS DE6336 STARGAZING COLOR
9. EXISTING STUCCOED WALL TO REMAIN, PAINTED IN DUNN EDWARDS DEW379 IGLOO COLOR
10. EXISTING STAIRS TO REMAIN

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No. C-38799
EXP. 9/30/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT
SUBMITTAL SET

PROJECT

LAB FIVE SOCCER @ GARDENA

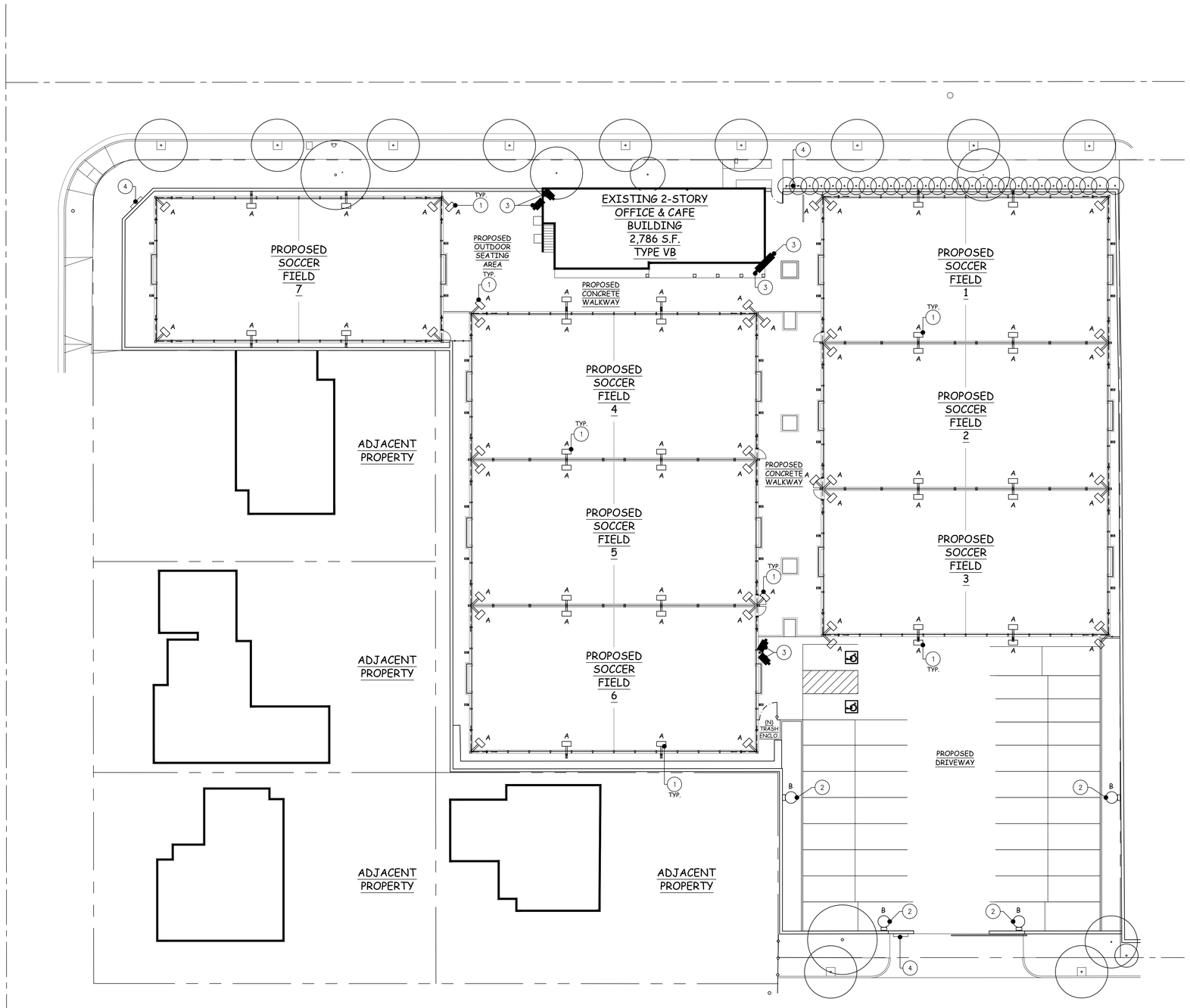
Sheet Title

EXISTING & PROPOSED
BUILDING ELEVATIONS

Scale: 1/4"=1'-0"
Drwn By: CW
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

A5



PROPOSED OVERALL SITE LIGHTING, SECURITY & SIGNAGE PLAN

SCALE: 1/16" = 1'-0" FILE:

1

N

PLAN KEYNOTES:

1. PROPOSED LED FLOOD LIGHT BY WESTGATE LF4-150CW-SF, (8) PER SOCCER FIELDS, (69) TOTAL
2. PROPOSED LED SECURITY LIGHT BY LITHOMIA LIGHT BARNGUARD SERIES, (4) TOTAL
3. PROPOSED DOUBLE SIDED SECURITY CAMERAS, (6) TOTAL
4. PROPOSED 5'-0" SQ. WALL PANEL SIGNAGE

R.E.A.J. CW ARCHITECTURE
12324 SARAH STREET
STUDIO CITY, CA 91604
818-640-1738
WWW.REAL-ARCH.COM

LAB FIVE SOCCER
@ GARDENA

14000 HALLDALE AVENUE
GARDENA, CA 90249

GS SPORTS, LLC
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LOS ANGELES, CA 90048
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REVISIONS

	ISSUE	BY	DATE

CONSULTANTS:

LANDSCAPE ARCHITECT:
COURTLAND STUDIO, LLC
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Architect/Engineer Of Record:

LICENSED ARCHITECT
Pui Lin Wong
No. C-38799
EXP. 9/30/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT

LAB FIVE SOCCER @ GARDENA

Sheet Title

PROPOSED SITE LIGHTING, SECURITY & SIGNAGE PLAN

Scale: 1/16" = 1'-0"
Drwn By: CW
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

A8

DocuSign Envelope ID: B125DD9A-3F1C-47D6-8698-591DA6FBA4CE

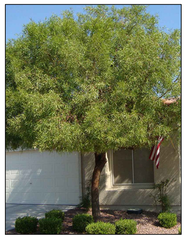
PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREE				
	Rhus lancea / African sumac	7	36" Box	L	
	Syagrus romanzoffiana / Queen palm 16' min. clear trunk	3		M	
	SHRUB				
	Callistemon 'Little John' / Dwarf Callistemon @ 36" o.c.	69	5g	L	
	GROUND COVER				
	Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush 559 sf @ 36" o.c. = 61 plants	2	flat	L	

PROPOSED LANDSCAPE

EXISTING LANDSCAPE TO REMAIN

TREE



Rhus lancea / African sumac



Syagrus romanzoffiana / Queen palm

SHRUB



Callistemon 'Little John' / Dwarf Callistemon

GROUND COVER



Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush

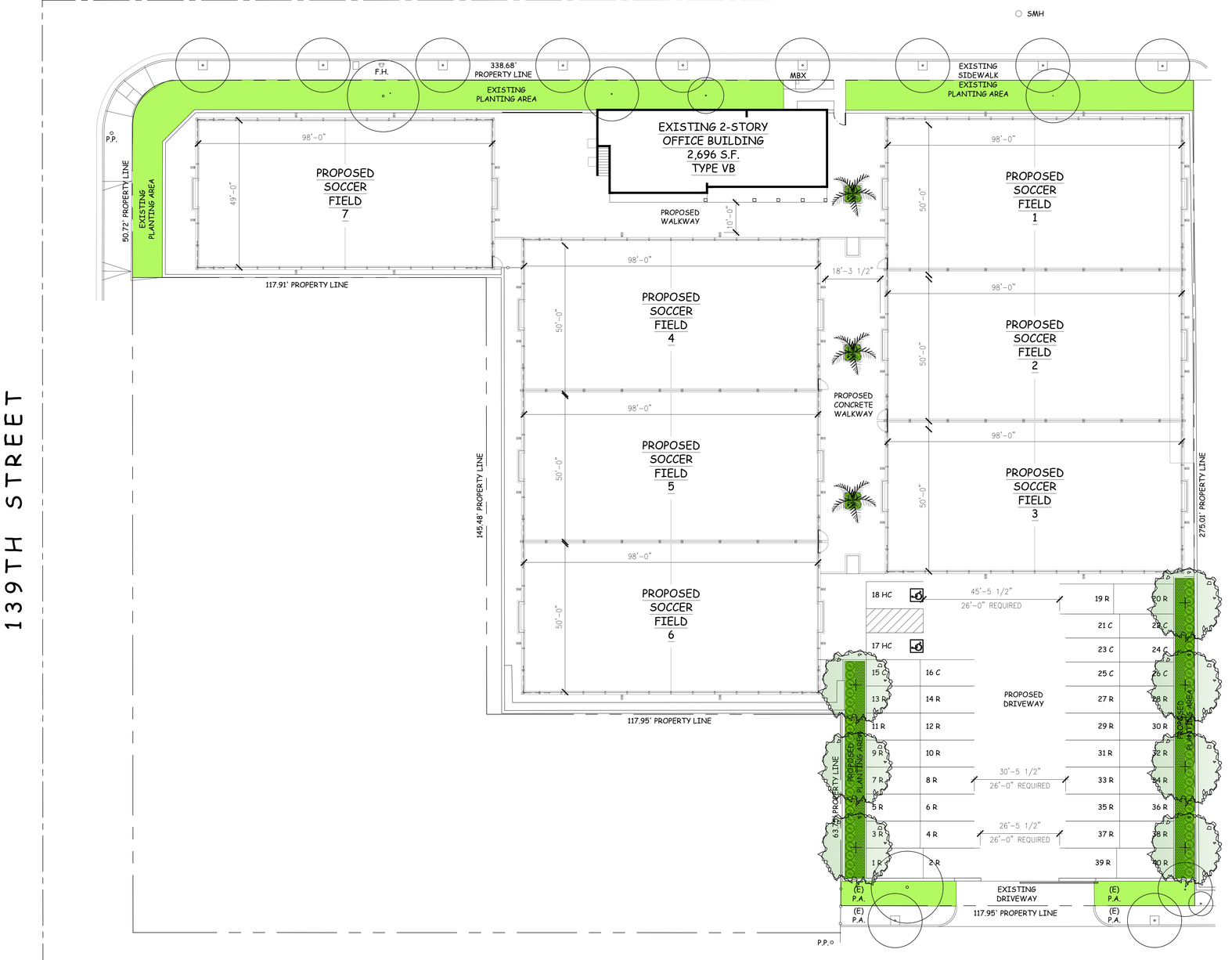
AREA SUMMARY

LANDSCAPE SHALL NOT BE LESS THAN 5% OF TOTAL PAVED AREA UTILIZED FOR DRIVEWAYS AND OPEN PARKING AREAS.
REQUIRED LANDSCAPE = 10,388 SF x 5% = >519.4 SF

PROVIDED LANDSCAPE = 1,112 SF (10%)

REQUIRED - (1) 24" BOX TREE/10 PARKING SPACES
40 SPACES / 10 = 4 TREES
PROVIDED - (7) 36" BOX TREES (175% OF REQUIRED)

REQUIRED - (1) 5G SHRUB / 20 SF OF PLANTER AREA
1,112 SF / 20 = 55 SHRUBS
PROVIDED - (57) 5G SHRUBS (103% OF REQUIRED)



SCALE: 1/16" = 1'-0"
0' 8' 16' 32'
WHEN PRINTED ON 30" X 42" PAPER.

PROPOSED OVERALL LANDSCAPE PLAN 1
SCALE: 1/16" = 1'- 0" FILE:

R.E.A.J. CW ARCHITECTURE
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STUDIO CITY, CA 91604
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REVISIONS

	ISSUE	BY	DATE

CONSULTANTS:

LANDSCAPE ARCHITECT:
COURTLAND STUDIO, LLC
DBA PAUL A. LEWIS LANDSCAPE ARCHITECT
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LANDSCAPE COURTLAND STUDIO ARCHITECTURE

Architect/Engineer Of Record:

LICENSED LANDSCAPE ARCHITECT
Paul A. Lewis
No. 3620
5/28/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT

LAB FIVE SOCCER @ GARDENA

Sheet Title

PROPOSED LANDSCAPE PLAN

Scale: 1/16" = 1'-0"
Drwn By: MT
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

L1.0

LAB FIVE SOCCER CENTER PROJECT

CEQA Class 32

Categorical Exemption Report

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Gardena, California 90247
Contact: John Signo, AICP, Senior Planner
jsigno@cityofgardena.org
(310) 217-9530

PREPARED BY: DE NOVO PLANNING GROUP
180 E. Main Street, Suite 108
Tustin, California 92780
Contact: Starla Barker, AICP
sbarker@denovoplanning.com
(949) 396-8193

September 2021

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This report serves as the technical documentation of the environmental analysis for the proposed Lab Five Soccer Center Project (Project) in the City of Gardena. The analysis is intended to document whether the Project is eligible for a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).

1.0 INTRODUCTION

CEQA Guidelines Section 15332, In-fill Development Projects, states a Class 32 consists of projects characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Lab Five Soccer Center Project (Project) site is located in the City of Gardena within the County of Los Angeles; refer to Exhibit 1, *Regional Vicinity*. The Project site is approximately 1.5 acres located at 14000 Halldale Avenue (APN 6102-020-021); refer to Exhibit 2, *Project Location*.

Regional access to the site is provided via the Harbor Freeway (Interstate [I] 110) to the east, the Artesia Freeway (SR-91) to the south, and the Glen Anderson Freeway (I-105) to the north of the site. Local access to the site is provided directly from Halldale Avenue. Within the project area, Halldale Avenue is accessed from West 139th Street to the north and 141st Street to the south. Both 139th and 141st Streets are accessed by Normandie Avenue on the east and Western Avenue on the west. There is one driveway along Halldale Avenue at the southwest corner of the Project site.

2.2 Existing Setting

On-Site Land Uses

The Project site was recently occupied by a hauling and demolition business. The Project site is primarily paved with a concrete slab and contains one two-story office structure and a single-story storage building situated adjacent to Brighton Avenue. A 10-foot high block wall surrounds the perimeter of the Project site. Swinging metal gates are located across the site's driveway. A sidewalk and landscape planter are located adjacent to the Project site along Brighton Avenue and a portion of Halldale Avenue.

General Plan and Zoning

According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated Industrial. The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. The maximum floor area ratio (FAR) is 1.0 in general; up to 2.0 for specific uses described in the Zoning Code. The City of Gardena Zoning Map identifies the zoning for the Project site as M-1 (Industrial).

Surrounding Uses

Uses surrounding the Project site include:

- North and West: Directly north and west of the Project site are four single-family residences fronting 139th Street and Halldale Avenue zoned M-1. North of 139th Street are commercial/industrial uses zoned M-1. West of Halldale Avenue are commercial/industrial uses zoned M-2.

- East: The Project site is bounded on the east by Brighton Avenue. East of Brighton Avenue are a single-family residence and multi-family residential (Poinsettia Gardens) uses, as well as commercial/industrial uses. Areas to the east of the Project site are zoned M-1.

- South: Directly south of the Project site is a refuse container storage yard, zoned M-1.

2.3 Project Characteristics

The Applicant proposes to construct a 5-a-side soccer center facility at the approximately 1.5-acre site. The proposed Lab Five Soccer Center would consist of seven 50-feet by 98-feet soccer fields with low rebound walls, netting, and 20-foot high light poles illuminated by LED down lights; refer to Exhibit 3, Proposed Site Plan and Exhibit 4, Proposed Typical Soccer Field Elevations. The center would be open 9:00 AM to 11:00 PM seven days a week. However, three of the soccer fields (fields 5, 6, and 7) would only be available for use from 9:00 AM to 10:00 PM.

The existing office building (2,786 square feet) would be retained and the storage building (200 square feet) would be removed to allow for an outdoor seating area. Minor interior improvements would be made to the existing office building and approximately 878 square feet of the existing 2,786-square-foot office would be converted to an incidental café use for patrons of the Lab Five Soccer center; refer to Exhibit 5, Proposed First Floor Plan. The existing restroom facilities would also be reconstructed to provide three new single-use occupancy accessible restrooms. The exterior of the existing office structure would primarily remain unchanged; the existing door would be replaced and the structure would be painted; refer to Exhibit 6, Existing and Proposed Building Elevations.

The perimeter concrete wall would be retained. The portion of the wall extending adjacent to the existing driveway, within the interior of the site, and the swinging metal gates that extend across the driveway would be removed. The driveway would be extended within the interior of the site to provide access to the proposed parking area. The Project would include 40 parking spaces. A proposed concrete walkway would extend from the northwestern corner of the parking area between the proposed soccer fields to the office and café building. A pedestrian gate would provide access to the Project site from Brighton Avenue. Bicycle racks would be provided adjacent to the office and café building.

Existing landscaping adjacent to the Project site and Brighton and Halldale Avenues would remain. New landscaping, including trees, groundcover and shrubs would be installed adjacent to the proposed parking area and trees would be provided within the proposed concrete walkway; refer to Exhibit 7, Proposed Landscape Plan.

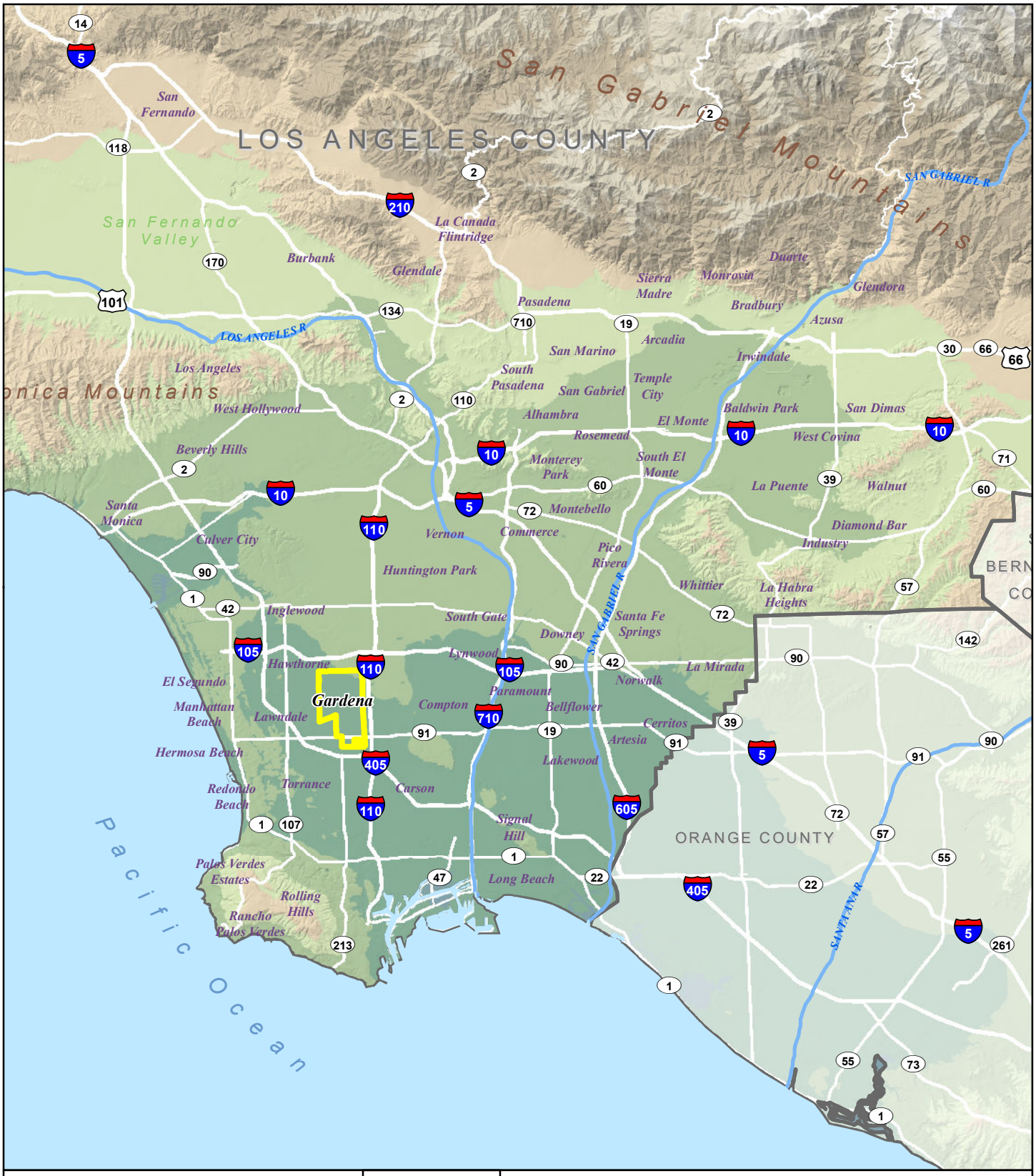
The proposed Project would continue to be served by existing utilities within the Project area that serve the Project site.

The Project is proposed to be constructed in a single phase with construction anticipated to begin in late 2021 and be completed in early 2022.

Discretionary Approvals

The Project is consistent with the General Plan land use and zoning designations for the site and would require the following discretionary approvals:

- Conditional Use Permit – to allow for the proposed use and alternative parking
- Site Plan Review



Legend

City of Gardena

County Boundary

N

0 2½ 5
Miles

Sources: CalAtlas; Los Angeles County. Map date: September 21, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 1. Regional Vicinity

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



Legend

Project Boundary
(APN 6102-020-021)

N

0 100 200
Feet

Sources: ArcGIS Online World Imagery Map Service, 4/15/2020; Los Angeles County. Map date: September 21, 2021.

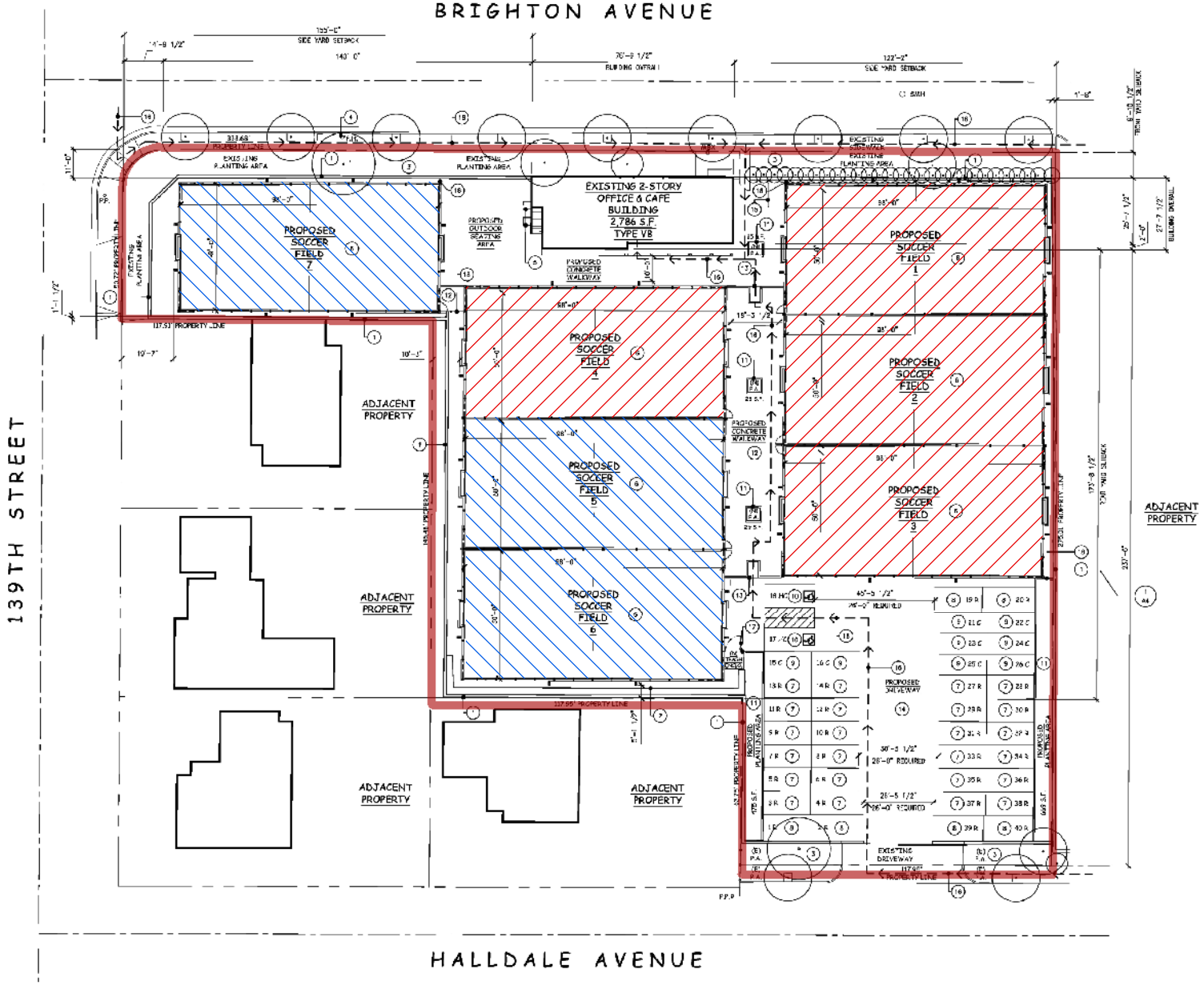
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 2. Project Location

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 3.
Proposed Site Plan



Legend

- Project Boundary

Operational Hours

- 9am-11pm
- 9am-10pm

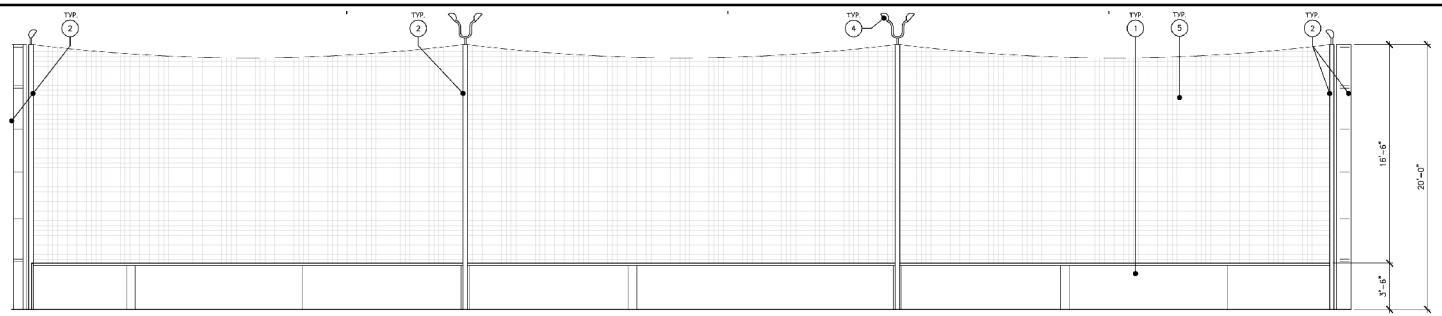
N

0 25 50
Feet

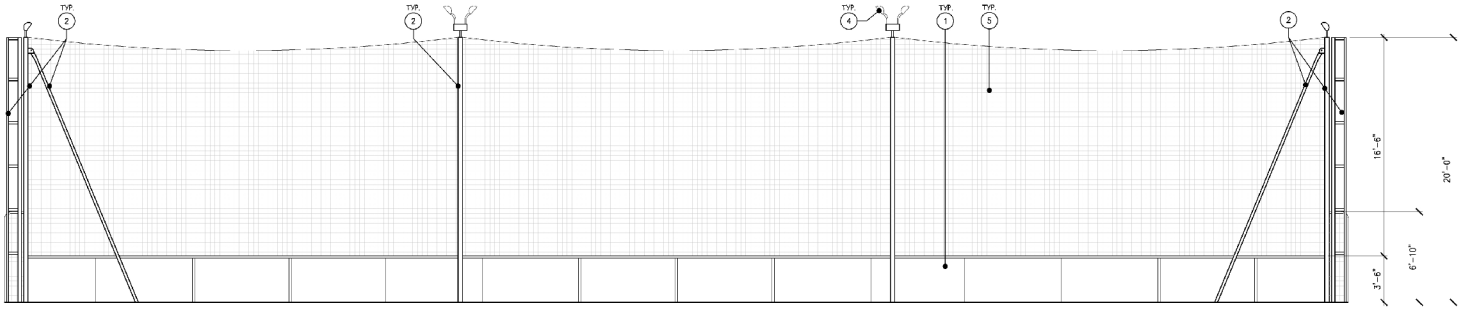
Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021. Revised: September 29, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

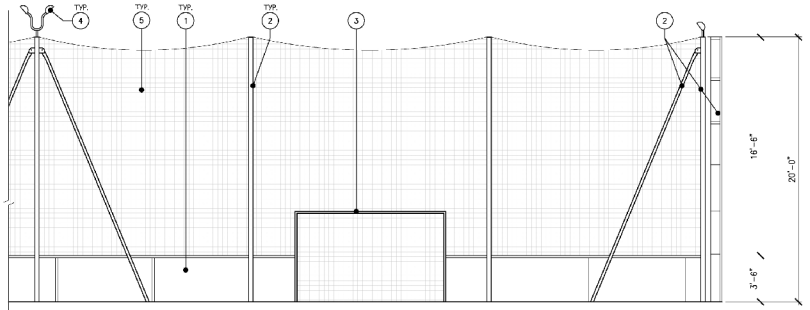
Exhibit 4. Proposed Typical Soccer Field Elevations



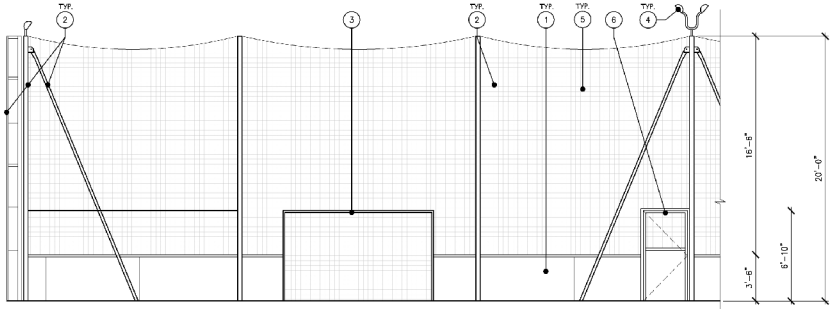
PROPOSED TYPICAL SOCCER FIELD WEST ELEVATION



PROPOSED TYPICAL SOCCER FIELD EAST ELEVATION



PROPOSED TYPICAL SOCCER SOUTH ELEVATION

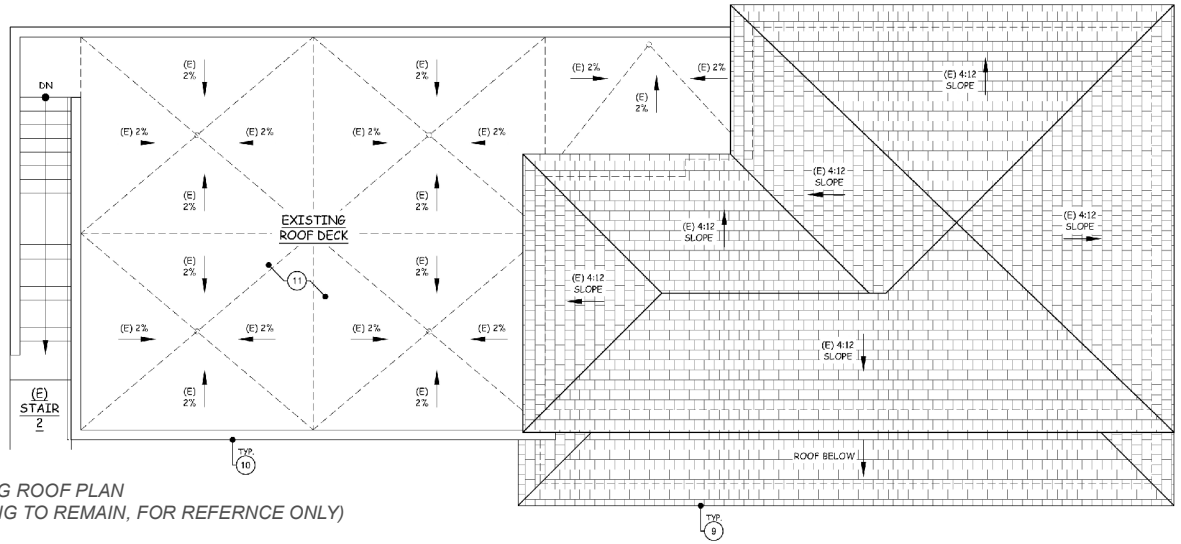


PROPOSED TYPICAL SOCCER NORTH ELEVATION

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

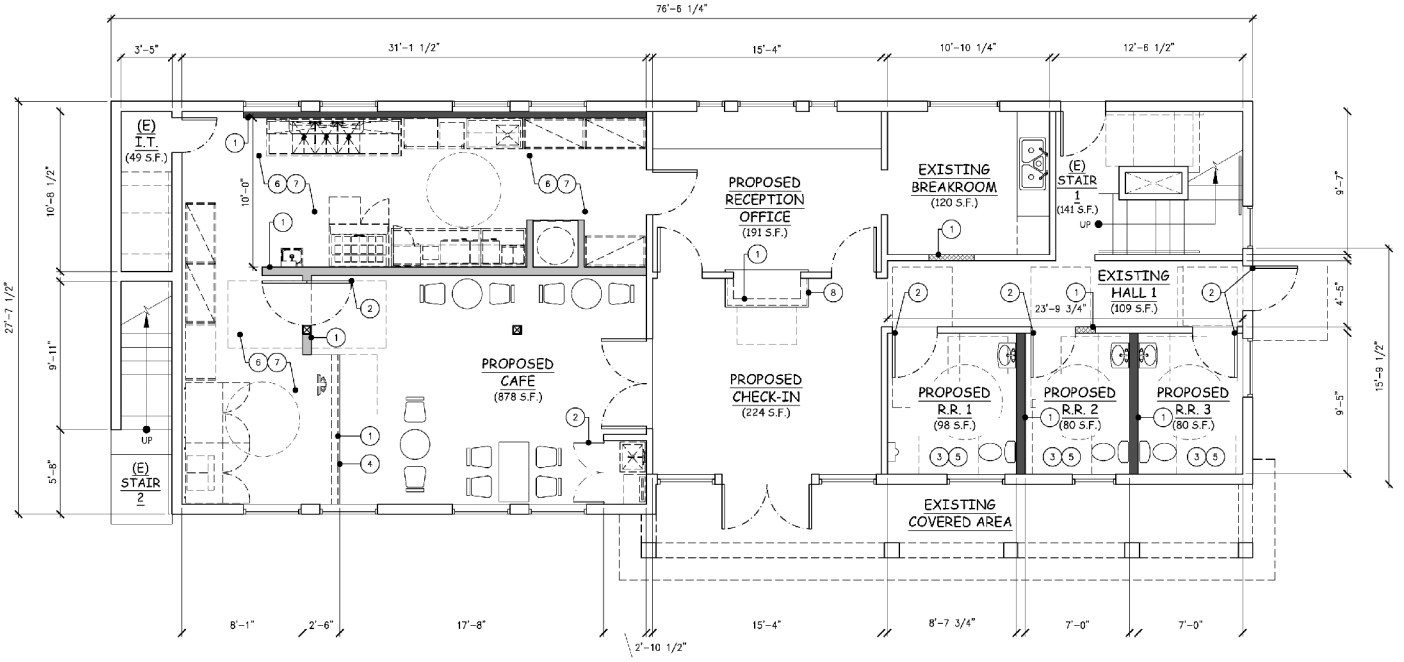
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 5. Proposed First Floor Plan

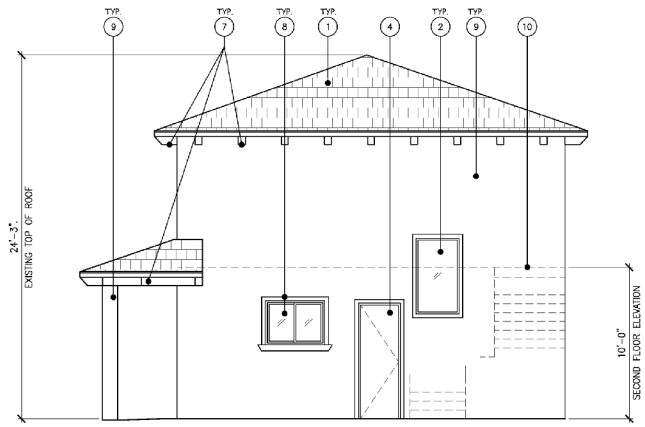


EXISTING ROOF PLAN
(EXISTING TO REMAIN, FOR REFERNCE ONLY)

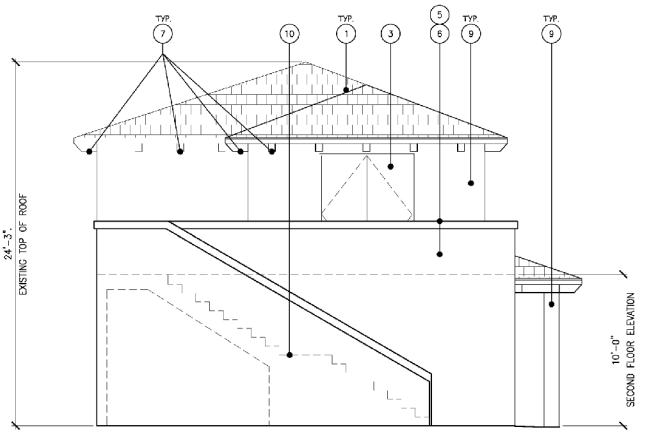
PROPOSED FIRST FLOOR PLAN



Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.



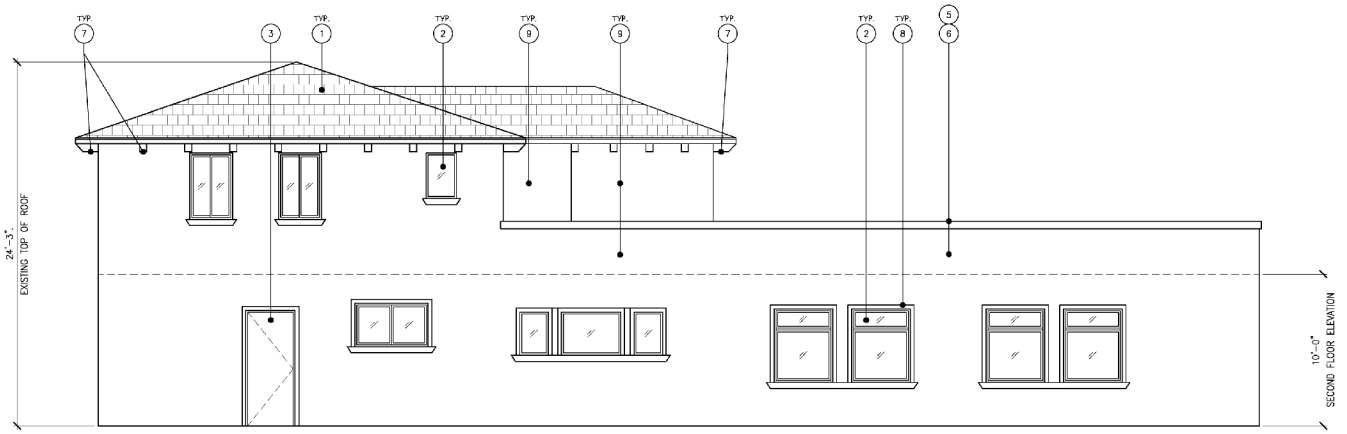
EXISTING & PROPOSED
BUILDING SOUTH ELEVATION



EXISTING & PROPOSED
BUILDING NORTH ELEVATION



EXISTING & PROPOSED
BUILDING WEST ELEVATION



EXISTING & PROPOSED
BUILDING EAST ELEVATION

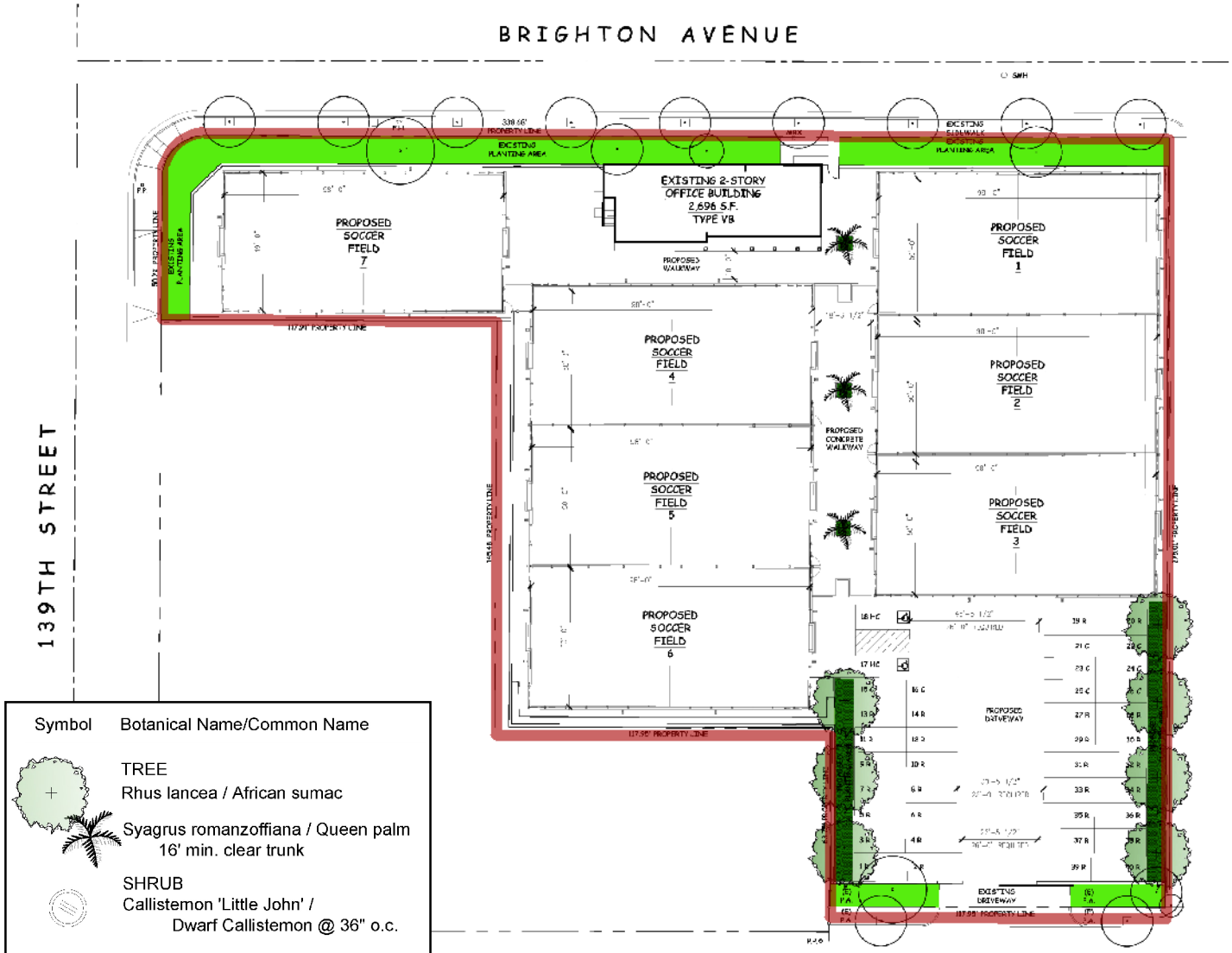
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 6. Existing and Proposed Building Elevations

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 7. Proposed Landscape Plan



Legend

Project Boundary

Symbol	Botanical Name/Common Name
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	Syagrus romanzoffiana / Queen palm 16' min. clear trunk
	SHRUB Callistemon 'Little John' / Dwarf Callistemon @ 36" o.c.
	GROUND COVER Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush 559 sf @ 36" o.c. = 61 plants
	PROPOSED LANDSCAPE
	EXISTING LANDSCAPE TO REMAIN

N

0 25 50
Feet

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

3.0 CLASS 32 CATEGORICAL EXEMPTION CRITERIA ANALYSIS

Criterion (a) ***The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

General Plan

According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated Industrial. The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. The maximum floor area ratio (FAR) is 1.0 in general; up to 2.0 for specific uses described in the Zoning Code.

The Project is consistent with the Industrial land use designation and would not exceed the maximum FAR of 1.0 allowed within the Industrial land use designation. Further, the Project would be consistent with applicable General Plan policies.

Zoning

The Project site is zoned M-1 (Industrial), which allows for a variety of uses. The Project proposes a commercial soccer facility, which would be consistent with the M-1 zoning for the site with approval of a Conditional Use Permit (CUP). The proposed development would meet all property development standards for the M-1 Zone as established by Gardena Municipal Code 18.36.060 with approval of the CUP for alternative parking.

Criterion (b) ***The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

The Project site is comprised of one Assessor parcel (APN 6102-020-021) totaling approximately 1.5 acres located at 14000 Halldale Avenue in the City of Gardena. As described in Section 2.0, Project Description, the Project site is located within a developed urban area with commercial, industrial, and residential uses located within the immediate area; refer to Exhibit 2.

Criterion (c) ***The project site has no value as habitat for endangered, rare or threatened species.***

The Project site is primarily paved and includes a two-story office building and single-story storage building. A mix of trees, bushes and shrubs are located around the perimeter of the Project site, adjacent to Halldale and Brighton Avenues; however, the Project site is highly disturbed and does not contain any habitat suitable for endangered, rare, or threatened species. Similarly, the Project area is located within a highly developed area of the City and does not provide habitat suitable for endangered, rare, or threatened species.

Criterion (d) ***Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.***

TRAFFIC

The following analysis is based in part on the Transportation Memorandum prepared for the Lab Five Soccer Center Project (Transportation Analysis) prepared by Kittelson & Associates; refer to Appendix A, Transportation Analysis.

Conflict with any Program, Plan, Ordinance or Policy

Transit Facilities

The Project site and surrounding area is served by GTrans and LA Metro. GTrans provides public transportation services in the South Bay, including the cities of Gardena, Hawthorne, Compton, Carson, Harbor City, Lawndale and Los Angeles. Within the Project area, GTrans Line 2 operates on a loop circling Western, Imperial Highway, Vermont, Normandie and PCH. The closest stop to the Project site is located at Vermont Avenue and Rosecrans, approximately 0.75-mile from the Project site. Line 2 typically operates on weekdays from approximately 4:40 AM to 10:00 PM with 15- to 30-minute headways (the time between bus arrivals). On weekends, Line 2 operates from approximately 5:00 AM to 9:30 PM with 15- to 40-minute headways.

LA Metro Route 125 operates primarily along Rosecrans Avenue between the Norwalk Station and El Segundo on weekdays from approximately 4:19 AM to 8:20 PM, with approximately 20-minute headways, and on weekends beginning at 5:03 AM with approximately 30-minute headways. The nearest stop to the Project site is at Rosecrans and Normandie Avenues, approximately 0.25-mile south of the Project site.

The Project site would continue to be served by the existing transit system and would not conflict with a program plan, ordinance, or policy addressing transit and impacts would be less than significant.

Roadway Facilities

Halldale and Brighton Avenues provide access to the Project site via 139th and 141st Streets. Normandie Avenue is located one block to the east of the Project site. According to the Gardena General Plan, Normandie Avenue is a Major Collector. A Major Collector serves as an intermediate route to carry traffic between collector roadways and arterial roadways. Access to adjacent land uses is generally unrestricted. Normandie Avenue provides two lanes of travel in each direction with a center turn lane. The Gardena General Plan identifies 139th Street as a Collector. The primary function of collector roadways is to connect a defined geographic area of the city. These roadways are intended to move traffic from a local roadway to a secondary roadway. They are intended to provide access to all types of land uses and generally have no limitations on access. The Project does not propose any changes to roadways adjacent to or within the vicinity of the Project site. The Project site would continue to be accessed from the driveway located on Halldale Avenue.

Bicycle Facilities

There are no bicycle facilities adjacent to the Project site. 139th Street, between Budlong and Van Ness Avenues, is an Existing Class III Bike Route. The City adopted the South Bay Bicycle Master Plan (Bicycle Master Plan), which is a multi-jurisdictional bicycle master plan intended to guide the development and maintenance of a comprehensive bicycle network and set of programs throughout the cities in the South Bay, including Gardena. The Bicycle Master Plan (Figure 4-3) identifies proposed bicycle facilities within

Gardena. Halldale Avenue, south of 139th Street and adjacent to the Project site, is identified as a proposed Bike Friendly Street. A Bike Friendly Street is defined as local roads that have been enhanced with treatments that prioritize bicycle travel. These treatments include wayfinding signage, pavement markings, and traffic calming. The Project does not propose any modifications to 139th Street or Halldale Avenue that would conflict with the existing Class III Bike Route or conflict with the proposed Bike Friendly Street. The Project would not conflict with a program plan, ordinance, or policy addressing bicycle facilities and impacts would be less than significant.

Pedestrian Facilities

Sidewalks are located adjacent to the Project site along Brighton and Halldale Avenues. However, the sidewalk on Halldale Avenue terminates and does not extend further north to 139th Street. The Project would not modify the existing sidewalks with the exception that existing damaged sidewalks fronting the Project site would be repaired as part of the Project. Pedestrian access to the Project site would be maintained along Brighton Avenue and at the driveway on Halldale Avenue. The Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

Consistency with CEQA Guidelines Section 15064.3, subdivision (b)

The City's *SB 743 Implementation Transportation Analysis Updates* (Transportation Analysis Guidelines), includes criteria for individual project screening, which can be used to screen projects that are expected to generate low vehicles miles traveled (VMT) out of a detailed VMT analysis. The City's three VMT screening criteria and determinations include:

- Project Type Screening: Projects that generate less than 110 daily trips may be screened from conducting a VMT analysis. This screening criterion does not apply since the Project is expected to generate more than 110 daily trips. The Project is expected to generate 198 daily trips.

- Transit Proximity Screening: Projects located within a High-Quality Transit Area (HQTA) would be screened from a detailed VMT analysis if the project has certain characteristics:

    - Has a Floor Area Ratio (FAR) of less than 0.75 (for office, retail, hotel, and industrial projects) or less than 20 units per acre (for residential projects).
    - Includes more parking for use by residents, customers, or employees than required by the City (unless additional parking is being provided for design feasibility, such as completing the floor of a subterranean or structured parking facility, or if additional parking is located within the project site to serve adjacent uses).
    - Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City).
    - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

    The Project site is located within a frequent transit area (within a half-mile radius of an existing or planned major transit stop, or an existing stop along a high-quality transit corridor, which has fixed route bus service with service intervals no longer than 15 minutes during peak commute hours). In addition, this project would meet the other criteria necessary to screen out due to transit proximity:

- The FAR/density requirement does not apply since this is not an office, retail, hotel, industrial, or residential project.
- The Project would supply 40 parking spaces on site, which does not exceed City requirements.
- The Project is consistent with the Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS) (more information on SCS consistency is provided below).
- The Project would not replace residential units.

The proposed project is consistent with the SCAG SCS for the following reasons:

- The proposed Project does not include a change from residential uses to employment uses (e.g., office and industrial) or vice versa, and is thus consistent with SCAG's land use projections for the area. In addition, the Project is a conditionally permitted use and would be consistent with the zoning for the site.
- The project furthers goals from the SCAG SCS, including:
  - The Project is located in an area with high-quality bus service and furthers the goals of: improving mobility, accessibility, reliability, and travel safety for people and goods; increasing person and goods movement and travel choices within the transportation system; reducing greenhouse gas emissions and improving air quality; and, focusing growth near destinations and mobility options.
  - By encouraging sports and recreation activities, the Project furthers the goal of supporting healthy and equitable communities.

Therefore, the Project can be screened out of requiring a detailed VMT analysis under the transit proximity screening criteria.

- Low VMT Area Screening: Projects that are assessed using home-based VMT per resident (such as residential projects) or home-based work VMT per employee (such as offices) in a low-VMT generating area may be screened from a VMT analysis. This Project is a unique use that would not be analyzed using either of these VMT metrics, as it is not a residential use, and the number of employees is not directly correlated to the activity level of the soccer fields. As such, this screening criteria would not apply to this Project.

To be screened out of a detailed VMT analysis, a Project would need to satisfy at least one of the VMT screening criteria. Given that the proposed Project is located within a low VMT area, the Project meets the Low VMT Area Screening and a detailed VMT analysis would not be required. Projects located within a low VMT generating area are presumed to have a less than significant impact. Thus, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

Hazards Due to a Geometric Design Feature or Incompatible Use

The Project would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature. The Project would utilize the existing driveway at the southwest corner of the Project site. Thus, no impacts would occur in this regard.

Emergency Access

The Project would not modify the roadways adjacent to the site; the Project site would continue to be accessible from Halldale and Brighton Avenues in the event of an emergency. There is the potential that

traffic lanes located immediately adjacent to the Project site may be temporarily closed or controlled by construction personnel during construction activities. Any temporary closure would be required to receive permission from the traffic authority in accordance with Gardena Municipal Code Section 13.56.430, *Road Closure or Interference with Highway Use*. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained at all times. Additionally, all construction staging would occur within the boundaries of the Project site and would not interfere with circulation along arterials, or any other nearby roadways.

Prior to the issuance of a building permit, the applicant is required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes. The Los Angeles County Fire Department (LACFD) would review the Project for access requirements, minimum roadway widths, fire apparatus access roads, fire lanes, signage, access devices and gates, access walkways, among other requirements to ensure adequate emergency access would be provided to and within the Project site. Thus, Project construction and operation would not result in inadequate emergency access.

NOISE

The following analysis is based on the *Lab Five Soccer at Gardena Noise Impact Study*, September 27, 2021 (Noise Study) prepared by MD Acoustics; refer to Appendix B, Noise Study.

Short-Term Construction Noise

Construction noise associated with each phase of the Project was calculated at the adjacent residences utilizing methodology presented in the FHWA Roadway Construction Noise Model together with several key construction parameters including distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project site. Construction equipment typically moves back and forth across the site, and it is an industry standard to use the acoustical center of the site to model average construction noise levels.

The anticipated construction equipment was split into two phases, site preparation and building construction. Noise levels associated with each phase are shown in Table 1, *Construction Noise Level by Phase (dBA, Leq)*.

Table 1
Construction Noise Level by Phase (dBA, Leq)

Activity	Noise Levels at Nearest Sensitive Receptor	
	Leq	Lmax
Site Preparation	66	72
Building Construction	64	69
Notes: Construction Modeling Worksheets provided in Appendix B.		

As shown in Table 1, Project construction noise would range between 64 to 66 dBA Leq and 69 to 72 dBA Lmax at nearby sensitive receptors. Construction noise is considered a short-term impact and would be considered significant if construction activities occur outside the allowable times as described in the City's General Plan and Municipal Code. However, the Project would be required to adhere to Gardena Municipal Code Section 8.36.080(G) which outlines the allowed times for construction. Thus, this impact would be less than significant.

Long-Term Operational Noise

The worst-case stationary noise was modeled using SoundPLAN 3D acoustical modeling software. This worst-case scenario models all operational noise operating at the same time for the full duration of an hour. The model utilizes the sound level data for the proposed Project activities, which includes parking and soccer activities. There is an existing 10-foot wall surrounding the Project site included in the model.

Seven receptors were modeled to accurately evaluate the proposed Project's operational noise impact to adjacent land uses; refer to Appendix B for further information regarding the receptors. Both daytime and nighttime ambient noise levels are calculated. It is noted that nighttime (between 10:00 pm and 11:00 pm) the soccer center would operate a reduced capacity. Worst-case, Project only operational noise levels are anticipated to range between 35 to 49 dBA Leq at the modeled noise receptors.

Table 2, *Worst-Case Predicted Operational Daytime Noise Levels (dBA, Leq)*, identifies Project plus ambient daytime noise level projections. As indicated in Table 2, daytime noise levels are anticipated to be 56 dBA leq during the day at the receptors during operational hours.

Table 2
Worst-Case Predicted Operational Daytime Noise Levels (dBA, Leq)

Receptor[1]	Existing Day Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Daytime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	56	39	56	70	0
R2	56	49	56	56	0
R3	56	43	56	56	0
R4	56	48	56	56	0
R5	56	49	56	70	0
R6	56	46	56	70	0
R7	56	43	56	72	0

Notes:51. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. Refer to Exhibit F in Appendix B for the operation noise level projections at each receptor.
4. Per Gardena Municipal Code Section 8.36.040(C) if the ambient exceeds the noise standard the ambient becomes the noise standard.

Table 3, *Worst-Case Predicted Operational Nighttime Noise Levels (dBA, Leq)*, identifies Project plus ambient nighttime noise level projections. As indicated in Table 3, nighttime noise levels are anticipated to be 55 dBA leq during the nighttime at the receptors during operational hours.

Table 3
Worst-Case Predicted Operational Nighttime Noise Levels (dBA, Leq)

Receptor[1]	Existing Night Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Nighttime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	55	35	55	70	0
R2	55	45	55	55	0
R3	55	39	55	55	0
R4	55	45	55	55	0
R5	55	47	56	70	1
R6	55	44	55	70	0
R7	55	41	55	70	0

Notes:51. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. Refer to Exhibit F in Appendix B for the operation noise level projections at each receptor.
4. Per Gardena Municipal Code Section 8.36.040(C) if the ambient exceeds the noise standard the ambient becomes the noise standard.

As demonstrated in Tables 2 and 3, the combined noise levels do not exceed the City's noise limits established by Gardena Municipal Code Section 8.36.040, which stipulates a 70 dBA industrial noise limit and a residential noise limit that cannot exceed the ambient in cases such as this where the ambient exceeds the noise limit. Therefore, the Project would have a less than significant impact.

Groundborne Vibration or Noise

Construction activities can produce vibration that may be felt by adjacent land uses. The Caltrans Transportation and Construction Induced Vibration Guidance Manual provides general thresholds and guidelines as to the vibration damage potential from vibration impacts.

Construction equipment has the potential to get as close as 25 feet to the adjacent residential buildings. At this distance, a large bulldozer would yield a worst-case 0.089 PPV (in/sec) which would be perceptible but would not result in architectural damage. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest residential structures. Construction vibration impacts would be less than significant.

AIR QUALITY

Air Quality Management Plan Consistency

The Project site is located within the South Coast Air Basin (SCAB), which is under the South Coast Air Quality Management District's (SCAQMD's) jurisdiction. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which SCAB is in non-attainment. To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the USEPA. The AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016

RTP/SCS, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: A proposed project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions.

- **Consistency Criterion No. 2**: A proposed project would not exceed the AQMP's assumptions or increments based on the years of the project build-out phase.

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As shown in Tables 4 and 5, the proposed Project construction and operational emissions would be below SCAQMD's thresholds. As the Project would not generate localized construction or regional construction or operational emissions that would exceed SCAQMD thresholds of significance, the Project would not violate any air quality standards. Thus, no impact is expected, and the Project would be consistent with the first criterion.

Consistency Criterion No. 2 refers to SCAG's growth forecasts and associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on SCAG's growth projections, which are based, in part, on the general plans of cities located within the SCAG region. Therefore, projects that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

With respect to determining consistency with Consistency Criterion No. 2, it is important to recognize that air quality planning within the air basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2016 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

1. *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2016 AQMP form the basis for the projections of air pollutant emissions and are based on the General Plan land use designations and SCAG's 2016-2040 Regional Transportation Plan/Sustainability Communities Strategy (2016-2040 RTP/SCS) demographics forecasts.[1] The population, housing, and employment forecasts within the 2016-2040 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Gardena. The SCAQMD has

[1] Although SCAG has adopted *the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* (Connect SoCal), the SCAQMD has not released an updated AQMP that utilizes information from *Connect SoCal*; SCAQMD is planning to release the updated AQMP in 2022. Therefore, this analysis is based on the 2016-2040 RTP/SCS.

incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2016 AQMP. The Project would not require a General Plan amendment and is consistent with the zoning subject to a CUP to operate the proposed facility. The Project would be within the population, housing, and employment projections anticipated and planned for by the City's General Plan and would not increase growth beyond the AQMP's projections.

2. *Would the project implement all feasible air quality mitigation measures?*

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in the discussions below. As such, the proposed Project meets this 2016 AQMP consistency criterion.

3. *Would the project be consistent with the land use planning strategies set forth in the AQMP?*

Land use planning strategies set forth in the 2016 AQMP are primarily based on the 2016-2040 RTP/SCS. The Project would be consistent with the actions and strategies of the 2016-2040 RTP/SCS. For example, the Project would be an infill development, which is consistent with various goals within the 2016-2040 RTP/SCS. Additionally, the Project would be located near public transit, thereby supporting the 2016-2040 RTP/SCS goal of focusing new growth around transit.

In conclusion, the determination of 2016 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the air basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2016 AQMP. Therefore, the Project would be consistent with the above criteria and impacts would be less than significant.

Cumulative Impacts

Construction Impacts. Project construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project site include ozone-precursor pollutants (i.e., Reactive Organic Gases [ROG] and NOx) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

The Project's construction-related emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Construction of the proposed Project is anticipated to begin in late 2021 and be completed in early 2022; refer to Appendix C, Air Quality Modeling, for additional information.

Table 4, *Construction-Related Emissions*, presents the anticipated daily construction emissions.

As shown in Table 4, all criteria pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the proposed Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. As the proposed Project emissions would not worsen ambient air quality, create additional violations of federal and state standards, or delay SCAB's goal for meeting attainment standards, impacts associated with Project construction emissions would be less than significant.

Table 4
Construction-Related Emissions

Construction Year	Pollutant (lbs per day)[1]					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
2021	2.0	20.5	15.1	<0.1	3.8	2.2
2022	1.8	13.1	14.0	<0.1	1.0	0.7
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Source: CalEEMod version 2020.4.0; refer to Appendix C for detailed model input/output data.

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.

SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment; refer to Appendix C for model outputs. Emissions were calculated using CalEEMod, version 2016.3.2. Winter emissions represent worst-case scenario.

Operational Emissions Impacts. The Project's operational emissions would be associated primarily with motor vehicle use. Mobile sources emissions are generated from vehicle operations associated with Project operations. CalEEMod was used to calculate pollutants emissions from vehicular trips generated from the proposed Project. CalEEMod default inputs for vehicle mix and trip distances were unaltered for this analysis. Estimated emissions from Project operations are summarized in Table 5, *Operational-Related Emissions*. Note that emissions rates differ from summer to winter because weather factors are dependent on the season and these factors affect pollutant mixing, dispersion, ozone formation, and other factors.

As shown in Table 5, emission calculations generated from CalEEMod demonstrate that Project operations would not exceed the SCAQMD thresholds for any criteria air pollutants. Therefore, Project operational impacts would be less than significant.

As shown in Table 5, the Project's unmitigated area source emissions would not exceed SCAQMD thresholds for either the winter or summer seasons. Therefore, impacts would be less than significant.

Energy source emissions would be generated due to the Project's electricity usage, which would be minimal. The Project's primary uses of electricity would be for outdoor lighting. As shown in Table 5, the Project's unmitigated energy source emissions would not exceed SCAQMD thresholds for criteria pollutants. As such, the Project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, the Project's operational air quality impacts would be less than significant.

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NOx, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern. NOx and ROG react with sunlight to form O_3, known as photochemical smog. Additionally, wind currents readily transport PM_{10} and $PM_{2.5}$. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions have been estimated using CalEEMod, as recommended by the SCAQMD. As shown in Table 5, mobile source emissions would not exceed SCAQMD thresholds for criteria

pollutants. Therefore, the Project's air quality impacts associated with mobile source emissions would be less than significant.

Table 5
Operational-Related Emissions

Emissions Source	Pollutant (lbs per day)[1]					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Proposed Project Summer Emissions						
Area Source Emissions	<0. 1	0	<0.1	<0. 1	0	0
Energy Emissions	0	0	0	0	0	0
Mobile Emissions[2]	0.6	0.6	5.8	<0. 1	1.2	0.3
Total Emissions[3]	**0.6**	**0.6**	**5.8**	**<0.1**	**1.2**	**0.3**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***
Proposed Project Winter Emissions						
Area Source Emissions	<0. 1	0	<0.1	<0.1	0	0
Energy Emissions	0	0	0	0	0	0
Mobile Emissions[2]	0.6	0.7	5.7	<0.1	1.2	0.3
Total Emissions[3]	**0.6**	**0.7**	**5.7**	**<0.1**	**1.2**	**0.3**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Refer to Appendix C for detailed model input/output data.

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.

1. Emissions were calculated using CalEEMod, version 2020.4.0.
2. The mobile source emissions were calculated using the trip generation data provided in the Transportation Memorandum prepared for the Lab Five Soccer Center Project (Transportation Analysis) prepared by Kittelson & Associates; refer to Appendix A, Transportation Analysis.
3. The numbers may be slightly off due to rounding.

Cumulative Conclusion

SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. As discussed above, the Project's construction-related emissions by themselves would not exceed the SCAQMD significance thresholds for criteria pollutants.

Since these thresholds indicate whether individual Project emissions have the potential to affect cumulative regional air quality, it can be expected that the Project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. The analysis assumed fugitive dust controls would be utilized during construction, including frequent water applications. SCAQMD rules, mandates, and compliance with adopted AQMP emissions control measures would also be imposed on construction projects throughout the SCAB, which would include related cumulative projects. As concluded above, the Project's construction-related impacts would be less than significant. Compliance with SCAQMD rules and regulations would further minimize the proposed Project's construction-related emissions. Therefore, Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. The Project's construction-related emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in Table 5, the Project's operational emissions would not exceed SCAQMD thresholds. As a result, the Project's operational emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant and impacts would be less than significant.

Sensitive Receptors

The nearest sensitive receptors to the Project site are the residences located immediately north and west of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

Localized Construction Significance Analysis. The maximum daily disturbed acreage would be 1.5 acres (the gross area of the Project site). The appropriate SRA for the LSTs is the Southwest Coastal LA County area (SRA 3), since SRA 3 includes the Project site. LSTs apply to CO, NOx, PM_{10}, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to 2.0 acres. As stated, Project construction is anticipated to disturb a maximum of 1.5 acres in a single day.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs". Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at 25 meters were utilized in this analysis for receptors closer than 25 meters. Table 6, *Localized Significance of Construction Emissions*, presents the results of localized emissions during proposed Project construction.

Table 6
Localized Significance of Construction Emissions

Construction Activity	NO_x	CO	PM_{10}	$PM_{2.5}$
Site Preparation	17.4	7.6	6.0	3.6
Grading	20.2	9.8	8.0	4.3
Demolition	19.7	14.5	1.1	1.0
Paving	9.3	10.7	0.5	0.5
Architectural Coating	1.4	1.8	0.1	0.1
Building Construction	12.5	12.7	0.6	0.6
SCAQMD Localized Screening Thresholds	*131*	*967*	*8*	*5*
Exceed SCAQMD Thresholds?	***No***	***No***	***No***	***No***
Source: CalEEMod Version 2020.4.0; refer to Appendix C for model outputs				
Notes: NO_x = nitrogen oxides; CO = carbon monoxide; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds. Emissions reflect on-site construction emissions only, per SCAQMD guidance.				

As shown in Table 6, the emissions of these pollutants on the peak day of Project construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Further, the Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during construction activities.

Localized Operational Significance Analysis. Table 7, *Localized Significance of Operational Emissions*, provides the on-site operational emissions compared to the LST thresholds.

Table 7
Localized Significance of Operational Emissions

Maximum Emissions	NO_x	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions (Area Sources)	0	<0.1	0	0
SCAQMD Localized Screening Thresholds	131	967	2	1
Exceed SCAQMD Thresholds?	***No***	***No***	***No***	***No***
Source: CalEEMod Version 2020.4.0; refer to Appendix C for model outputs				
Notes: NO_x = nitrogen oxides; CO = carbon monoxide; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.				

As indicated in Table 7, the maximum daily emissions of pollutants during Project operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during operational activities.

The Project would not involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants, and no significant toxic airborne emissions would result from operation of the proposed Project. Construction activities are subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (Sierra Club v. County of Fresno [Friant Ranch, L.P.] [2018] 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme ozone nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts would occur.

NOx and ROG are precursor emissions that form ozone in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. Breathing ground-level ozone can result in health effects that include: reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that ozone can make asthma symptoms worse and can increase sensitivity to asthma triggers.

According to the SCAQMD's 2016 AQMP, ozone, NOx, and ROG have been decreasing in the SCAB since 1975 and are projected to continue to decrease in the future. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NOx and ROG levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NOx emissions from electric utilities have also decreased due to the use of cleaner fuels and renewable energy. The 2016 AQMP demonstrates how the SCAQMD's control strategy to meet the 8-hour ozone standard in 2023 would lead to sufficient NOx emission reductions to attain the 1-hour ozone standard by 2022. In addition, since NOx emissions also lead to the formation of $PM_{2.5}$, the NOx reductions needed to meet the ozone standards will likewise lead to improvement of $PM_{2.5}$ levels and attainment of $PM_{2.5}$ standards.

The SCAQMD's air quality modeling demonstrates that NOx reductions prove to be much more effective in reducing ozone levels and will also lead to a significant decrease in $PM_{2.5}$ concentrations. NOx-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane. The 2016 AQMP identifies robust NOx reductions from new regulations on RECLAIM facilities, non-refinery flares, commercial cooking, and residential and commercial appliances. Such combustion sources are already heavily regulated with the lowest NOx emissions levels achievable but there are opportunities to require and accelerate replacement with cleaner zero-emission alternatives, such as residential and commercial furnaces, pool heaters, and backup power equipment. The AQMP plans to achieve such replacements through a combination of regulations and incentives. Technology-forcing regulations can drive development and commercialization of clean technologies, with future year requirements for new or

existing equipment. Incentives can then accelerate deployment and enhance public acceptability of new technologies.

The 2016 AQMP also emphasized that beginning in 2012, continued implementation of previously adopted regulations will lead to NOx emission reductions of 68 percent by 2023 and 80 percent by 2031. With the addition of 2016 AQMP proposed regulatory measures, a 30 percent reduction of NOx from stationary sources is expected in the 15-year period between 2008 and 2023. This is in addition to significant NOx reductions from stationary sources achieved in the decades prior to 2008.

As previously discussed, Project emissions would be less than significant and would not exceed SCAQMD thresholds; refer to Table 4 and Table 5. Localized effects of on-site Project emissions on nearby receptors were also found to be less than significant; refer to Table 6 and Table 7. The LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, Project-related emissions would not exceed the regional thresholds or the LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels more than the health-based ambient air quality standards.

Carbon Monoxide Hotspots

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

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2016 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with approximately 100,000 average daily traffic (ADT), was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The proposed Project would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 ADT, it can be reasonably inferred that CO hotspots would not be experienced at any Project area intersections from the 198 ADT attributable to the proposed Project. Therefore, impacts would be less than significant.

Construction-Related Diesel Particulate Matter

Project construction would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to

toxic air contaminants (TAC) emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The closest sensitive receptors to the Project site are located immediately adjacent to the north and west of the site. The use of diesel-powered construction equipment would be temporary and episodic and occur throughout the Project site. The duration of exposure would be short and exhaust from construction equipment would dissipate rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from diesel particulate matter (DPM). Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction activities would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by Project construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxins and the proposed Project would result in a less than significant impact.

Objectionable Odors

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors.

WATER QUALITY

Short-term impacts related to water quality could occur during the construction phase associated with the development of the site. 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 site is approximately 1.5 acres and therefore would be subject to the General Permit. To obtain coverage under the General Permit, dischargers are required to file with the State Water Resources Control Board (SWRCB) the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI) and other compliance-related documents. The General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

The Project would also be subject to Gardena Municipal Code Chapter 8.70, Stormwater and Runoff Pollution Control. Chapter 8.70 is intended to reduce the quality of pollutants being discharged to the waters of the United States through: the elimination of non-stormwater discharges to the municipal stormwater system; the elimination of discharge of pollutants into the municipal storm drain system; the reduction of pollutants in stormwater discharges to the maximum extent practicable; the protection and enhancement of the quality of the waters of the United States in a manner consistent with the provisions of the Clean Water Act.

Compliance with the NPDES and Gardena Municipal Code requirements would ensure the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact.

Criterion (e) ***The site can be adequately served by all required utilities and public services.***

The Project site has historically been used for a hauling and demolition business and all required utilities and public services are available to serve the proposed Project. Utility infrastructure is located within the surrounding area and serves the existing site. The Project would not require significant expansion of utilities and public services beyond existing conditions.

4.0 EXCEPTIONS TO CATEGORICAL EXEMPTIONS ANALYSIS

The following are exceptions to CEs pursuant to CEQA Guidelines 15300.2, Exceptions:

Exception a) **Location. Classes 3, 4, 5, 6 and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, expect where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.**

Exception (a) is specifically applicable to CE Classes 3, 4, 5, 6, and 11. The Project does not qualify for any of these classes. The Project is being considered and analyzed under a Class 32 CE. Thus, this exception is not applicable.

Exception b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

There are no projects currently proposed or known within the Project area of the same type. The Project is consistent with the General Plan land use (i.e., Industrial) anticipated for the site. The Project would not result in a significant environmental impact and would not contribute to a significant cumulative impact. Exception (b) would not apply to the Project.

Exception c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that they activity will have a significant effect on the environment due to unusual circumstances.**

There are no unusual circumstances associated with the Project site or the Project. The Project site is located within an urbanized area of the City and does not include any site-specific environmental conditions that would preclude the proposed development. The Project proposes to construct a 5-a-side soccer center facility at the approximately 1.5-acre site. The proposed Project is consistent with the General Plan land use (i.e., Industrial) designation. Exception (c) would not apply to the Project.

Exception d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

There are no officially-designated or eligible State Scenic Highways within proximity to the Project site. Thus, the proposed Project would not result in damage to scenic resources within an officially designated State Scenic Highway. Exception (d) would not apply to the Project.

Exception e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Government Code Section 65962.5 requires the DTSC and SWRCB to compile and update a regulatory sites listing (per the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is not listed pursuant to Government Code Section 65962.5.[2] Thus, Exception (e) would not apply to the Project.

Exception f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project site does not contain any historical resources. Further, there are no structures or resources within the surrounding area listed as historic resources. The Project would not cause a substantial adverse change in the significance of a historical resource and Exception (f) would not apply.

[2] California Environmental Protection Agency, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/, accessed September 20, 2021.

5.0 CONCLUSION

Based on the analysis provided herein, the proposed Lab Five Soccer Center Project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332 of the CEQA Guidelines.

6.0 REFERENCES

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South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook#

South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, June 2003, Revised July 2008. https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2

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Appendix A

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750 THE CITY DRIVE, SUITE 410
ORANGE, CA 92868
P 714.468.1997

MEMORANDUM

Date:	September 22, 2021	Project #26676
To:	City of Gardena	
From:	Michael Sahimi and Tim Erney, Kittelson & Associates, Inc.	
Project:	Lab Five Soccer Center	
Subject:	Transportation Memorandum	

This transportation memorandum summarizes estimated trip generation, the California Environmental Quality Act (CEQA) vehicle miles traveled (VMT) analysis, and the non-CEQA local transportation assessment for the proposed Lab Five Soccer Center (project), located at 14000 Halldale Avenue in the City of Gardena, California. This memo includes the following sections:

- Project Description
- Trip Generation Estimates
- VMT Impact Assessment
- Local Transportation Assessment
- Summary and Conclusions

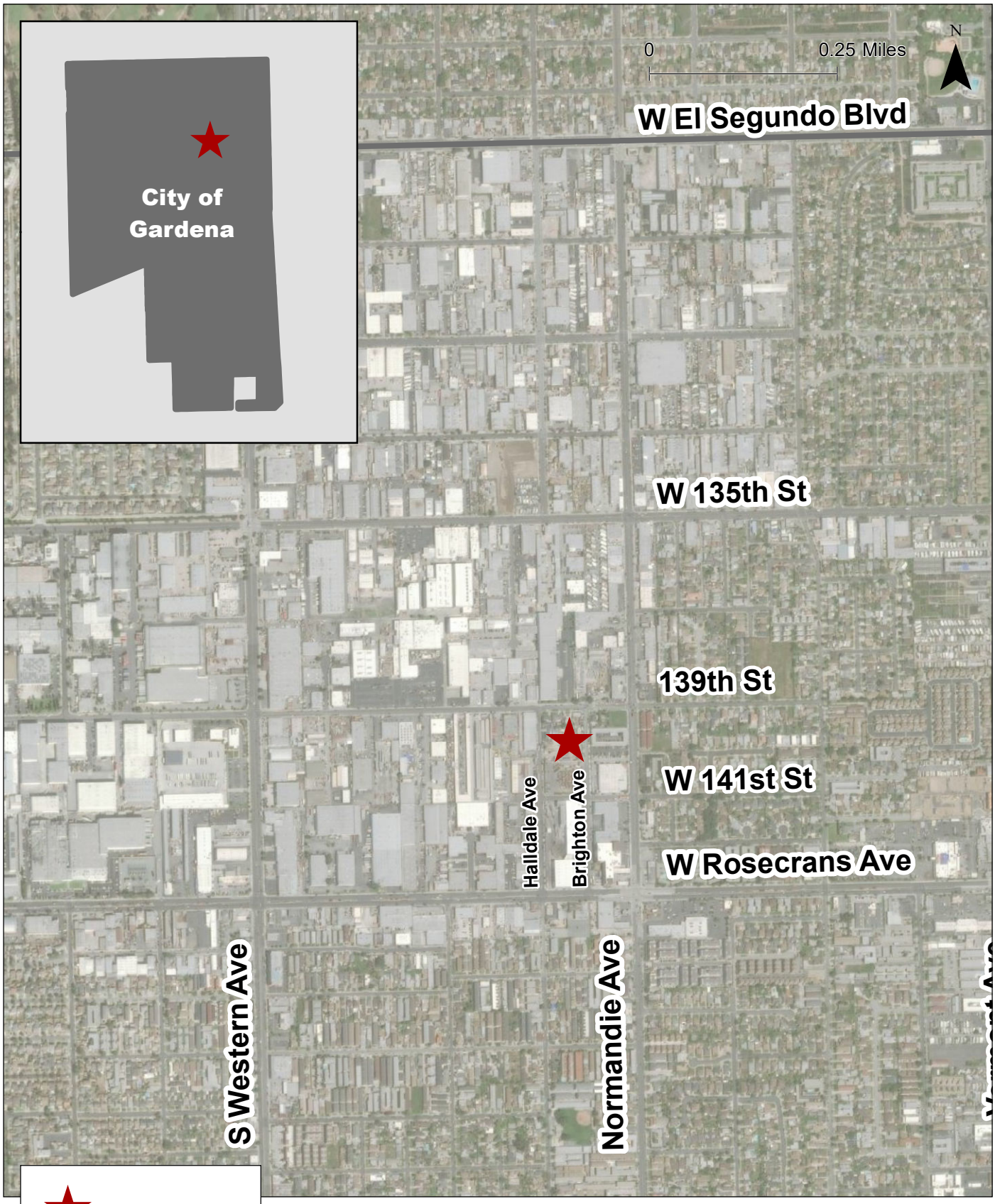
The analysis methodologies and contents of this assessment are based on the City's *SB 743 Implementation Transportation Analysis Updates* (June 2020).

PROJECT DESCRIPTION

The project site is located at 14000 Halldale Avenue in the City of Gardena, between Halldale Avenue and Brighton Avenue south of 139th Street. The project site is within in an industrial zone and was previously used for a hauling and demolition business. The project will be on a 1.5-acre lot and includes the development of seven (7) 50-foot by 98-foot soccer fields designed for five versus five games. The project also includes remodeling an existing two-story 2,786 square foot office building, in which 878 square feet will be converted to an incidental café use for the patrons of the soccer center. A total of 40 on-site parking spaces will also be provided, which would be accessed via a proposed driveway on Halldale Avenue located approximately 275 feet south of 139th Street.

The hours of operation for the soccer center are anticipated to be 9:00 AM to 11:00 PM.

The project location is shown in Figure 1. The current proposed site plan is shown in Figure 2.



Project Location
Gardena, California

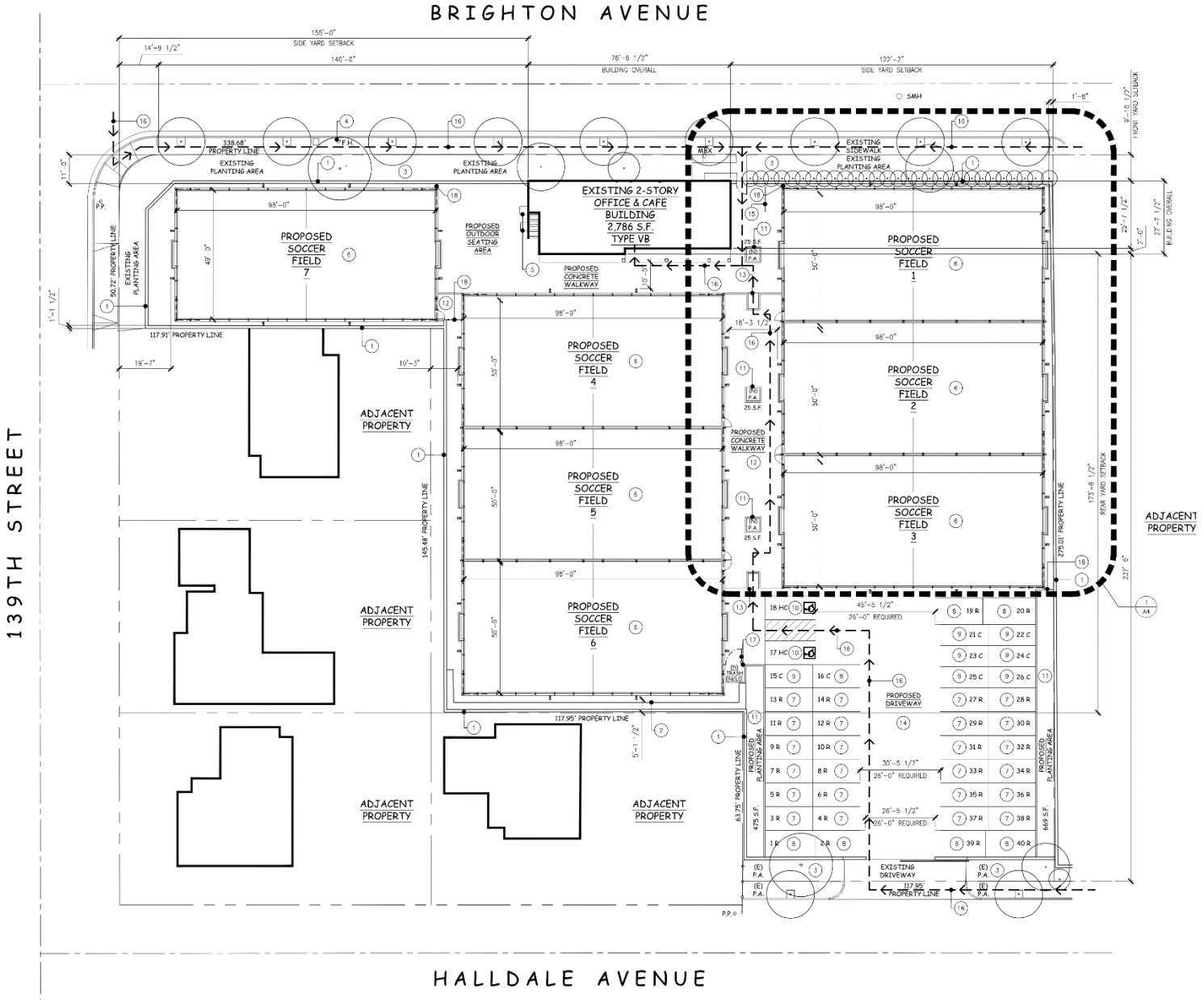
Figure
1

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 01 - Project Location.mxd - msahimi - 3:58 PM 8/17/2021

Figure 2: Project Site Plan



TRIP GENERATION ESTIMATES

Given that this project consists of a non-standard use that is not included in traditional trip generation rate sources such as the Institute of Transportation Engineers (ITE) Trip Generation Manual, trip generation rates were estimated using data collected at a comparable site. The existing Lab Five soccer center located at 9740 Telfair Avenue in the City of Pacoima was previously chosen as a comparable site for the project's parking study prepared by Walker Consultants in May 2021. This location has eight soccer fields, plus parking.

For the purposes of this analysis, inbound and outbound trips were collected at the Pacoima site during one weekday to develop per-field trip generation rates, which were then used to develop trip generation estimates for the proposed project. Given that the soccer fields are the project's primary trip-generating use supported by other buildings on the site, it is appropriate to develop per-field rates from the Pacoima site and apply them to the proposed Gardena site. Since some patrons of the Pacoima location park off-site and walk to the center. As such, driveway counts were conducted, including both vehicles and pedestrians. While bicycle counts were also collected, no bicyclists were observed entering or leaving the site. For the purpose of estimating vehicle trip generation, inbound and outbound pedestrian trips were conservatively included as vehicle trips.

The data collected at the Pacoima site was used to estimate per-field trip generation rates for four time periods:

- Weekday daily
- Weekday AM peak hour – This represents the peak hourly trip generation during the weekday AM peak period of the local roadway network (from 7:00 AM to 9:00 AM). Note that the estimated weekday AM trip generation rate is 0.0 per field, since no activity was observed at the Pacoima site during the AM hours; this is consistent with the proposed project's hours of operation.
- Weekday PM peak hour – This represents the peak hourly trip generation during the weekday PM peak period of the local roadway network (from 4:00 PM to 6:00 PM).
- Project weekday peak hour – This represents the project's hour of highest trip generation for the entirety of the day, which occurred from 7:15 PM to 8:15 PM. Note that this period is included for informational purposes, as City's transportation analysis requirements does not require the evaluation of a project's peak hour of activity.

The inbound and outbound trip generation rates were derived from the eight-field Pacoima site (driveway counts were divided by 8 to obtain rates, with inbound/outbound percentages based on the driveway trip patterns). Rates were then applied to the proposed seven-field project in Gardena. As shown in Table 1, the proposed project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips. The project is also expected to generate 60 vehicle trips during its peak hour of trip generation (provided for informational purposes).

Table 1: Project Trip Generation Estimate

Trip Generation Rates										
Rate	**Daily**	**AM Peak Hour**			**PM Peak Hour**			**Project Weekday Peak Hour**		
		In	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Per field	28.25	--	--	0.00	75%	25%	1.00	83%	17%	8.63
Trip Generation Estimates										
Size	**Daily**	**AM Peak Hour**			**PM Peak Hour**			**Project Weekday Peak Hour**		
		In	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
7 fields	198	0	0	0	5	2	7	50	10	60

Source: Kittelson & Associates, Inc., 2021.
Note: These rates were derived from driveway counts collected at the comparable Pacoima site. The weekday AM and weekday PM peak hour trip generation rates represent the project's expected peak hourly trip generation during the morning and evening peak periods of the local roadway network (7:00-9:00 AM and 4:00-6:00 PM, respectively). The project weekday peak hour trip generation rate represents the project's hour of highest trip generation for the entirety of the day (7:15-8:15 PM).

VMT IMPACT ASSESSMENT

The City's transportation analysis guidelines include criteria for individual project screening, which can be used to screen projects that are expected to generate low VMT out of a detailed VMT analysis. The City's three VMT screening criteria and determinations are listed below.

(1) Project Type Screening

Projects that generate fewer than 110 daily trips, local-serving retail projects less than 50,000 square feet, and affordable housing projects may be screened from conducting a VMT analysis. Since the project would generate approximately 198 daily trips, is not a retail project, and is not an affordable housing project, none of these conditions would apply to this project.

(2) Transit Proximity Screening

Projects located within a high-quality transit area would be screened from a detailed VMT analysis if the project does not have certain characteristics. This screening criteria cannot be applied if the project:

- Has a Floor Area Ratio (FAR) of less than 0.75 (for office, retail, hotel, and industrial projects) or less than 20 units per acre (for residential projects).
- Includes more parking for use by residents, customers, or employees than required by the City (unless additional parking is being provided for design feasibility, such as completing the floor of a subterranean or structured parking facility, or if additional parking is located within the project site to serve adjacent uses).
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City).
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

According to Figure 3 in the City's guidelines, the proposed project site is located within a frequent transit area (within a half-mile radius of an existing or planned major transit stop, or an existing stop along a high-quality transit corridor, which has fixed route bus service with service intervals no longer than 15 minutes during peak commute hours). In addition, this project would meet the other criteria necessary to screen out due to transit proximity:

- The FAR/density requirement does not apply since this is not an office, retail, hotel, industrial, or residential project.
- The project's parking supply would not exceed City requirements.
- The Project is consistent with the Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS) (more information on SCS consistency is provided below).
- The project would not replace residential units.

The proposed project is consistent with the SCAG SCS for the following reasons:

- The proposed project does not include a change from residential uses to employment uses (e.g., office and industrial) or vice versa, and is thus consistent with SCAG's land use projections for the area. In addition, the project would be obtaining a conditional use permit as opposed to requiring a change to the City's zoning map.
- The project furthers goals from the SCAG SCS, including:
    - The project is located in an area with high-quality bus service and furthers the goals of: improving mobility, accessibility, reliability, and travel safety for people and goods; increasing person and goods movement and travel choices within the transportation system; reducing greenhouse gas emissions and improving air quality; and, focusing growth near destinations and mobility options.
    - By encouraging sports and recreation activities, the project furthers the goal of supporting healthy and equitable communities.

Therefore, the project can be screened out of requiring a detailed VMT analysis under the transit proximity screening criteria.

(3) Low VMT Area Screening

Projects that are assessed using home-based VMT per resident (such as residential projects) or home-based work VMT per employee (such as offices) in a low-VMT generating area may be screened from a VMT analysis. This project is a unique use that would not be analyzed using either of these VMT metrics, as it is not a residential use, and the number of employees is not directly correlated to the activity level of the soccer fields. As such, this screening criteria would not apply to this project.

Screening Analysis Results

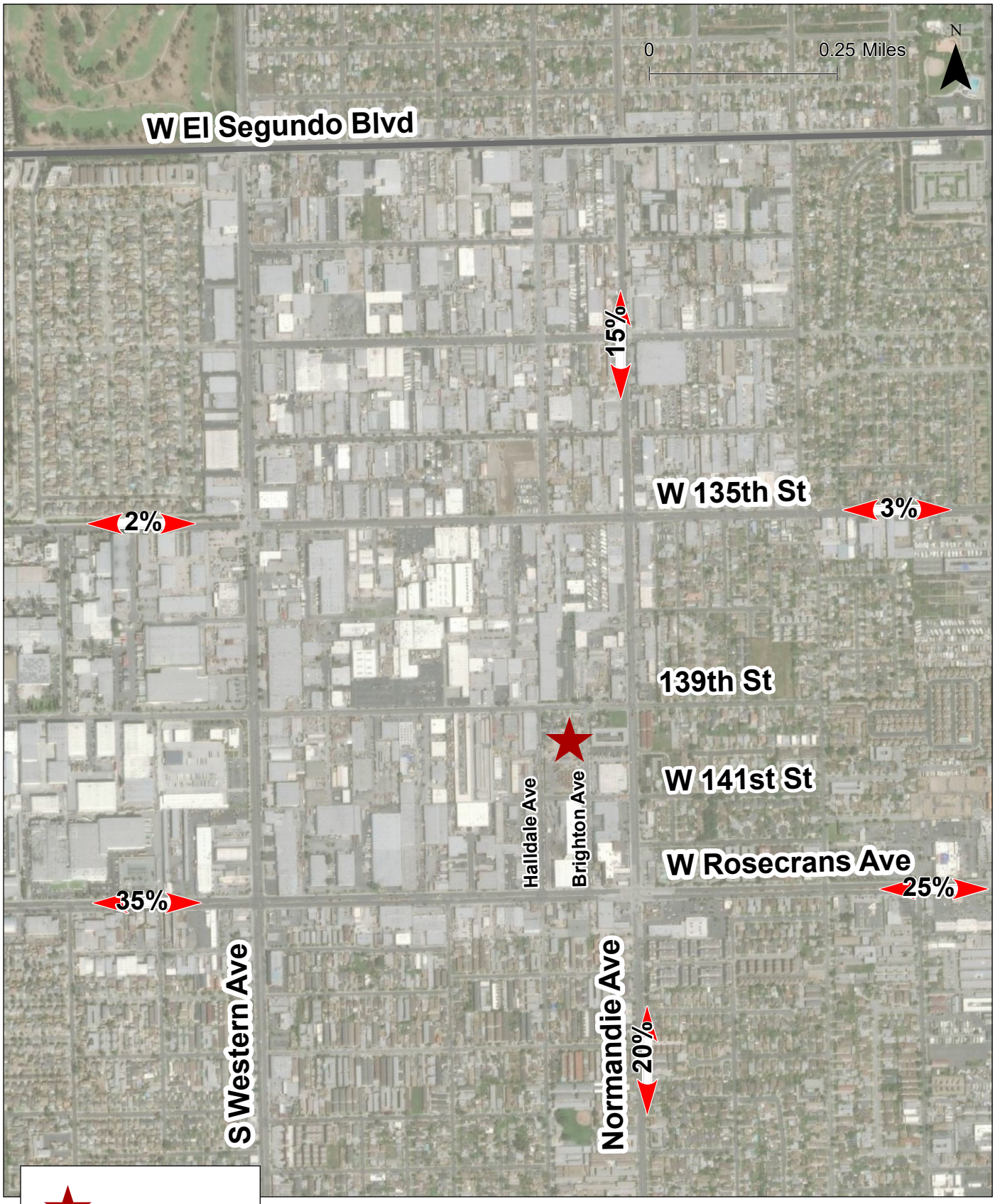
To be screened out of a detailed VMT analysis, a project would need to satisfy at least one of the VMT screening criteria. Given that this project meets the requirements for transit proximity screening, it is screened out of a detailed VMT analysis. Therefore, the project would result in a **less-than-significant** VMT impact.

LOCAL TRANSPORTATION ASSESSMENT

To fulfill the City's local transportation assessment requirements, this section summarizes the trip generation, trip distribution, and trip assignment for the proposed project. As documented above and summarized in Table 1, the project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips (while the project is estimated to generate 60 vehicle trips during its peak hour of trip generation, that hour is not within the standard AM and PM peak study periods). Given that the project is expected to generate fewer than 20 peak hour vehicle trips, this local transportation assessment summarizes project trip distribution and assignment; a cumulative project review and level of service (LOS) analysis are not required and have not been conducted.

For this analysis, project trip distribution was estimated using existing vehicle volumes and traffic patterns on adjacent arterial roadways such as Rosecrans Avenue and Normandie Avenue. Generally, it is expected that the majority of project trips would travel in the eastbound/westbound directions compared to the northbound/southbound directions based on recent traffic counts in the study area. Project trip distribution percentages are shown in Figure 3.

Based on these trip distribution estimates, the weekday PM peak hour project trips were assigned to the study area roadways based on local travel patterns, the locations of nearby freeway on- and off-ramps, and local roadway configurations and traffic controls. The weekday PM inbound and outbound project trip assignments are shown in Figure 4 and Figure 5.



Project Trip Distribution
Gardena, California

Figure
3

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

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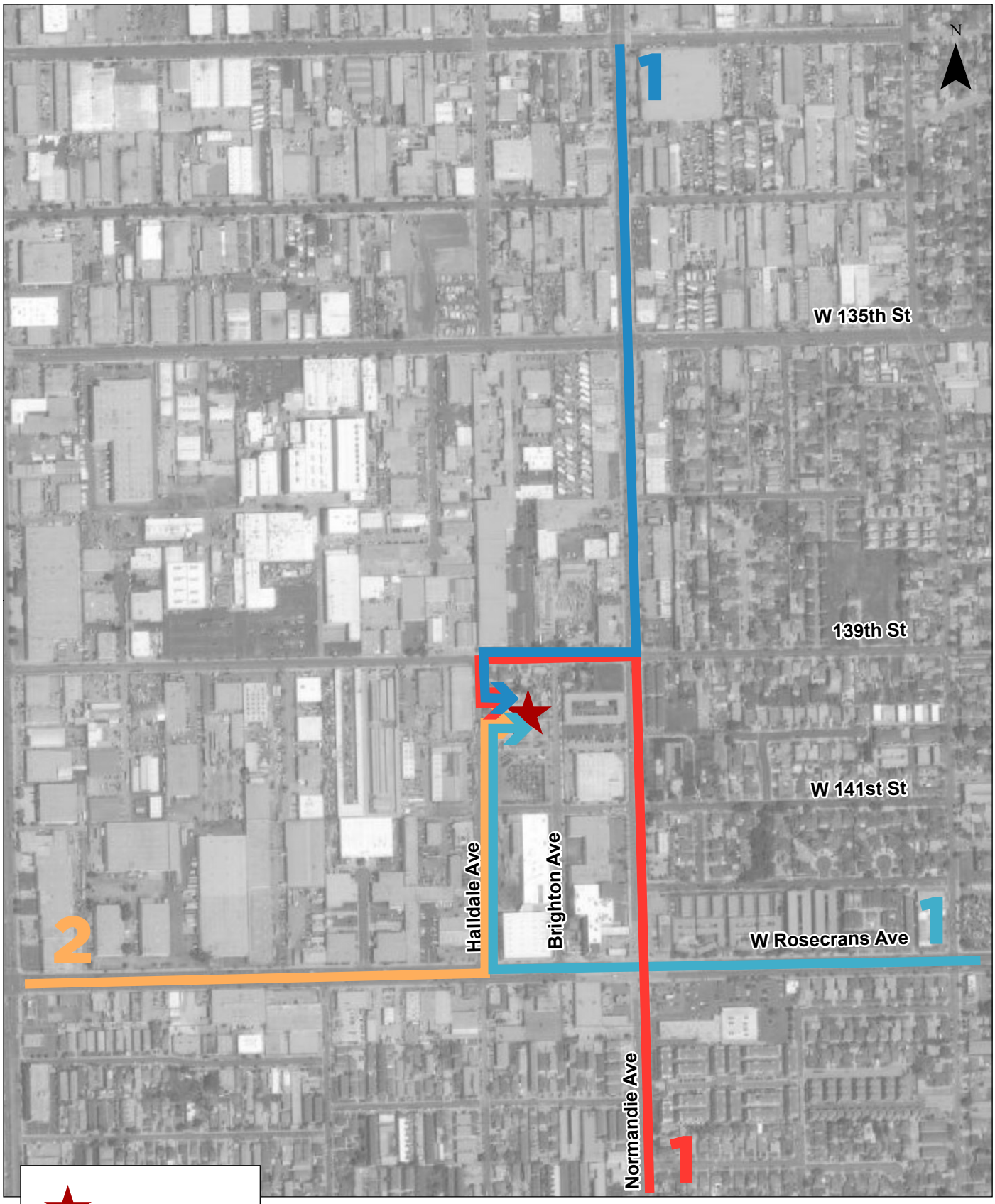

PM Peak Hour Project Trip Assignment (Inbound)
Gardena, California

Figure **4**

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 04 - PM Peak Hour Project Trip Assignment (Inbound).mxd - msahimi - 3:09 PM 9/9/2021



PM Peak Hour Project Trip Assignment (Outbound)
Gardena, California

Figure **5**

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 05 - PM Peak Hour Project Trip Assignment (Outbound).mxd - msahimi - 3:09 PM 9/9/2021

SUMMARY AND CONCLUSIONS

The following summarizes the findings of the CEQA VMT impact assessment:

- Per the City's guidelines, the project can be screened out of a detailed VMT analysis since it meets the requirements for transit proximity screening.
- Since the project screens out of a detailed VMT analysis, it would result in a **less-than-significant** VMT impact.

The following summarizes the findings of the non-CEQA local transportation assessment:

- The proposed project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips.
- Project trips are expected to mostly travel in the eastbound/westbound directions primarily along Rosecrans Avenue, as well as parallel roads such as 139th Street. Northbound/southbound trips are expected to primarily travel along Normandie Avenue.

Attachment A: Pacoima Site Data Collection Sheet

Attachment A: Pacoima Site Data Collection Sheet

Prepared by National Data & Surveying Services

Trip Generation Study

Location: Lab Five Soccer Dwy, 9740 Telfair Ave
City: Pacoima, CA

Date: 8/25/2021
Day: Wednesday

TIME	Vehicle				PEDS						BIKES					
	IN		OUT		IN			OUT			IN			OUT		
	NR	SL	WL	WR	NR	SL	ET	WL	WT	WR	NR	SL	ET	WL	WT	WR
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	7	4	1	0	2	0	0	0	0	2	0	0	0	0	0	0
7:00 PM	3	9	1	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	8	3	0	1	1	1	0	0	0	0	0	0	0	0	0	0
7:30 PM	6	6	0	0	0	2	0	0	0	1	0	0	0	0	0	0
7:45 PM	6	7	2	0	1	2	1	0	0	0	0	0	0	0	0	0
8:00 PM	11	1	6	2	0	1	0	0	0	0	0	0	0	0	0	0
8:15 PM	1	1	2	1	3	2	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	2	3	1	0	3	0	0	0	0	0	0	0	0	0	0
8:45 PM	1	2	1	2	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	1	6	4	0	0	0	3	0	1	0	0	0	0	0	0
9:15 PM	1	0	11	10	1	0	0	1	0	4	0	0	0	0	0	0
9:30 PM	0	0	7	3	0	0	0	0	0	4	0	0	0	0	0	0
9:45 PM	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	1	5	4	0	0	0	0	0	2	0	0	0	0	0	0
10:15 PM	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	48	41	51	38	8	15	1	5	0	16	0	0	0	0	0	0

For Peds and Bikes sidewalk movement



Appendix B

Lab Five Soccer at Gardena

Noise Impact Study

City of Gardena, CA

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1.0 Introduction

1.1 Purpose of Analysis and Study Objectives

This noise assessment was prepared to evaluate the potential noise impacts for the project study area and to recommend noise mitigation measures, if necessary, to minimize the potential noise impacts. The assessment was conducted and compared to the noise standards set forth by the Federal, State, and Local agencies. Consistent with the City's Noise Guidelines, the project must demonstrate compliance to the applicable noise criterion as outlined within the City's Noise Element and Municipal Code.

The following is provided in this report:

- A description of the study area and the proposed project
- Information regarding the fundamentals of noise
- A description of the local noise guidelines and standards
- An analysis of traffic noise impacts to the project site
- An analysis of railroad noise impacts to the project site
- An analysis of construction noise impacts

1.2 Site Location and Study Area

The project site is located at 1400 Halldale Avenue, in the City of Gardena, California, as shown in Exhibit A. The project site is located in an industrial zone with industrial buildings surrounding the site mainly. There are several residential homes abutting the subject property and across the street from Brighton Avenue.

The main existing source of noise is traffic on Normandie Ave and industrial activities.

1.3 Proposed Project Description

The Project proposes to develop an industrial site into a soccer facility with seven 50 ft by 98 ft soccer fields. In addition, there is an existing 2-story, 2,786 SF of an office building in which 878 SF will be converted to an incidental café use for the patrons of the soccer center. Also, the proposed scope of work includes reconstruction of existing restrooms to 3 new single-use occupancy accessible restrooms. The project includes a proposal of 40 parking spaces – 2 handicapped parking spaces, 8 compact tandem parking spaces, and 30 standard tandem parking spaces. The site plan used for this is illustrated in Exhibit B.

1.4 Noise Study Summary

The operational-only levels at the property lines will range between 35 dBA Leq to 49 dBA Leq. The project plus ambient levels will range from 55 dBA Leq to 56 dBA Leq. All levels fall within the City of Gardena limits of 70 dBA in industrial areas and no increase in the ambient in residential areas (as the existing ambient already exceeds the residential limit). The project site is below 62 dBA.

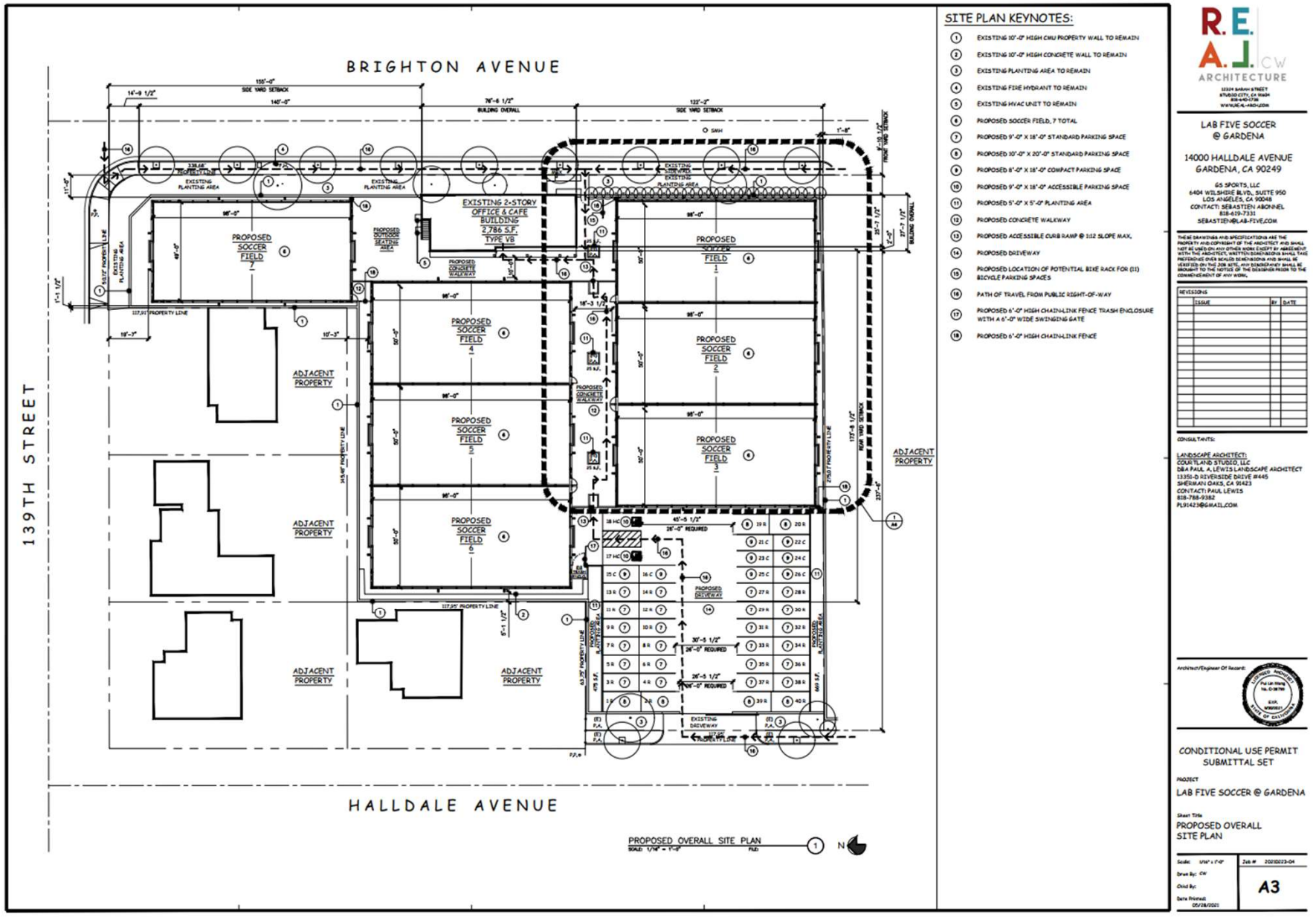
Exhibit A

Location Map



Exhibit B

Site Plan



SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. PROPOSED SOCCER FIELD, 7 TOTAL
7. PROPOSED 9'-0" X 18'-0" STANDARD PARKING SPACE
8. PROPOSED 10'-0" X 20'-0" STANDARD PARKING SPACE
9. PROPOSED 8'-0" X 18'-0" COMPACT PARKING SPACE
10. PROPOSED 9'-0" X 18'-0" ACCESSIBLE PARKING SPACE
11. PROPOSED 5'-0" X 5'-0" PLANTING AREA
12. PROPOSED CONCRETE WALKWAY
13. PROPOSED ACCESSIBLE CURB RAMP @ 1:12 SLOPE MAX.
14. PROPOSED DRIVEWAY
15. PROPOSED LOCATION OF POTENTIAL BIKE RACK FOR (11) BICYCLE PARKING SPACES
16. PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY
17. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE TRASH ENCLOSURE WITH A 6'-0" WIDE SWINGING GATE
18. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE

R.E. A.J. CW ARCHITECTURE

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Architect/Engineer Of Record:

CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT
LAB FIVE SOCCER @ GARDENA

Sheet Title
PROPOSED OVERALL SITE PLAN

Scale: 1/16" = 1'-0"
Drawn By: CW
Chkd By:
Date Printed: 05/28/2021
Job # 20210223-04

A3

2.0 Fundamentals of Noise

This section of the report provides basic information about noise and presents some of the terms used within the report.

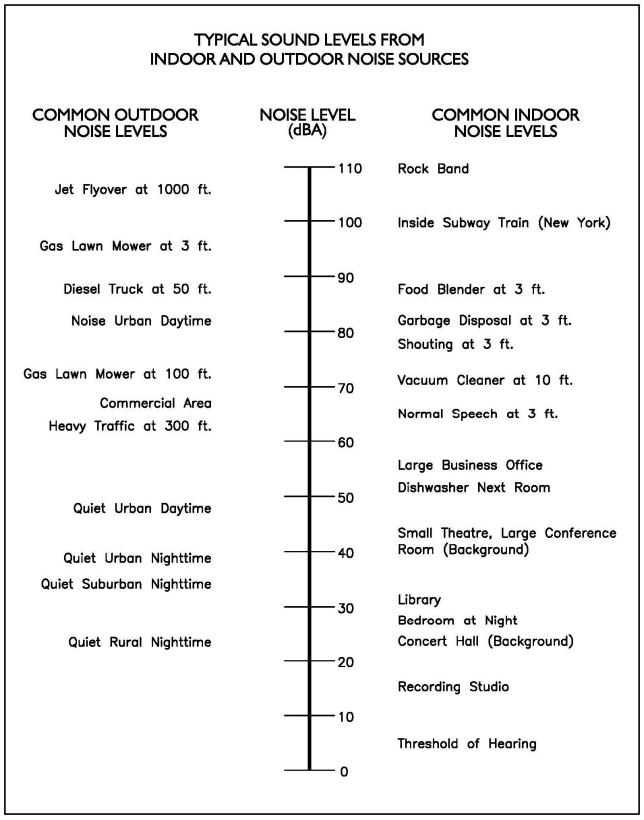
2.1 Sound, Noise, and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

2.2 Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting at 20 Hz to the high pitch of 20,000 Hz.

Exhibit C: Typical A-Weighted Noise Levels



2.3 Sound Pressure Levels and Decibels

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measure in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (µPa). One µPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels abbreviated dB. Exhibit C illustrates references sound levels for different noise sources.

2.4 Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

2.5 Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

2.6 Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such

enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90, and L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).
Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

2.7 Traffic Noise Prediction

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2 axles), and heavy truck percentage (3 axles and greater), and sound propagation. A greater volume of traffic, higher speeds and truck percentages equate to a louder volume in noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB; reasons for this are discussed in the sections above.

2.8 Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt, or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity, and turbulence can further impact have far sound can travel.

3.0 Regulatory Setting

The proposed project is located in the City of Gardena and noise regulations are addressed through the efforts of various federal, state, and local government agencies. The agencies responsible for regulating noise are discussed below.

3.1 Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Publicize noise emission standards for interstate commerce
- Assist state and local abatement efforts
- Promote noise education and research

The Federal Office of Noise Abatement and Control (ONAC) originally was tasked with implementing the Noise Control Act. However, it was eventually eliminated leaving other federal agencies and committees to develop noise policies and programs. Some examples of these agencies are as follows: The Department of Transportation (DOT) assumed a significant role in noise control through its various agencies. The Federal Aviation Agency (FAA) is responsible to regulate noise from aircraft and airports. The Federal Highway Administration (FHWA) is responsible to regulate noise from the interstate highway system. The Occupational Safety and Health Administration (OSHA) is responsible for the prohibition of excessive noise exposure to workers.

The federal government advocates that local jurisdictions use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

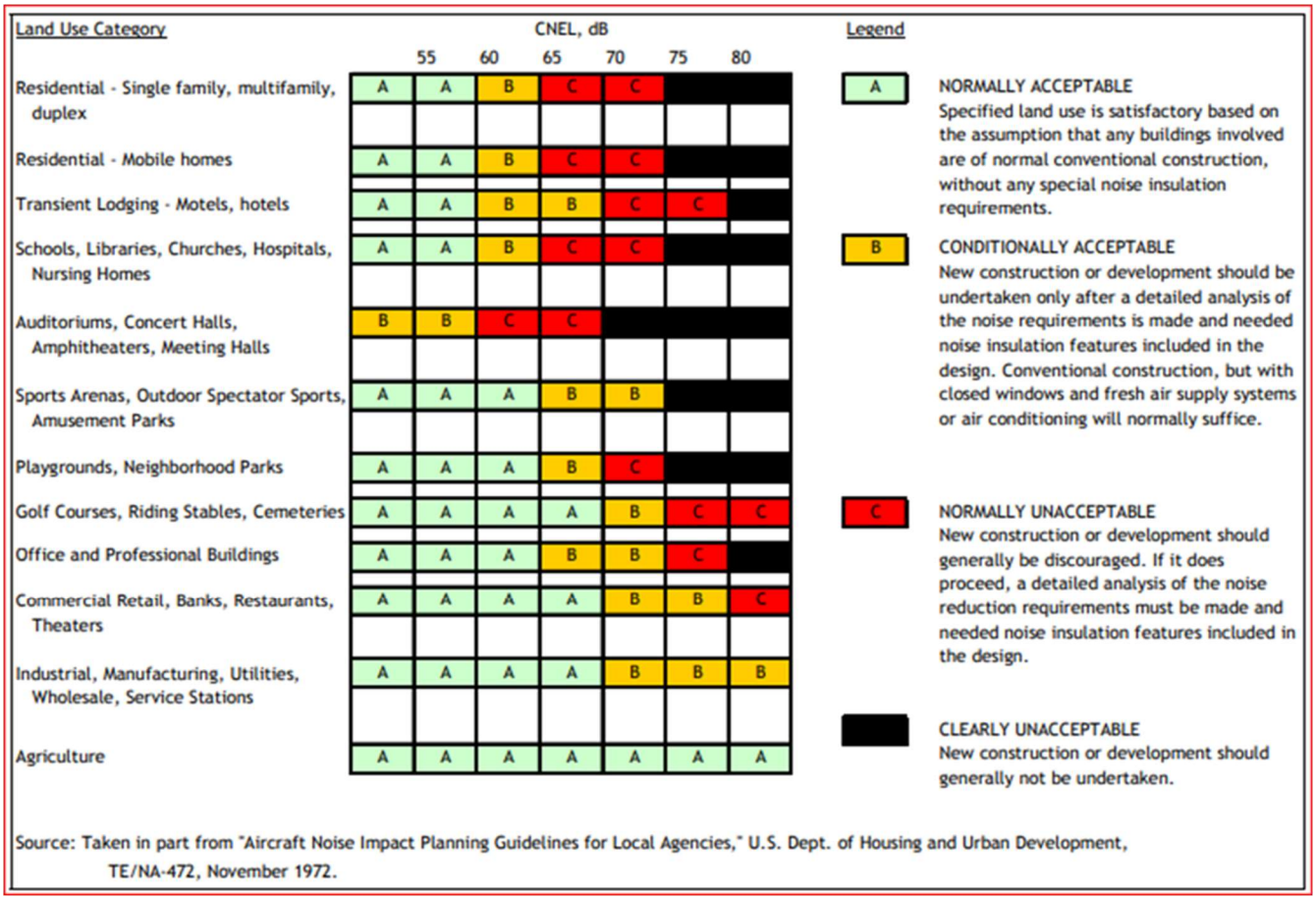
3.2 State Regulations

Established in 1973, the California Department of Health Services Office of Noise Control (ONC) was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the "Land Use Compatibility for Community Noise Environments Matrix." The matrix allows the local jurisdiction to clearly delineate the compatibility of sensitive uses with various incremental levels of noise.

The State of California has established noise insulation standards as outlined in Title 24 and the Uniform Building Code (UBC) which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold. The State mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan.

The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable as illustrated in Exhibit D.

Exhibit D: Land Use Compatibility Guidelines



3.3 City of Gardena Noise Regulations

The City of Gardena outlines their noise regulations and standards within the Noise Element of the City's General Plan and the Noise Ordinance located in the City's Municipal Code.

City of Gardena General Plan

Applicable policies and standards governing environmental noise in the City are set forth in the General Plan Noise Element. The City's noise and land use compatibility guidelines for land use planning are presented in Exhibit D. In addition to the noise standards, the City has outlined goals, policies, and implementation measures to reduce potential noise impacts and are presented below:

Goals, Policies, and Implementation Measures

Policies, goals and implementation program measures from the Noise Element that are applicable to the proposed project are presented below.

Goal N 1.0: Use noise control measures to reduce the impact from transportation noise sources.

Policy N 1.1: Minimize noise conflicts between land uses and the circulation network, and mitigate sound levels where necessary or feasible to ensure the peace and quiet of the community.

Goal N 2.0: Incorporate noise considerations into land use planning decisions.

Policy N 2.2: Require noise/land use compatibility standards to guide future planning and development.

Policy N 2.4: Require mitigation of all significant noise impacts as a condition of project approval.

Policy N 2.5: Require proposed projects to be reviewed for compatibility with nearby noise sensitive land uses with the intent of reducing noise impacts.

Policy N 2:7 Require new commercial/industrial operations located in proximity to existing or proposed residential areas to incorporate noise mitigation into the project design.

Policy N 2.9: Encourage the creative use of site and building design techniques as a means to minimize noise impacts.

Goal 3.0: Develop measures to control non-transportation noise impacts.

Policy N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.

City of Gardena Municipal Code

Sections 8.36.040 and 8.36.050 of the City's Noise Ordinance establish exterior and interior noise standards that limit how loud project operation noise can be. The allowable exterior noise levels presented in Table 1, limit project operational noise at nearby land uses; and the allowable interior noise levels presented in Table 2, limit how loud project operational noise can be inside nearby residential and mixed use structures. 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 1: Allowable Exterior Noise Level (dBA, Leq)

Type of Land Use	15-Minute Average Noise (dBA, Leq)		Maximum Noise Level (dBA, Lmax)	
	7 AM-10 PM	10 PM to 7 AM	7 AM-10 PM	10 PM to 7 AM
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

Source: City of Gardena Municipal Code Section 8.36.040.
1) Measured noise levels are shown in Tables 3 and 4.
2) Lowest measured nighttime noise level (see Table 4).
A. The exterior noise standards, unless otherwise specifically indicated, shall apply to all property within the City. The Land Use category refers to the affected receiver property. In the event the alleged offensive noise contains a pure tone such as a whine, screech, or hum, or contains repetitive, impulsive or impact noise such as hammering or riveting, or contains music or speech conveying informational content, each of the above noise standards shall be reduced by 5 dB.
B. No person shall operate or cause to be operated, any source of sound at any location within the incorporated City or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured from any other property, either incorporated or unincorporated, to exceed the noise standards presented in the above table.
C. In the event the ambient noise level exceeds the noise standard, the ambient noise level shall become the noise standard.

Table 2: Allowable Interior Noise Level (dBA, Leq)

Type of Land Use	15-Minute Average Noise (dBA, Leq)		Maximum Noise Level (dBA, Lmax)	
	7 AM-10 PM	10 PM to 7 AM	7 AM-10 PM	10 PM to 7 AM
Residential	45	40	65	60
Residential portions of mixed use	45	40	70	60

Source: City of Gardena Municipal Code Section 8.36.050.
Notes:
A. The interior noise standards presented above, unless otherwise specifically indicated, shall apply to all residential dwellings with windows in their normal seasonal configuration, where such dwelling is the receiver of intrusive noise:
In the event the alleged offensive noise contains a pure tone such as a whine, screech, or hum, or contains repetitive, impulsive or impact noise such as hammering or riveting, or contains music or speech conveying informational content, each of the above noise standards shall be reduced by 5 dB.
B. No person shall operate or cause to be operated, any source of sound at any location within the incorporated City or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured within any residential dwelling, either incorporated or unincorporated, to exceed the noise standards of paragraph (A).
C. In the event the ambient noise level exceeds the noise standard, the ambient noise level shall become the noise standard.

Construction Noise Regulations

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".

4.0 Study Method and Procedure

The following section describes the noise modeling procedures and assumptions used for this assessment.

4.1 SoundPLAN Noise Model (Operational Noise)

SoundPLAN acoustical modeling software was utilized to model project operational noise at nearby sensitive receptors. The SoundPLAN software utilizes algorithms (based on the inverse square law) to calculate noise level projections. It allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. It also calculates noise level increases due to the reflection of noise from hard surfaces.

Measured and referenced sound level data was utilized to model the various stationary on-site noise sources associated with project operation.

Noise associated with proposed sport, recreational, and parking areas was modeled using SoundPLAN methodology which takes into consideration the number of parking spaces and estimates the number of movements per hour per parking space. Modeling assumptions are summarized in Table 3. SoundPLAN noise modeling input and results are provided in Appendix B. At full capacity, all soccer fields are operational, and the parking lot is full. At half capacity half the soccer fields are operational and the parking lot is half full. Half capacity is expected from 10 PM to 11 PM.

Table 3: SoundPLAN Modeling Assumptions

Noise Source	Source Type	Source Reference	Reference Level (dBA) Sound Pressure Level
Soccer Field	Area	5’ from Soccer Field	58
Parking Lot	Area (SP Parking Tool)	1 movement per hour	--
Source: SoundPLAN 8.2.			

5.0 Existing Noise Environment

One (1) 24-hour noise measurement was conducted at the project site in order to document the existing noise environment. The measurements include the 1-hour Leq, Lmin, Lmax, and other statistical data (e.g. L2, L8). The results of the noise measurement are presented in Table 4. Noise measurement field sheets are provided in Appendix A.

Table 4: Long-Term Noise Measurement Data for (LT1) (dBA)[1]

Date	Time	1-Hour dB(A)							
		L_{EQ}	L_{MAX}	L_{MIN}	L_2	L_8	L_{25}	L_{50}	L_{90}
8/25/2021	12AM-1AM	53.4	75.4	44.4	60.1	55.8	53.7	49.4	46.8
8/25/2021	1AM-2AM	51.0	73.0	42.0	57.7	53.4	51.3	47.0	44.4
8/25/2021	2AM-3AM	49.7	71.7	40.7	56.4	52.1	50.0	45.7	43.1
8/25/2021	3AM-4AM	48.0	70.0	39.0	54.7	50.4	48.3	44.0	41.4
8/25/2021	4AM-5AM	49.0	71.0	40.0	55.7	51.4	49.3	45.0	42.4
8/25/2021	5AM-6AM	52.8	74.8	43.8	59.5	55.2	53.1	48.8	46.2
8/25/2021	6AM-7AM	59.2	81.2	50.2	65.9	61.6	59.5	55.2	52.6
8/25/2021	7AM-8AM	61.5	83.5	50.6	68.2	63.9	61.8	57.5	54.9
8/25/2021	8AM-9AM	59.7	79.5	50.7	69.8	62.6	58.5	53.6	52.1
8/25/2021	9AM-10AM	59.6	80.1	50.3	66.6	62.2	59.1	53.9	52.0
8/25/2021	10AM-11AM	58.5	80.5	49.5	65.2	60.9	58.8	54.5	51.9
8/25/2021	11AM-12PM	56.2	72.6	47.8	64.0	60.5	58.2	53.5	50.8
8/25/2021	12PM-1PM	56.2	71.0	48.2	64.6	61.6	58.8	53.3	50.8
8/25/2021	1PM-2PM	55.9	72.6	49.3	61.3	59.2	58.2	53.6	51.3
8/25/2021	2PM-3PM	59.1	81.1	50.1	65.8	61.5	59.4	55.1	52.5
8/25/2021	3PM-4PM	60.3	82.3	51.3	67.0	62.7	60.6	56.3	53.7
8/25/2021	4PM-5PM	61.8	83.8	52.8	68.5	64.2	62.1	57.8	55.2
8/25/2021	5PM-6PM	61.5	83.5	52.5	68.2	63.9	61.8	57.5	54.9
8/25/2021	6PM-7PM	59.7	81.7	50.7	66.4	62.1	60.0	55.7	53.1
8/25/2021	7PM-8PM	58.4	80.4	49.4	65.1	60.8	58.7	54.4	51.8
8/25/2021	8PM-9PM	57.3	79.3	48.3	64.0	59.7	57.6	53.3	50.7
8/25/2021	9PM-10PM	55.6	78.6	47.6	63.3	59.0	56.9	52.6	50.0
8/25/2021	10PM-11PM	55.0	77.6	46.6	62.3	58.0	55.9	51.6	49.0
8/25/2021	11PM-12AM	55.0	77.0	46.0	61.7	57.4	55.3	51.0	48.4
CNEL		62.0							

Notes:
[1] Long-term noise monitoring location (LT1) is illustrated in Exhibit E.

The data presented in Table 4 and the field notes provided in Appendix A indicate that ambient noise levels in the project vicinity range between 55.0 and 61.8 dBA Leq during operational hours. The

overall CNEL was 62.0 dBA CNEL. The field data indicates that traffic and industrial uses are the dominant noise sources.

As a worst-case scenario, the operational noise levels will be compared to the lowest hourly daytime level of 55.6 dBA Leq and nighttime level of 55.0 dBA Leq, as the project operates from 10 PM to 11 PM.

Exhibit D

Noise Measurement Location



X = Measurement location

6.0 Future Noise Environment Impacts and Mitigation

This assessment analyzes future noise impacts to and from the project compares the results to the City's Noise Standards. Traffic noise impacts are analyzed from the adjacent subject roadways. The analysis details the estimated exterior noise levels.

6.1 Traffic Noise Impact

The main source of ambient noise to the site is traffic noise and industrial uses. The CNEL levels are 62 dBA on site, which is below the normally acceptable level of 65 dBA CNEL for sports use.

The project will create approximately 198 daily trips. The main source of traffic noise to the site is Normandie Ave. which has an ADT of over 20,000 according to city-published 2018 traffic counts. The addition of 198 trips is not expected to increase the overall ambient level. Therefore, the impact is less than significant.

6.2 Noise Impacts to Off-Site Receptors Due to Stationary Noise Sources

The worst-case stationary noise was modeled using SoundPLAN 3D acoustical modeling software. This worst-case scenario models all operational noise operating at the same time for the full duration of an hour. The model utilizes the sound level data for the events specified within Section 4.2 of this report which includes parking and soccer activities. There is an existing 10' wall surrounding the site included in the model.

A total of seven (7) receptors were modeled to accurately evaluate the proposed project's operational noise impact to adjacent land uses. A receptor is denoted by a yellow dot. Exhibit F shows the model with project-only operational noise for day Leq at full operational capacity. Exhibit G shows the model with project-only operational noise for day Leq at half operational capacity. Between 10 PM and 11 PM only fields 1 through 4 will be operational.

Project Operational Noise Levels

"Project only" noise levels calculated by SoundPLAN are in Exhibit F and G and illustrate how the noise will propagate at the site. Worst-case operational noise levels are anticipated to range between 35 to 49 dBA Leq at the receptors R1 – R7.

Project Plus Ambient Operational Noise Levels

Project plus ambient noise level projections are provided in Table 5 (next page). Noise levels are anticipated to be 56 dBA Leq during the day and 55 dBA Leq at night at the receptors R1 – R7 during operational hours.

<Table 5, next page>

Table 5: Worst-Case Predicted Operational Noise Levels (dBA, Leq)

Receptor[1]	Existing Day Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Daytime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	56	39	56	**70**	0
R2	56	49	56	**56**	0
R3	56	43	56	**56**	0
R4	56	48	56	**56**	0
R5	56	49	56	**70**	0
R6	56	46	56	**70**	0
R7	56	43	56	**70**	0

Notes:

1. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. See Exhibit F for the operational noise level projections at said receptors.
4. 8.36.040(C) If the ambient exceeds the noise standard the ambient becomes the noise standard.

Receptor[1]	Existing Night Ambient Noise Level[2]	Half Capacity Project Noise Level[3]	Total Combined Noise Level	Nighttime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	55	35	55	**70**	0
R2	55	45	55	**55**	0
R3	55	39	55	**55**	0
R4	55	45	55	**55**	0
R5	55	47	56	**70**	1
R6	55	44	55	**70**	0
R7	55	41	55	**70**	0

Notes:

1. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. See Exhibit G for the operational noise level projections at said receptors.
4. 8.36.040(C) If the ambient exceeds the noise standard the ambient becomes the noise standard.

As demonstrated in Table 5, the combined noise levels do not exceed the City's noise limits given by Section 8.36.040 of the Municipal Code which stipulate a 70 dBA industrial noise limit and a residential noise limit that cannot exceed the ambient in cases such as this where the ambient exceeds the noise limit. Therefore, the project's impact is less than significant and no additional mitigation measures are required.

Exhibit E

Full Capacity Operational Noise Levels

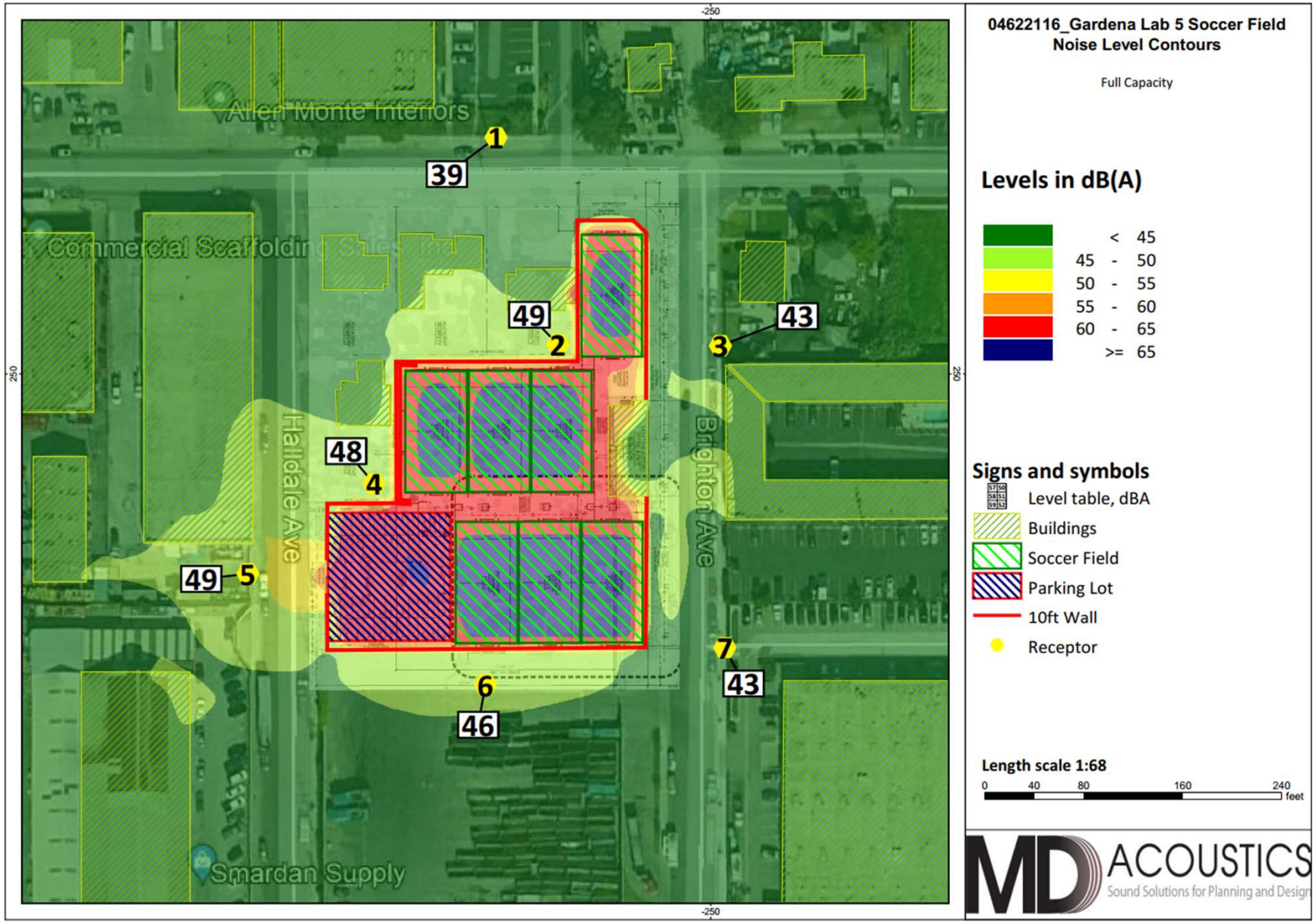
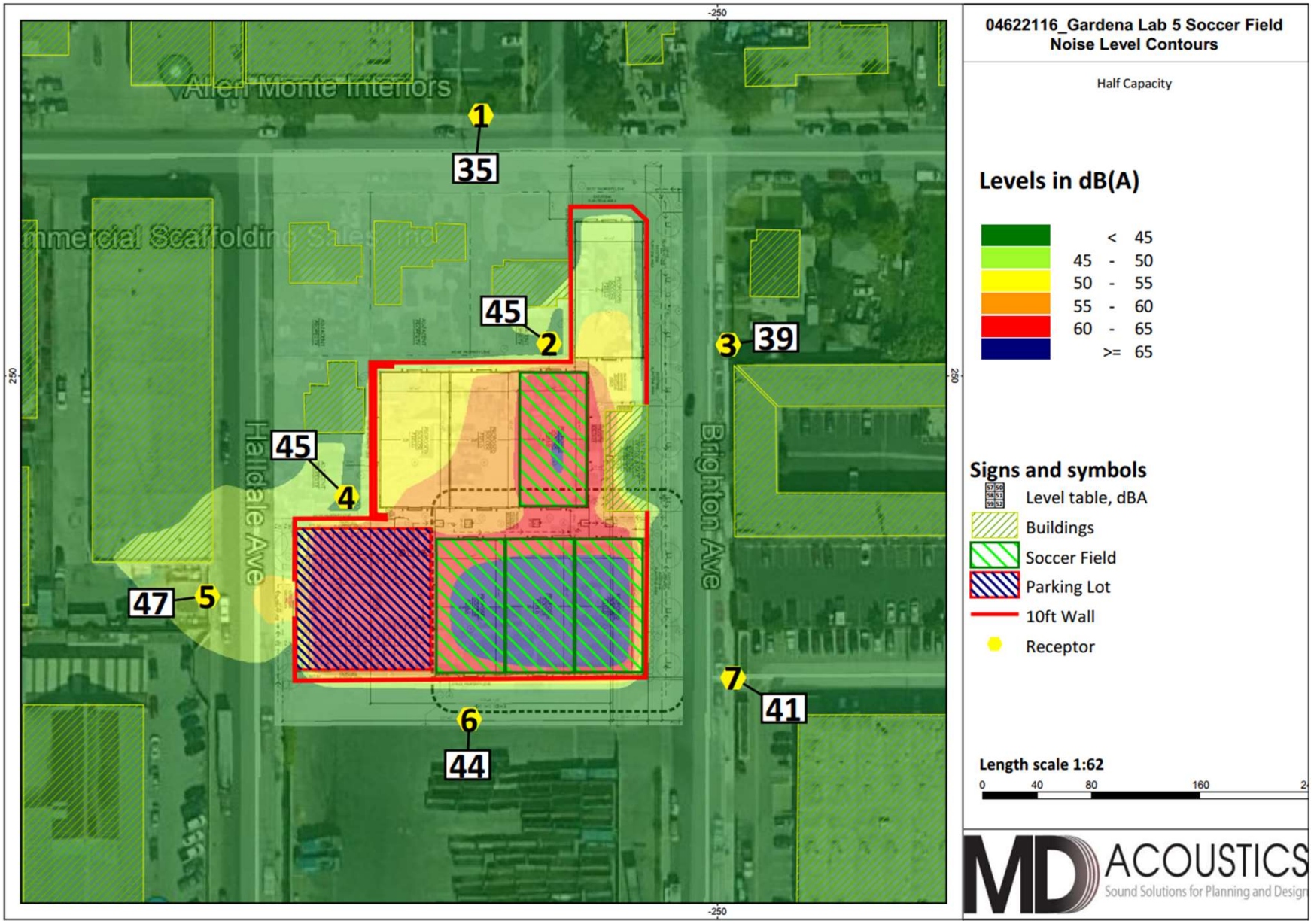


Exhibit F

Half Capacity Operational Noise Levels



7.0 Construction Noise Impact

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. This section summarizes discusses noise and ground-borne vibration modeling efforts, impact analysis, and mitigation, if necessary.

7.1 Construction Noise

Construction noise associated with each phase of the project was calculated at the residences to the south utilizing methodology presented in the FHWA Roadway Construction Noise Model together with several key construction parameters including distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. Construction equipment typically moves back and forth across the site, and it is an industry standard to use the acoustical center of the site to model average construction noise levels.

The anticipated construction equipment was split into two phases, site preparation and building construction. Noise levels associated with each phase are shown in Table 6. The construction noise calculation output worksheet is located in Appendix C.

Table 6: Construction Noise Level by Phase (dBA, Leq)

Activity	Noise Levels at Nearest Sensitive Receptor	
	Leq	Lmax
Site Preparation	66	72
Building Construction	64	69
Note: Construction Modeling Worksheets are provided in Appendix C.		

As shown in Table 6, project construction noise will range between 64 to 66 dBA Leq and 69 to 72 dBA Lmax at nearby sensitive receptors.

The Project will be required to adhere to Section 8.36.080(G) of the City of Gardena Municipal Code which outlines the allowed times for construction. This impact is less than significant. No mitigation is required.

7.2 Construction Vibration

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.
The fundamental equation used to calculate vibration propagation through average soil conditions and distance is as follows:

$$PPV_{equipment} = PPV_{ref} (100/D_{rec})^n$$

Where: PPV_{ref} = reference PPV at 100ft.
D_{rec} = distance from equipment to receiver in ft.
n = 1.1 (the value related to the attenuation rate through the ground)

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in Table 7 (below) provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table 7: Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013.
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Table 8 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 8: Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2018.

Construction equipment has the potential to get as close as 25 feet to the adjacent residential buildings. At this distance, a large bulldozer would yield a worst-case 0.089 PPV (in/sec) which would be perceptible but would not result in architectural damage. The impact is not significant. No mitigation is required.

7.3 Construction Noise Reduction Measures

In addition to complying with Section 8.36.080(G) of the City of Gardena Municipal Code, the following measures are recommended to reduce construction noise.

1. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.

2. The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

3. Idling equipment should be turned off when not in use.

4. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

8.0 References

State of California General Plan Guidelines: 1998. Governor's Office of Planning and Research

City of Gardena: General Plan Noise Element.

City of Gardena: Noise Ordinance Chapter 8.36

Appendix A:
Field Sheets

MD ACOUSTICS
Sound Solutions for Planning and Design
www.mdacoustics.com

AZ Office
4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

CA Office
1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

24-Hour Continuous Noise Measurement Datasheet

Project: Lab 5
Site Address/Location: 14000 Halldale Ave. Gardena
Date: 8/25/2021
Field Tech/Engineer: Jason Schuyler

Site Observations: Daytime temps in the 90's, night time in the low 60's. Wind 1-3MPH from the South, South West

General Location:
Sound Meter: NTi Audio **SN:** 08562-E0
Settings: A-weighted, slow, 1-sec, 1-hr interval
Meteorological Con.: 90 F, minimal wind, partly sunny
Site ID: ST1

Site Topo: Hard site
Ground Type: Concrete

Noise Source(s) w/ Distance:
Noise Source(s) w/ Distance:
Noise comes from the area, not any 1 source mostly traffic

Figure 1: LT-1 Monitoring Location





Figure 2: LT-1 Photo



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Simi Valley, CA 93065

24-Hour Noise Measurement Datasheet - Cont.

Project: Lab 5 **Day:** 1 of 1
Site Address/Location: 14000 Halldale Ave. Gardena
Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/25/2021	12:00 AM	1:00 AM	53.4	75.4	44.4	60.1	55.8	53.7	49.4	46.8
8/25/2021	1:00 AM	2:00 AM	51.0	73.0	42.0	57.7	53.4	51.3	47.0	44.4
8/25/2021	2:00 AM	3:00 AM	49.7	71.7	40.7	56.4	52.1	50.0	45.7	43.1
8/25/2021	3:00 AM	4:00 AM	48.0	70.0	39.0	54.7	50.4	48.3	44.0	41.4
8/25/2021	4:00 AM	5:00 AM	49.0	71.0	40.0	55.7	51.4	49.3	45.0	42.4
8/25/2021	5:00 AM	6:00 AM	52.8	74.8	43.8	59.5	55.2	53.1	48.8	46.2
8/25/2021	6:00 AM	7:00 AM	59.2	81.2	50.2	65.9	61.6	59.5	55.2	52.6
8/25/2021	7:00 AM	8:00 AM	61.5	83.5	50.6	68.2	63.9	61.8	57.5	54.9
8/25/2021	8:00 AM	9:00 AM	59.7	79.5	50.7	69.8	62.6	58.5	53.6	52.1
8/25/2021	9:00 AM	10:00 AM	59.6	80.1	50.3	66.6	62.2	59.1	53.9	52.0
8/25/2021	10:00 AM	11:00 AM	58.5	80.5	49.5	65.2	60.9	58.8	54.5	51.9
8/25/2021	11:00 AM	12:00 PM	56.2	72.6	47.8	64.0	60.5	58.2	53.5	50.8
8/25/2021	12:00 PM	1:00 PM	56.2	71.0	48.2	64.6	61.6	58.8	53.3	50.8
8/25/2021	1:00 PM	2:00 PM	55.9	72.6	49.3	61.3	59.2	58.2	53.6	51.3
8/25/2021	2:00 PM	3:00 PM	59.1	81.1	50.1	65.8	61.5	59.4	55.1	52.5
8/25/2021	3:00 PM	4:00 PM	60.3	82.3	51.3	67.0	62.7	60.6	56.3	53.7
8/25/2021	4:00 PM	5:00 PM	61.8	83.8	52.8	68.5	64.2	62.1	57.8	55.2
8/25/2021	5:00 PM	6:00 PM	61.5	83.5	52.5	68.2	63.9	61.8	57.5	54.9
8/25/2021	6:00 PM	7:00 PM	59.7	81.7	50.7	66.4	62.1	60.0	55.7	53.1
8/25/2021	7:00 PM	8:00 PM	58.4	80.4	49.4	65.1	60.8	58.7	54.4	51.8
8/25/2021	8:00 PM	9:00 PM	57.3	79.3	48.3	64.0	59.7	57.6	53.3	50.7
8/25/2021	9:00 PM	10:00 PM	55.6	78.6	47.6	63.3	59.0	56.9	52.6	50.0
8/25/2021	10:00 PM	11:00 PM	55.0	77.6	46.6	62.3	58.0	55.9	51.6	49.0
8/25/2021	11:00 PM	12:00 AM	55.0	77.0	46.0	61.7	57.4	55.3	51.0	48.4

CNEL: 62.0

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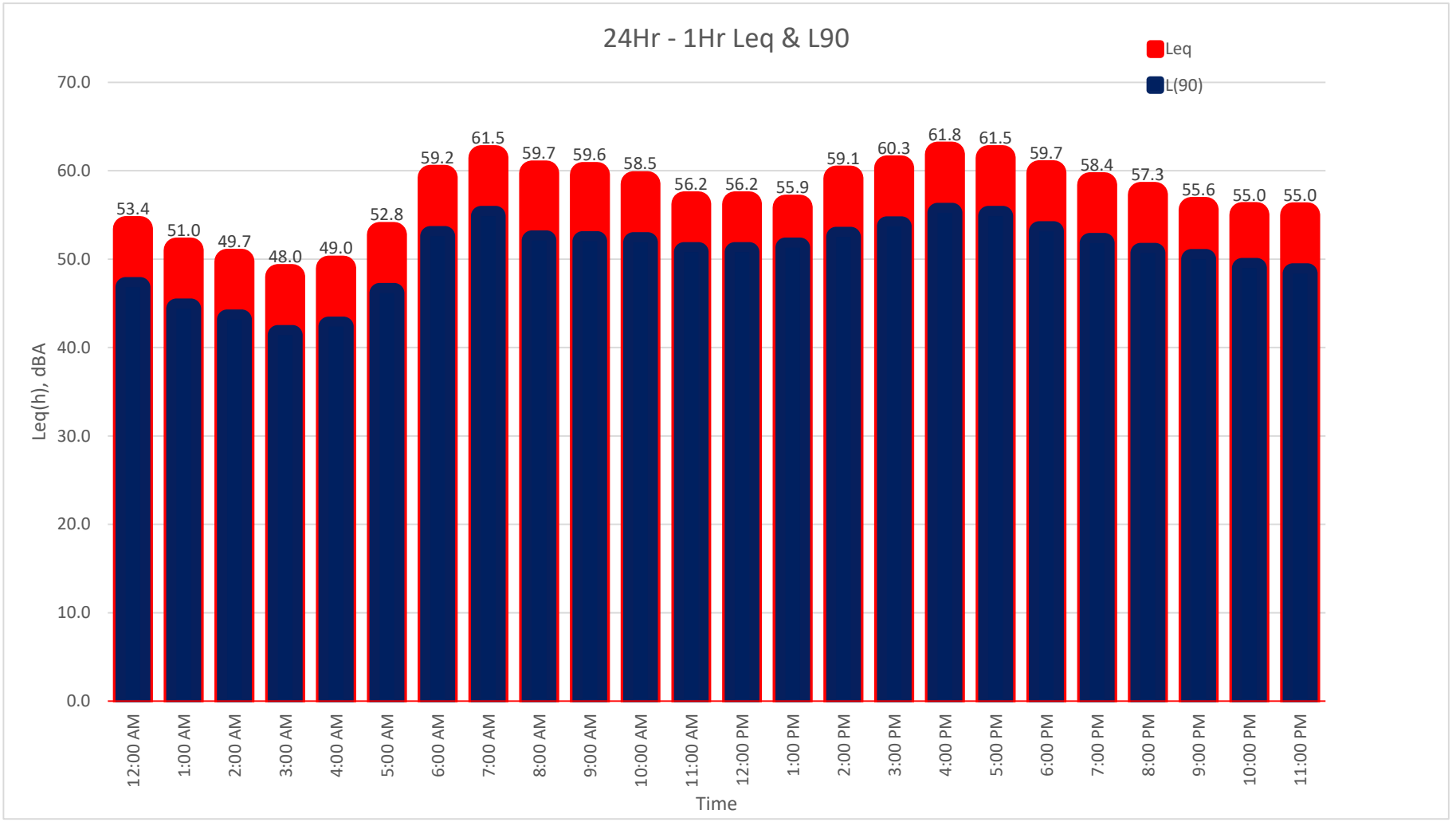
24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Lab 5 **Day:** 1 of 1
Site Address/Location: 14000 Halldale Ave. Gardena
Site ID: LT-1



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CA Office
1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet

Project: Lab 5 Gardena
Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Date: 8/26/2020
Field Tech/Engineer: Jason Schuyler

Site Observations: Over cast and hazy skys, measurements were performed on the site and measured the baseline noise conditions created by the teams playing socer.

General Location:
Sound Meter: NTi Audio **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-minute interval
Meteorological Con.: 87 degrees F, minimal wind, west-North west, 1-3mphs
Site ID: NM2

Site Topo: Flat
Ground Type: Flat w encolsures for socer

Noise Source(s) w/ Distance:

NM2 - 5' from socer field

Figure 1: Monitoring Locations

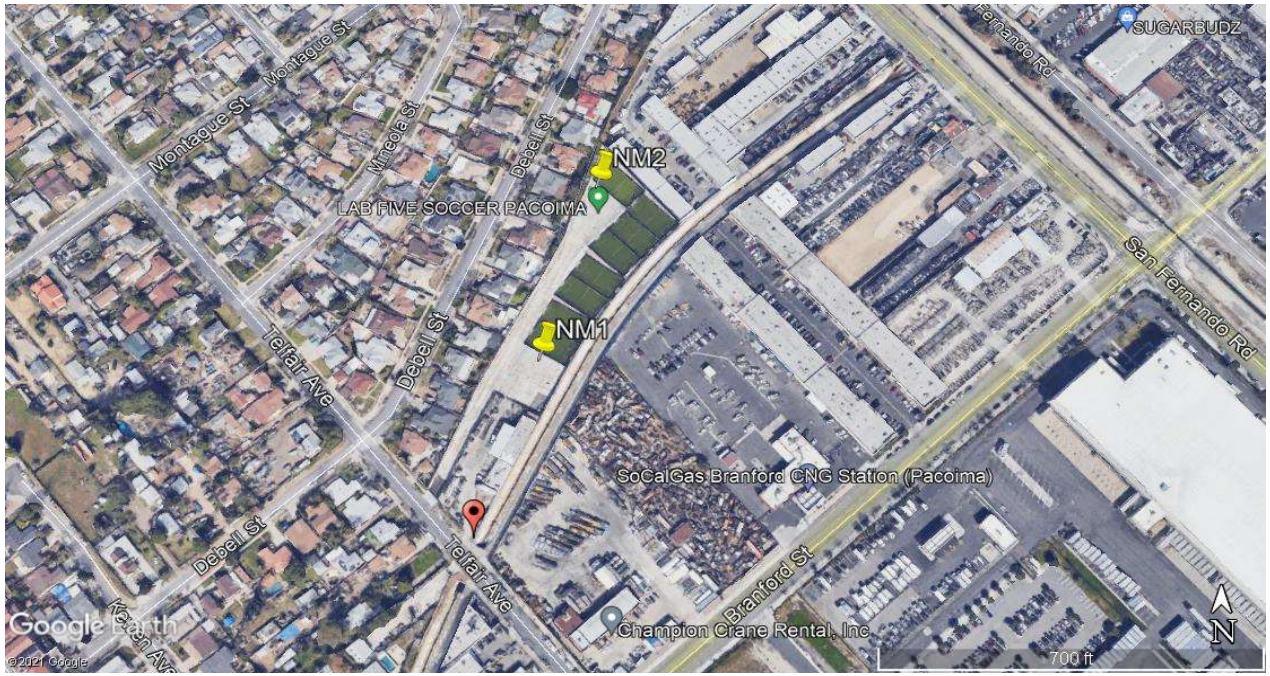

Figure 2: NM2 Photo

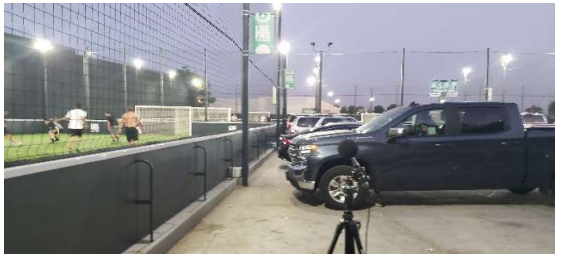

Figure 3: NM2 Photo



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Sound Solutions for Planning and Design
www.mdacoustics.com

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4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

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Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Site ID: NM2

Figure 4: NM2 Photo

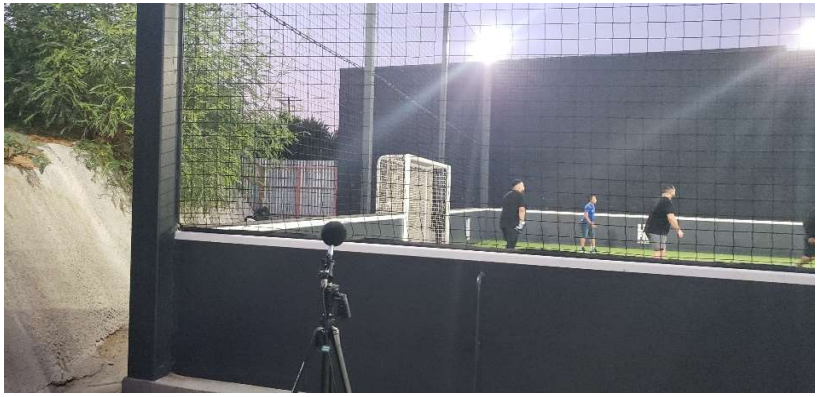

Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
1	7:27 PM	7:42 PM	57.9	79.9	42	66.2	61.8	57.7	54.6	50.2

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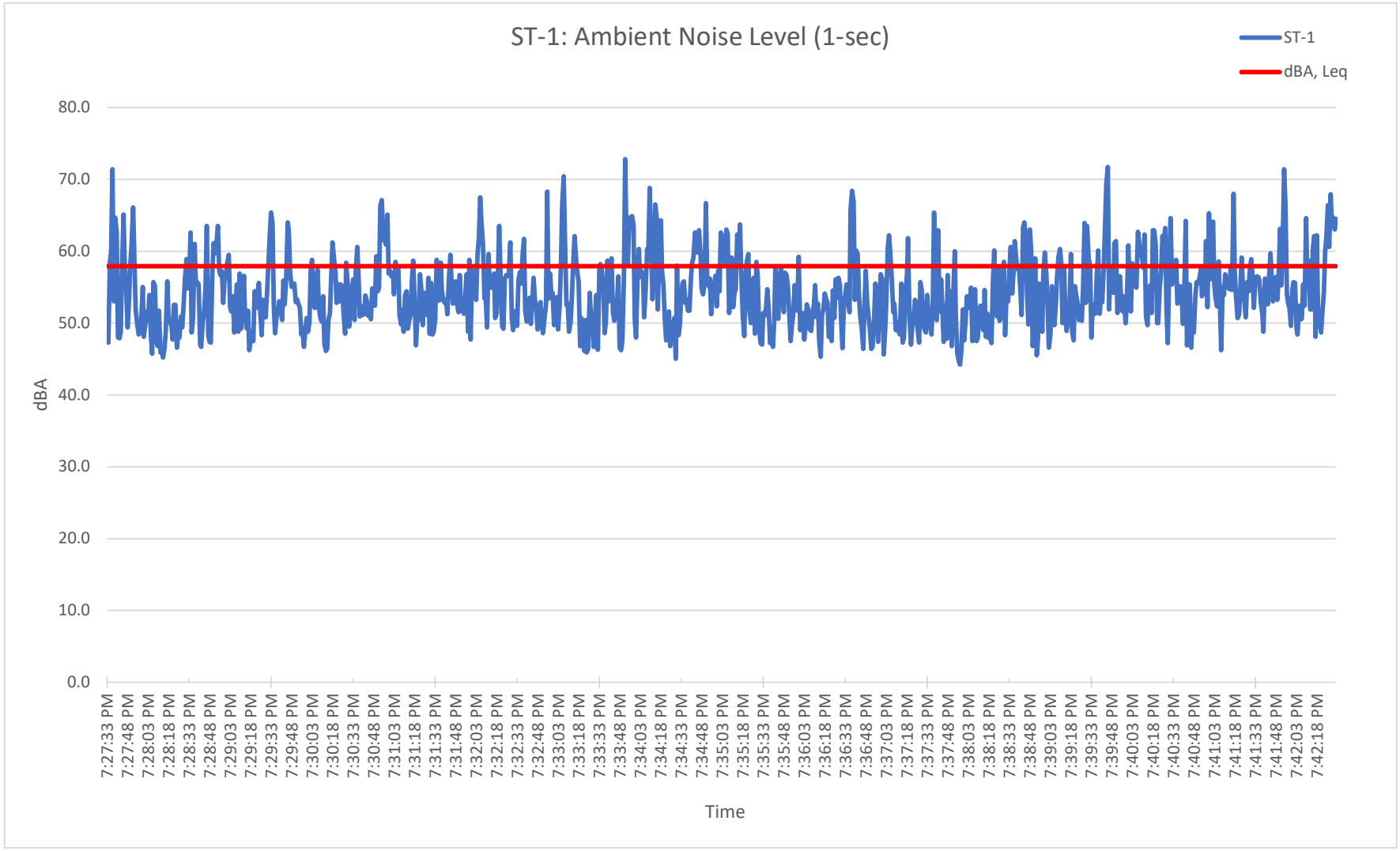
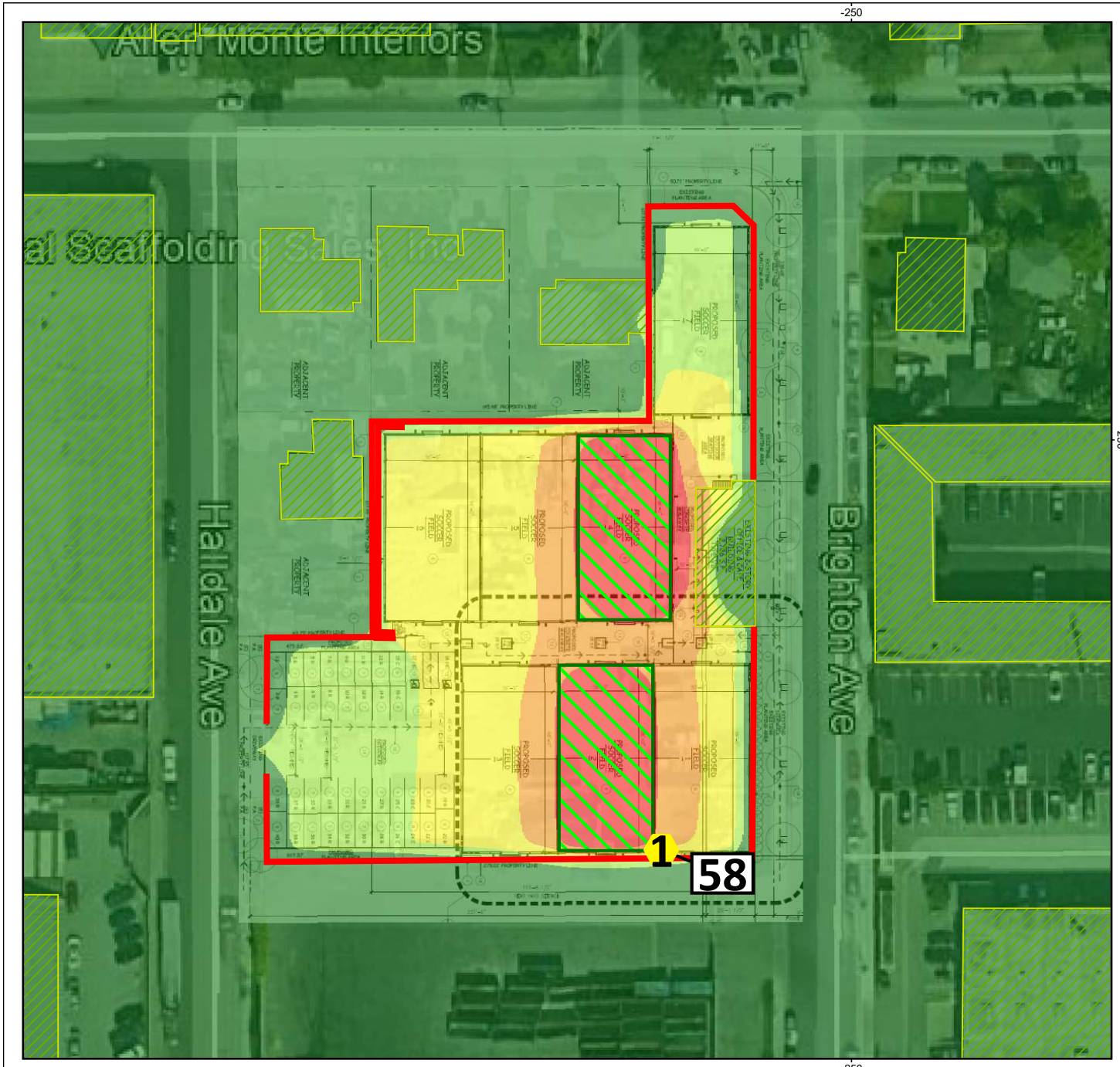
15-Minute Continuous Noise Measurement Datasheet

Project: Lab 5 Gardena
Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Site ID: ST1



Appendix B:

SoundPLAN Input/Outputs



04622116_Gardena Lab 5 Soccer Field
Noise Level Contours

Calibration

Levels in dB(A)

	<	45
45	-	50
50	-	55
55	-	60
60	-	65
	>=	65

Signs and symbols

- Level table, dBA
- Buildings
- Soccer Field
- Parking Lot
- 10ft Wall
- Receptor

Length scale 1:52

0 30 60 120 180 feet

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 57.9 dB(A)						
Soccer Field 2	Default industrial noise	Area		57.7	0.0	
Soccer Field 4	Default industrial noise	Area		45.6	0.0	

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 1 Fl G LrD,lim dB(A) LrD 39.1 dB(A)						
Soccer Field 7	Default industrial noise	Area		35.1	0.0	
Soccer Field 3	Default industrial noise	Area		31.1	0.0	
Soccer Field 5	Default industrial noise	Area		30.9	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		28.2	0.0	
Soccer Field 4	Default industrial noise	Area		28.0	0.0	
Soccer Field 6	Default industrial noise	Area		27.3	0.0	
Soccer Field 2	Default industrial noise	Area		25.8	0.0	
Soccer Field 1	Default industrial noise	Area		23.8	0.0	
Receiver Receiver 2 Fl G LrD,lim dB(A) LrD 48.8 dB(A)						
Soccer Field 7	Default industrial noise	Area		42.4	0.0	
Soccer Field 4	Default industrial noise	Area		42.0	0.0	
Soccer Field 5	Default industrial noise	Area		41.3	0.0	
Soccer Field 6	Default industrial noise	Area		40.7	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		36.5	0.0	
Soccer Field 3	Default industrial noise	Area		36.3	0.0	
Soccer Field 1	Default industrial noise	Area		35.0	0.0	
Receiver Receiver 3 Fl G LrD,lim dB(A) LrD 43.2 dB(A)						
Soccer Field 7	Default industrial noise	Area		39.0	0.0	
Soccer Field 4	Default industrial noise	Area		34.3	0.0	
Soccer Field 1	Default industrial noise	Area		33.7	0.0	
Soccer Field 5	Default industrial noise	Area		33.7	0.0	
Soccer Field 6	Default industrial noise	Area		33.5	0.0	
Soccer Field 2	Default industrial noise	Area		31.2	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		30.3	0.0	
Soccer Field 3	Default industrial noise	Area		28.5	0.0	
Receiver Receiver 4 Fl G LrD,lim dB(A) LrD 48.2 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		44.9	0.0	
Soccer Field 6	Default industrial noise	Area		40.8	0.0	
Soccer Field 5	Default industrial noise	Area		37.7	0.0	
Soccer Field 3	Default industrial noise	Area		37.2	0.0	
Soccer Field 4	Default industrial noise	Area		35.8	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 1	Default industrial noise	Area		35.2	0.0	
Soccer Field 7	Default industrial noise	Area		28.0	0.0	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 49.0 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		46.3	0.0	
Soccer Field 3	Default industrial noise	Area		40.9	0.0	
Soccer Field 2	Default industrial noise	Area		39.6	0.0	
Soccer Field 1	Default industrial noise	Area		39.2	0.0	
Soccer Field 4	Default industrial noise	Area		32.8	0.0	
Soccer Field 5	Default industrial noise	Area		32.7	0.0	
Soccer Field 6	Default industrial noise	Area		32.4	0.0	

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Soccer Field 7	Default industrial noise	Area		26.3	0.0	
Receiver Receiver 6 Fl G LrD,lim dB(A) LrD 45.7 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		40.9	0.0	
Soccer Field 3	Default industrial noise	Area		38.8	0.0	
Soccer Field 2	Default industrial noise	Area		37.7	0.0	
Soccer Field 1	Default industrial noise	Area		36.8	0.0	
Soccer Field 6	Default industrial noise	Area		33.3	0.0	
Soccer Field 4	Default industrial noise	Area		33.1	0.0	
Soccer Field 5	Default industrial noise	Area		32.7	0.0	
Soccer Field 7	Default industrial noise	Area		28.9	0.0	
Receiver Receiver 7 Fl G LrD,lim dB(A) LrD 42.9 dB(A)						
Soccer Field 1	Default industrial noise	Area		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		34.6	0.0	
Soccer Field 3	Default industrial noise	Area		33.5	0.0	
Soccer Field 6	Default industrial noise	Area		33.0	0.0	
Soccer Field 5	Default industrial noise	Area		32.2	0.0	
Soccer Field 7	Default industrial noise	Area		30.9	0.0	
Soccer Field 4	Default industrial noise	Area		30.8	0.0	

Gardena Lab 5 Soccer Field
Octave spectra of the sources in dB(A) - 001 - Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Soccer Field 1	Area	448.76			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 2	Area	454.43			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 3	Area	456.44			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 4	Area	443.12			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 5	Area	452.27			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 6	Area	453.53			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 7	Area	445.38			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Auto Parking - 40 Spaces	PLot	956.80			56.9	86.7	0.0	0.0	86.7	0	E/h - Soccer Parking	Typical spectrum	70.1	81.7	74.2	78.7	78.8	79.2	76.5	70.3	57.5

Gardena Lab 5 Soccer Field
Contribution level - 002 - Outdoor SP

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 1 Fl G LrD,lim dB(A) LrD 34.6 dB(A)						
Soccer Field 3	Default industrial noise	Area		31.1	0.0	
Soccer Field 4	Default industrial noise	Area		28.0	0.0	
Soccer Field 2	Default industrial noise	Area		25.8	0.0	
Parking Lot	Default parking lot noise	PLot		25.2	0.0	
Soccer Field 1	Default industrial noise	Area		23.8	0.0	
Receiver Receiver 2 Fl G LrD,lim dB(A) LrD 44.8 dB(A)						
Soccer Field 4	Default industrial noise	Area		42.0	0.0	
Soccer Field 2	Default industrial noise	Area		36.5	0.0	
Soccer Field 3	Default industrial noise	Area		36.3	0.0	
Soccer Field 1	Default industrial noise	Area		35.0	0.0	
Parking Lot	Default parking lot noise	PLot		33.5	0.0	
Receiver Receiver 3 Fl G LrD,lim dB(A) LrD 38.8 dB(A)						
Soccer Field 4	Default industrial noise	Area		34.3	0.0	
Soccer Field 1	Default industrial noise	Area		33.7	0.0	
Soccer Field 2	Default industrial noise	Area		31.2	0.0	
Soccer Field 3	Default industrial noise	Area		28.5	0.0	
Parking Lot	Default parking lot noise	PLot		27.3	0.0	
Receiver Receiver 4 Fl G LrD,lim dB(A) LrD 45.0 dB(A)						
Parking Lot	Default parking lot noise	PLot		41.9	0.0	
Soccer Field 3	Default industrial noise	Area		37.2	0.0	
Soccer Field 4	Default industrial noise	Area		35.8	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 1	Default industrial noise	Area		35.2	0.0	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 47.3 dB(A)						
Parking Lot	Default parking lot noise	PLot		43.3	0.0	
Soccer Field 3	Default industrial noise	Area		40.9	0.0	
Soccer Field 2	Default industrial noise	Area		39.6	0.0	
Soccer Field 1	Default industrial noise	Area		39.2	0.0	
Soccer Field 4	Default industrial noise	Area		32.8	0.0	
Receiver Receiver 6 Fl G LrD,lim dB(A) LrD 44.2 dB(A)						
Soccer Field 3	Default industrial noise	Area		38.8	0.0	
Parking Lot	Default parking lot noise	PLot		37.9	0.0	
Soccer Field 2	Default industrial noise	Area		37.7	0.0	
Soccer Field 1	Default industrial noise	Area		36.8	0.0	
Soccer Field 4	Default industrial noise	Area		33.1	0.0	
Receiver Receiver 7 Fl G LrD,lim dB(A) LrD 41.2 dB(A)						
Soccer Field 1	Default industrial noise	Area		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 3	Default industrial noise	Area		33.5	0.0	
Parking Lot	Default parking lot noise	PLot		31.6	0.0	
Soccer Field 4	Default industrial noise	Area		30.8	0.0	

Gardena Lab 5 Soccer Field
Octave spectra of the sources in dB(A) - 002 - Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Soccer Field 1	Area	448.76			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 2	Area	454.43			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 3	Area	456.44			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 4	Area	443.12			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Parking Lot	PLot	949.93			57.0	86.7	0.0	0.0		0	E/h - Soccer Parking Non Peak	Typical spectrum	70.1	81.7	74.2	78.7	78.8	79.2	76.5	70.3	57.5

Appendix C:
Construction Noise Modeling

Receptor - Adjacent Residences

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Item Leq, dBA
SITE PREP									
1. Saw	1	76	110	20	0.20	-6.8	-7.0	69.2	62.2
2. Concrete Breaker	1	90	110	10	0.10	-6.8	-10.0	83.2	73.2
3. Jack Hammer	2	85	110	20	0.40	-6.8	-4.0	78.2	74.2
4. Skip Loader	1	80	110	40	0.40	-6.8	-4.0	73.2	69.2
5. Truck	1	84	110	40	0.40	-6.8	-4.0	77.2	73.2
								85.5	78.9
BUILD									
1. Skip Loader	1	80	110	40	0.40	-6.8	-4.0	73.2	69.2
2. Truck	1	84	110	40	0.40	-6.8	-4.0	77.2	73.2
3. Lift	1	85	110	20	0.20	-6.8	-7.0	78.2	71.2
4. Welding Machine	2	73	110	40	0.80	-6.8	-1.0	66.2	65.2
							Log Sum	81.5	76.6

Barrier insertion loss For Flat Ground

Receiver - North P/L

Enter variables here:

Source Height H_s(ft)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Receiver Height H_R(ft)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Barrier Height H_B(ft)	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Distance Source to barrier (ft)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Distance Receiver to Barrier (ft)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Soft Ground = 1; Hard Ground = 0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Calculations

A	100	100.005	100.019998	100.04499	100.07997	100.12492	100.17984	100.2447	100.31949	100.40418	100.49876	100.60318	100.71743	100.84146	100.97524	101.11874
B	10.440307	10.77033	11.18033989	11.661904	12.206556	12.806248	13.453624	14.142136	14.866069	15.620499	16.401219	17.204651	18.027756	18.867962	19.723083	20.59126
C	110.0409	110.0409	110.0409015	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409
P	0.399405	0.734428	1.159436401	1.6659922	2.2456222	2.890269	3.5925609	4.3459347	5.1446569	5.983781	6.8590742	7.7669299	8.7042814	9.6685205	10.657426	11.669101
Ground type H_{eff} (with barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Ground type H_{eff} (no barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
H_{eff} (with barrier)	14.5	15.5	16.5	17.5	18.5	19.5	20.5	21.5	22.5	23.5	24.5	25.5	26.5	27.5	28.5	29.5
H_{eff} no barrier	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
G_B	0.4910714	0.4732143	0.455357143	0.4375	0.4196429	0.4017857	0.3839286	0.3660714	0.3482143	0.3303571	0.3125	0.2946429	0.2767857	0.2589286	0.2410714	0.2232143
G_{NB}	0.6339286	0.6339286	0.633928571	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286
$A_{barrier}$	9.069496	11.661283	13.63711468	15.210378	16.506868	17.602862	18.547517	19.374307	20.107039	20.763231	21.356129	21.895968	22.390804	22.847075	23.269998	23.663848
$IL_{barrier}$	**8.6**	**11.1**	**13.0**	**14.3**	**14.3**	**14.2**	**14.1**	**14.1**	**14.0**	**14.0**	**13.9**	**13.8**	**13.8**	**13.7**	**13.7**	**13.6**

Barrier Height (ft)	IL (dBA)
8	9
9	11
10	13
11	14
12	14
13	14
14	14
15	14
16	14
17	14
18	14
19	14
20	14
21	14
22	14
23	14

Appendix C

City of Gardena - Lab Five - Los Angeles-South Coast County, Annual

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Annual

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

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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					
2021	0.0367	0.3788	0.2418	4.6000e-004	0.0779	0.0181	0.0960	0.0396	0.0168	0.0564	0.0000	40.8606	40.8606	0.0113	1.4000e-004	41.1850
2022	9.9200e-003	0.0728	0.0796	1.5000e-004	2.1000e-003	3.3900e-003	5.4900e-003	5.7000e-004	3.2900e-003	3.8500e-003	0.0000	12.8571	12.8571	1.7400e-003	1.9000e-004	12.9575
Maximum	**0.0367**	**0.3788**	**0.2418**	**4.6000e-004**	**0.0779**	**0.0181**	**0.0960**	**0.0396**	**0.0168**	**0.0564**	**0.0000**	**40.8606**	**40.8606**	**0.0113**	**1.9000e-004**	**41.1850**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0367	0.3788	0.2418	4.6000e-004	0.0321	0.0181	0.0502	0.0159	0.0168	0.0327	0.0000	40.8606	40.8606	0.0113	1.4000e-004	41.1850
2022	9.9200e-003	0.0728	0.0796	1.5000e-004	2.1000e-003	3.3900e-003	5.4900e-003	5.7000e-004	3.2900e-003	3.8500e-003	0.0000	12.8570	12.8570	1.7400e-003	1.9000e-004	12.9575
Maximum	**0.0367**	**0.3788**	**0.2418**	**4.6000e-004**	**0.0321**	**0.0181**	**0.0502**	**0.0159**	**0.0168**	**0.0327**	**0.0000**	**40.8606**	**40.8606**	**0.0113**	**1.9000e-004**	**41.1850**

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	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**57.23**	**0.00**	**45.10**	**58.97**	**0.00**	**39.34**	**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	**11-1-2021**	**1-31-2022**	0.4847	0.4847
		Highest	0.4847	0.4847

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Waste						0.0000	0.0000		0.0000	0.0000	0.0264	0.0000	0.0264	1.5600e-003	0.0000	0.0654
Water						0.0000	0.0000		0.0000	0.0000	0.0000	3.5214	3.5214	3.0000e-004	4.0000e-005	3.5396
Total	**0.1042**	**0.1275**	**1.0475**	**2.1500e-003**	**0.2141**	**1.8600e-003**	**0.2159**	**0.0571**	**1.7300e-003**	**0.0588**	**0.0264**	**203.8040**	**203.8303**	**0.0162**	**9.2200e-003**	**206.9824**

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Waste						0.0000	0.0000		0.0000	0.0000	0.0264	0.0000	0.0264	1.5600e-003	0.0000	0.0654
Water						0.0000	0.0000		0.0000	0.0000	0.0000	3.5214	3.5214	3.0000e-004	4.0000e-005	3.5396
Total	**0.1042**	**0.1275**	**1.0475**	**2.1500e-003**	**0.2141**	**1.8600e-003**	**0.2159**	**0.0571**	**1.7300e-003**	**0.0588**	**0.0264**	**203.8040**	**203.8303**	**0.0162**	**9.2200e-003**	**206.9824**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	

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

4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38

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

Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

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

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0395	0.0000	0.0395	0.0217	0.0000	0.0217	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1307	0.0567	1.3000e-004		5.7400e-003	5.7400e-003		5.2800e-003	5.2800e-003	0.0000	11.3388	11.3388	3.6700e-003	0.0000	11.4305
Total	**0.0117**	**0.1307**	**0.0567**	**1.3000e-004**	**0.0395**	**5.7400e-003**	**0.0453**	**0.0217**	**5.2800e-003**	**0.0270**	**0.0000**	**11.3388**	**11.3388**	**3.6700e-003**	**0.0000**	**11.4305**

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	2.2000e-004	2.0000e-004	2.4400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5594	0.5594	2.0000e-005	2.0000e-005	0.5647
Total	**2.2000e-004**	**2.0000e-004**	**2.4400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5594**	**0.5594**	**2.0000e-005**	**2.0000e-005**	**0.5647**

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

3.2 Site Preparation - 2021

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					0.0154	0.0000	0.0154	8.4700e-003	0.0000	8.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1307	0.0567	1.3000e-004		5.7400e-003	5.7400e-003		5.2800e-003	5.2800e-003	0.0000	11.3388	11.3388	3.6700e-003	0.0000	11.4305
Total	**0.0117**	**0.1307**	**0.0567**	**1.3000e-004**	**0.0154**	**5.7400e-003**	**0.0212**	**8.4700e-003**	**5.2800e-003**	**0.0138**	**0.0000**	**11.3388**	**11.3388**	**3.6700e-003**	**0.0000**	**11.4305**

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	2.2000e-004	2.0000e-004	2.4400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5594	0.5594	2.0000e-005	2.0000e-005	0.5647
Total	**2.2000e-004**	**2.0000e-004**	**2.4400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5594**	**0.5594**	**2.0000e-005**	**2.0000e-005**	**0.5647**

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

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0354	0.0000	0.0354	0.0171	0.0000	0.0171	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1400e-003	0.1011	0.0488	1.0000e-004		4.5800e-003	4.5800e-003		4.2100e-003	4.2100e-003	0.0000	9.0519	9.0519	2.9300e-003	0.0000	9.1251
Total	**9.1400e-003**	**0.1011**	**0.0488**	**1.0000e-004**	**0.0354**	**4.5800e-003**	**0.0400**	**0.0171**	**4.2100e-003**	**0.0213**	**0.0000**	**9.0519**	**9.0519**	**2.9300e-003**	**0.0000**	**9.1251**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	1.3100e-003	2.9000e-004	0.0000	1.1000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4124	0.4124	2.0000e-005	7.0000e-005	0.4324
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.6000e-004	2.0300e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4662	0.4662	1.0000e-005	1.0000e-005	0.4706
Total	**2.3000e-004**	**1.4700e-003**	**2.3200e-003**	**1.0000e-005**	**6.6000e-004**	**1.0000e-005**	**6.8000e-004**	**1.8000e-004**	**1.0000e-005**	**1.9000e-004**	**0.0000**	**0.8786**	**0.8786**	**3.0000e-005**	**8.0000e-005**	**0.9030**

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

3.3 Grading - 2021

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					0.0138	0.0000	0.0138	6.6800e-003	0.0000	6.6800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1400e-003	0.1011	0.0488	1.0000e-004		4.5800e-003	4.5800e-003		4.2100e-003	4.2100e-003	0.0000	9.0519	9.0519	2.9300e-003	0.0000	9.1251
Total	**9.1400e-003**	**0.1011**	**0.0488**	**1.0000e-004**	**0.0138**	**4.5800e-003**	**0.0184**	**6.6800e-003**	**4.2100e-003**	**0.0109**	**0.0000**	**9.0519**	**9.0519**	**2.9300e-003**	**0.0000**	**9.1251**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	1.3100e-003	2.9000e-004	0.0000	1.1000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4124	0.4124	2.0000e-005	7.0000e-005	0.4324
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.6000e-004	2.0300e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4662	0.4662	1.0000e-005	1.0000e-005	0.4706
Total	**2.3000e-004**	**1.4700e-003**	**2.3200e-003**	**1.0000e-005**	**6.6000e-004**	**1.0000e-005**	**6.8000e-004**	**1.8000e-004**	**1.0000e-005**	**1.9000e-004**	**0.0000**	**0.8786**	**0.8786**	**3.0000e-005**	**8.0000e-005**	**0.9030**

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

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.9700e-003	0.0985	0.0725	1.2000e-004		5.2000e-003	5.2000e-003		4.8600e-003	4.8600e-003	0.0000	10.5357	10.5357	2.6900e-003	0.0000	10.6030
Total	**9.9700e-003**	**0.0985**	**0.0725**	**1.2000e-004**	**1.0000e-004**	**5.2000e-003**	**5.3000e-003**	**1.0000e-005**	**4.8600e-003**	**4.8700e-003**	**0.0000**	**10.5357**	**10.5357**	**2.6900e-003**	**0.0000**	**10.6030**

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	1.0000e-004	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0317	0.0317	0.0000	1.0000e-005	0.0333
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	2.4000e-004	2.1000e-004	2.6400e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6061	0.6061	2.0000e-005	2.0000e-005	0.6117
Total	**2.4000e-004**	**3.1000e-004**	**2.6600e-003**	**1.0000e-005**	**7.2000e-004**	**0.0000**	**7.3000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6378**	**0.6378**	**2.0000e-005**	**3.0000e-005**	**0.6450**

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

3.4 Demolition - 2021

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					4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.9600e-003	0.0985	0.0725	1.2000e-004		5.2000e-003	5.2000e-003		4.8600e-003	4.8600e-003	0.0000	10.5357	10.5357	2.6900e-003	0.0000	10.6030
Total	**9.9600e-003**	**0.0985**	**0.0725**	**1.2000e-004**	**4.0000e-005**	**5.2000e-003**	**5.2400e-003**	**1.0000e-005**	**4.8600e-003**	**4.8700e-003**	**0.0000**	**10.5357**	**10.5357**	**2.6900e-003**	**0.0000**	**10.6030**

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	1.0000e-004	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0317	0.0317	0.0000	1.0000e-005	0.0333
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	2.4000e-004	2.1000e-004	2.6400e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6061	0.6061	2.0000e-005	2.0000e-005	0.6117
Total	**2.4000e-004**	**3.1000e-004**	**2.6600e-003**	**1.0000e-005**	**7.2000e-004**	**0.0000**	**7.3000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6378**	**0.6378**	**2.0000e-005**	**3.0000e-005**	**0.6450**

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

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9600e-003	0.0464	0.0534	8.0000e-005		2.5500e-003	2.5500e-003		2.3900e-003	2.3900e-003	0.0000	7.1591	7.1591	1.9500e-003	0.0000	7.2079
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9600e-003**	**0.0464**	**0.0534**	**8.0000e-005**		**2.5500e-003**	**2.5500e-003**		**2.3900e-003**	**2.3900e-003**	**0.0000**	**7.1591**	**7.1591**	**1.9500e-003**	**0.0000**	**7.2079**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.4000e-004	3.0400e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.6993	0.6993	2.0000e-005	2.0000e-005	0.7058
Total	**2.8000e-004**	**2.4000e-004**	**3.0400e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.6993**	**0.6993**	**2.0000e-005**	**2.0000e-005**	**0.7058**

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

3.5 Paving - 2021

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	4.9600e-003	0.0464	0.0534	8.0000e-005		2.5500e-003	2.5500e-003		2.3900e-003	2.3900e-003	0.0000	7.1591	7.1591	1.9500e-003	0.0000	7.2079
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9600e-003**	**0.0464**	**0.0534**	**8.0000e-005**		**2.5500e-003**	**2.5500e-003**		**2.3900e-003**	**2.3900e-003**	**0.0000**	**7.1591**	**7.1591**	**1.9500e-003**	**0.0000**	**7.2079**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.4000e-004	3.0400e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.6993	0.6993	2.0000e-005	2.0000e-005	0.7058
Total	**2.8000e-004**	**2.4000e-004**	**3.0400e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.6993**	**0.6993**	**2.0000e-005**	**2.0000e-005**	**0.7058**

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

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**1.0200e-003**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	9.0000e-005	7.0000e-005	9.3000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2268	0.2268	1.0000e-005	1.0000e-005	0.2288
Total	**9.0000e-005**	**7.0000e-005**	**9.3000e-004**	**0.0000**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2268**	**0.2268**	**1.0000e-005**	**1.0000e-005**	**0.2288**

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

3.6 Architectural Coating - 2022

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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**1.0200e-003**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	9.0000e-005	7.0000e-005	9.3000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2268	0.2268	1.0000e-005	1.0000e-005	0.2288
Total	**9.0000e-005**	**7.0000e-005**	**9.3000e-004**	**0.0000**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2268**	**0.2268**	**1.0000e-005**	**1.0000e-005**	**0.2288**

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

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2400e-003	0.0625	0.0636	1.1000e-004		2.9400e-003	2.9400e-003		2.8400e-003	2.8400e-003	0.0000	9.0789	9.0789	1.5800e-003	0.0000	9.1184
Total	**8.2400e-003**	**0.0625**	**0.0636**	**1.1000e-004**		**2.9400e-003**	**2.9400e-003**		**2.8400e-003**	**2.8400e-003**	**0.0000**	**9.0789**	**9.0789**	**1.5800e-003**	**0.0000**	**9.1184**

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	1.1000e-004	2.8300e-003	9.4000e-004	1.0000e-005	3.5000e-004	3.0000e-005	3.7000e-004	1.0000e-004	2.0000e-005	1.2000e-004	0.0000	1.0503	1.0503	4.0000e-005	1.5000e-004	1.0963
Worker	4.6000e-004	3.9000e-004	5.0100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2245	1.2245	3.0000e-005	3.0000e-005	1.2353
Total	**5.7000e-004**	**3.2200e-003**	**5.9500e-003**	**2.0000e-005**	**1.8300e-003**	**4.0000e-005**	**1.8600e-003**	**4.9000e-004**	**3.0000e-005**	**5.2000e-004**	**0.0000**	**2.2748**	**2.2748**	**7.0000e-005**	**1.8000e-004**	**2.3316**

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

3.7 Building Construction - 2022

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	8.2400e-003	0.0625	0.0636	1.1000e-004		2.9400e-003	2.9400e-003		2.8400e-003	2.8400e-003	0.0000	9.0788	9.0788	1.5800e-003	0.0000	9.1184
Total	**8.2400e-003**	**0.0625**	**0.0636**	**1.1000e-004**		**2.9400e-003**	**2.9400e-003**		**2.8400e-003**	**2.8400e-003**	**0.0000**	**9.0788**	**9.0788**	**1.5800e-003**	**0.0000**	**9.1184**

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	1.1000e-004	2.8300e-003	9.4000e-004	1.0000e-005	3.5000e-004	3.0000e-005	3.7000e-004	1.0000e-004	2.0000e-005	1.2000e-004	0.0000	1.0503	1.0503	4.0000e-005	1.5000e-004	1.0963
Worker	4.6000e-004	3.9000e-004	5.0100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2245	1.2245	3.0000e-005	3.0000e-005	1.2353
Total	**5.7000e-004**	**3.2200e-003**	**5.9500e-003**	**2.0000e-005**	**1.8300e-003**	**4.0000e-005**	**1.8600e-003**	**4.9000e-004**	**3.0000e-005**	**5.2000e-004**	**0.0000**	**2.2748**	**2.2748**	**7.0000e-005**	**1.8000e-004**	**2.3316**

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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	tons/yr										MT/yr					
Mitigated	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Unmitigated	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Unmitigated	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005

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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**6.1000e-004**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

City of Gardena - Lab Five - 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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**6.1000e-004**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

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	3.5214	3.0000e-004	4.0000e-005	3.5396
Unmitigated	3.5214	3.0000e-004	4.0000e-005	3.5396

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.78722	3.5214	3.0000e-004	4.0000e-005	3.5396
Total		**3.5214**	**3.0000e-004**	**4.0000e-005**	**3.5396**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.78722	3.5214	3.0000e-004	4.0000e-005	3.5396
Total		**3.5214**	**3.0000e-004**	**4.0000e-005**	**3.5396**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0264	1.5600e-003	0.0000	0.0654
Unmitigated	0.0264	1.5600e-003	0.0000	0.0654

City of Gardena - Lab Five - 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

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.13	0.0264	1.5600e-003	0.0000	0.0654
Total		**0.0264**	**1.5600e-003**	**0.0000**	**0.0654**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.13	0.0264	1.5600e-003	0.0000	0.0654
Total		**0.0264**	**1.5600e-003**	**0.0000**	**0.0654**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

City of Gardena - Lab Five - Los Angeles-South Coast County, Summer

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Summer

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

City of Gardena - Lab Five - 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					
2021	2.0425	20.4906	15.0577	0.0255	7.2183	1.0421	8.1376	3.4608	0.9726	4.3067	0.0000	2,468.7179	2,468.7179	0.6533	0.0172	2,485.0653
2022	1.7638	13.1101	13.9753	0.0270	0.3723	0.5959	0.9682	0.1003	0.5755	0.6759	0.0000	2,513.8849	2,513.8849	0.3640	0.0401	2,534.9384
Maximum	**2.0425**	**20.4906**	**15.0577**	**0.0270**	**7.2183**	**1.0421**	**8.1376**	**3.4608**	**0.9726**	**4.3067**	**0.0000**	**2,513.8849**	**2,513.8849**	**0.6533**	**0.0401**	**2,534.9384**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.0425	20.4906	15.0577	0.0255	2.8972	1.0421	3.8166	1.3716	0.9726	2.2175	0.0000	2,468.7179	2,468.7179	0.6533	0.0172	2,485.0653
2022	1.7638	13.1101	13.9753	0.0270	0.3723	0.5959	0.9682	0.1003	0.5755	0.6759	0.0000	2,513.8849	2,513.8849	0.3640	0.0401	2,534.9384
Maximum	**2.0425**	**20.4906**	**15.0577**	**0.0270**	**2.8972**	**1.0421**	**3.8166**	**1.3716**	**0.9726**	**2.2175**	**0.0000**	**2,513.8849**	**2,513.8849**	**0.6533**	**0.0401**	**2,534.9384**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	56.93	0.00	47.45	58.67	0.00	41.93	0.00	0.00	0.00	0.00	0.00	0.00

City of Gardena - Lab Five - 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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Total	**0.5943**	**0.6407**	**5.8298**	**0.0122**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5000e-003**	**0.3290**		**1,253.6979**	**1,253.6979**	**0.0848**	**0.0529**	**1,271.5656**

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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Total	**0.5943**	**0.6407**	**5.8298**	**0.0122**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5000e-003**	**0.3290**		**1,253.6979**	**1,253.6979**	**0.0848**	**0.0529**	**1,271.5656**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	
4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40

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

Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.2693	0.0000	5.2693	2.8965	0.0000	2.8965			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041		1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**5.2693**	**0.7654**	**6.0347**	**2.8965**	**0.7041**	**3.6006**		**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

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

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0300	0.0230	0.3451	8.4000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		85.5430	85.5430	2.5200e-003	2.1800e-003	86.2562
Total	**0.0300**	**0.0230**	**0.3451**	**8.4000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**85.5430**	**85.5430**	**2.5200e-003**	**2.1800e-003**	**86.2562**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0550	0.0000	2.0550	1.1296	0.0000	1.1296			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041	0.0000	1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**2.0550**	**0.7654**	**2.8204**	**1.1296**	**0.7041**	**1.8338**	**0.0000**	**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0300	0.0230	0.3451	8.4000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		85.5430	85.5430	2.5200e-003	2.1800e-003	86.2562
Total	**0.0300**	**0.0230**	**0.3451**	**8.4000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**85.5430**	**85.5430**	**2.5200e-003**	**2.1800e-003**	**86.2562**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0837	0.0000	7.0837	3.4249	0.0000	3.4249			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**7.0837**	**0.9158**	**7.9995**	**3.4249**	**0.8425**	**4.2674**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.5800e-003	0.2484	0.0573	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	8.9900e-003		90.9160	90.9160	4.7600e-003	0.0144	95.3312
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	0.0376	0.0288	0.4314	1.0600e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		106.9287	106.9287	3.1500e-003	2.7300e-003	107.8203
Total	**0.0461**	**0.2771**	**0.4887**	**1.8900e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0393**		**197.8447**	**197.8447**	**7.9100e-003**	**0.0172**	**203.1515**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7627	0.0000	2.7627	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7627**	**0.9158**	**3.6784**	**1.3357**	**0.8425**	**2.1782**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.5800e-003	0.2484	0.0573	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	8.9900e-003		90.9160	90.9160	4.7600e-003	0.0144	95.3312
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	0.0376	0.0288	0.4314	1.0600e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		106.9287	106.9287	3.1500e-003	2.7300e-003	107.8203
Total	**0.0461**	**0.2771**	**0.4887**	**1.8900e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0393**		**197.8447**	**197.8447**	**7.9100e-003**	**0.0172**	**203.1515**

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0197	0.0000	0.0197	2.9800e-003	0.0000	2.9800e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.0197**	**1.0409**	**1.0606**	**2.9800e-003**	**0.9715**	**0.9745**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.6000e-004	0.0191	4.4100e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9935	6.9935	3.7000e-004	1.1100e-003	7.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0488	0.0374	0.5608	1.3700e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		139.0073	139.0073	4.1000e-003	3.5500e-003	140.1663
Total	**0.0495**	**0.0565**	**0.5652**	**1.4300e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**146.0009**	**146.0009**	**4.4700e-003**	**4.6600e-003**	**147.4995**

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					7.6800e-003	0.0000	7.6800e-003	1.1600e-003	0.0000	1.1600e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**7.6800e-003**	**1.0409**	**1.0486**	**1.1600e-003**	**0.9715**	**0.9726**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.6000e-004	0.0191	4.4100e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9935	6.9935	3.7000e-004	1.1100e-003	7.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0488	0.0374	0.5608	1.3700e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		139.0073	139.0073	4.1000e-003	3.5500e-003	140.1663
Total	**0.0495**	**0.0565**	**0.5652**	**1.4300e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**146.0009**	**146.0009**	**4.4700e-003**	**4.6600e-003**	**147.4995**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770		1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**		**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0563	0.0431	0.6471	1.5800e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		160.3931	160.3931	4.7300e-003	4.0900e-003	161.7304
Total	**0.0563**	**0.0431**	**0.6471**	**1.5800e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**160.3931**	**160.3931**	**4.7300e-003**	**4.0900e-003**	**161.7304**

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	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770	0.0000	1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**	**0.0000**	**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0563	0.0431	0.6471	1.5800e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		160.3931	160.3931	4.7300e-003	4.0900e-003	161.7304
Total	**0.0563**	**0.0431**	**0.6471**	**1.5800e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**160.3931**	**160.3931**	**4.7300e-003**	**4.0900e-003**	**161.7304**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Unmitigated Construction Off-Site

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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Mitigated Construction Off-Site

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

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**		**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0217	0.5388	0.1847	2.1500e-003	0.0705	5.1300e-003	0.0756	0.0203	4.9100e-003	0.0252		231.5078	231.5078	7.7400e-003	0.0334	241.6427
Worker	0.0935	0.0682	1.0642	2.7600e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		280.8343	280.8343	7.6000e-003	6.7600e-003	283.0377
Total	**0.1151**	**0.6071**	**1.2489**	**4.9100e-003**	**0.3723**	**7.0600e-003**	**0.3793**	**0.1003**	**6.6900e-003**	**0.1070**		**512.3421**	**512.3421**	**0.0153**	**0.0401**	**524.6804**

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**	**0.0000**	**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0217	0.5388	0.1847	2.1500e-003	0.0705	5.1300e-003	0.0756	0.0203	4.9100e-003	0.0252		231.5078	231.5078	7.7400e-003	0.0334	241.6427
Worker	0.0935	0.0682	1.0642	2.7600e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		280.8343	280.8343	7.6000e-003	6.7600e-003	283.0377
Total	**0.1151**	**0.6071**	**1.2489**	**4.9100e-003**	**0.3723**	**7.0600e-003**	**0.3793**	**0.1003**	**6.6900e-003**	**0.1070**		**512.3421**	**512.3421**	**0.0153**	**0.0401**	**524.6804**

City of Gardena - Lab Five - 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	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Unmitigated	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Unmitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004

City of Gardena - Lab Five - 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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

City of Gardena - Lab Five - 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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

City of Gardena - Lab Five - 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					
2021	2.0457	20.5035	15.0112	0.0255	7.2183	1.0421	8.1377	3.4608	0.9726	4.3068	0.0000	2,461.3462	2,461.3462	0.6534	0.0173	2,477.7675
2022	1.7701	13.1395	13.8946	0.0268	0.3723	0.5960	0.9682	0.1003	0.5756	0.6759	0.0000	2,499.1235	2,499.1235	0.3640	0.0406	2,520.3295
Maximum	**2.0457**	**20.5035**	**15.0112**	**0.0268**	**7.2183**	**1.0421**	**8.1377**	**3.4608**	**0.9726**	**4.3068**	**0.0000**	**2,499.1235**	**2,499.1235**	**0.6534**	**0.0406**	**2,520.3295**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.0457	20.5035	15.0112	0.0255	2.8972	1.0421	3.8166	1.3716	0.9726	2.2176	0.0000	2,461.3462	2,461.3462	0.6534	0.0173	2,477.7675
2022	1.7701	13.1395	13.8946	0.0268	0.3723	0.5960	0.9682	0.1003	0.5756	0.6759	0.0000	2,499.1235	2,499.1235	0.3640	0.0406	2,520.3295
Maximum	**2.0457**	**20.5035**	**15.0112**	**0.0268**	**2.8972**	**1.0421**	**3.8166**	**1.3716**	**0.9726**	**2.2176**	**0.0000**	**2,499.1235**	**2,499.1235**	**0.6534**	**0.0406**	**2,520.3295**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	56.93	0.00	47.45	58.67	0.00	41.93	0.00	0.00	0.00	0.00	0.00	0.00

City of Gardena - Lab Five - 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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Total	**0.5830**	**0.6904**	**5.7036**	**0.0117**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5100e-003**	**0.3290**		**1,200.0975**	**1,200.0975**	**0.0876**	**0.0553**	**1,218.7589**

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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Total	**0.5830**	**0.6904**	**5.7036**	**0.0117**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5100e-003**	**0.3290**		**1,200.0975**	**1,200.0975**	**0.0876**	**0.0553**	**1,218.7589**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	
4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40

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

Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.2693	0.0000	5.2693	2.8965	0.0000	2.8965			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041		1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**5.2693**	**0.7654**	**6.0347**	**2.8965**	**0.7041**	**3.6006**		**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0321	0.0254	0.3164	8.0000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		81.0061	81.0061	2.5500e-003	2.3300e-003	81.7648
Total	**0.0321**	**0.0254**	**0.3164**	**8.0000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**81.0061**	**81.0061**	**2.5500e-003**	**2.3300e-003**	**81.7648**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0550	0.0000	2.0550	1.1296	0.0000	1.1296			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041	0.0000	1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**2.0550**	**0.7654**	**2.8204**	**1.1296**	**0.7041**	**1.8338**	**0.0000**	**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0321	0.0254	0.3164	8.0000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		81.0061	81.0061	2.5500e-003	2.3300e-003	81.7648
Total	**0.0321**	**0.0254**	**0.3164**	**8.0000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**81.0061**	**81.0061**	**2.5500e-003**	**2.3300e-003**	**81.7648**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0837	0.0000	7.0837	3.4249	0.0000	3.4249			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**7.0837**	**0.9158**	**7.9995**	**3.4249**	**0.8425**	**4.2674**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.4500e-003	0.2582	0.0583	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	9.0000e-003		90.9262	90.9262	4.7500e-003	0.0144	95.3418
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	0.0401	0.0318	0.3955	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		101.2576	101.2576	3.1800e-003	2.9200e-003	102.2059
Total	**0.0485**	**0.2900**	**0.4538**	**1.8300e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0394**		**192.1837**	**192.1837**	**7.9300e-003**	**0.0173**	**197.5478**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7627	0.0000	2.7627	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7627**	**0.9158**	**3.6784**	**1.3357**	**0.8425**	**2.1782**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.4500e-003	0.2582	0.0583	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	9.0000e-003		90.9262	90.9262	4.7500e-003	0.0144	95.3418
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	0.0401	0.0318	0.3955	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		101.2576	101.2576	3.1800e-003	2.9200e-003	102.2059
Total	**0.0485**	**0.2900**	**0.4538**	**1.8300e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0394**		**192.1837**	**192.1837**	**7.9300e-003**	**0.0173**	**197.5478**

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0197	0.0000	0.0197	2.9800e-003	0.0000	2.9800e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.0197**	**1.0409**	**1.0606**	**2.9800e-003**	**0.9715**	**0.9745**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.5000e-004	0.0199	4.4800e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9943	6.9943	3.7000e-004	1.1100e-003	7.3340
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	0.0521	0.0413	0.5142	1.3000e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		131.6348	131.6348	4.1400e-003	3.7900e-003	132.8677
Total	**0.0527**	**0.0612**	**0.5187**	**1.3600e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**138.6292**	**138.6292**	**4.5100e-003**	**4.9000e-003**	**140.2017**

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					7.6800e-003	0.0000	7.6800e-003	1.1600e-003	0.0000	1.1600e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**7.6800e-003**	**1.0409**	**1.0486**	**1.1600e-003**	**0.9715**	**0.9726**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.5000e-004	0.0199	4.4800e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9943	6.9943	3.7000e-004	1.1100e-003	7.3340
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	0.0521	0.0413	0.5142	1.3000e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		131.6348	131.6348	4.1400e-003	3.7900e-003	132.8677
Total	**0.0527**	**0.0612**	**0.5187**	**1.3600e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**138.6292**	**138.6292**	**4.5100e-003**	**4.9000e-003**	**140.2017**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770		1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**		**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0601	0.0477	0.5933	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		151.8864	151.8864	4.7800e-003	4.3700e-003	153.3089
Total	**0.0601**	**0.0477**	**0.5933**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**151.8864**	**151.8864**	**4.7800e-003**	**4.3700e-003**	**153.3089**

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	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770	0.0000	1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**	**0.0000**	**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0601	0.0477	0.5933	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		151.8864	151.8864	4.7800e-003	4.3700e-003	153.3089
Total	**0.0601**	**0.0477**	**0.5933**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**151.8864**	**151.8864**	**4.7800e-003**	**4.3700e-003**	**153.3089**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	**0.0185**	**0.0140**	**0.1809**	**4.8000e-004**	**0.0559**	**3.6000e-004**	**0.0563**	**0.0148**	**3.3000e-004**	**0.0152**		**49.2567**	**49.2567**	**1.4200e-003**	**1.3400e-003**	**49.6907**

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	**0.0185**	**0.0140**	**0.1809**	**4.8000e-004**	**0.0559**	**3.6000e-004**	**0.0563**	**0.0148**	**3.3000e-004**	**0.0152**		**49.2567**	**49.2567**	**1.4200e-003**	**1.3400e-003**	**49.6907**

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**		**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.5610	0.1911	2.1600e-003	0.0705	5.1500e-003	0.0756	0.0203	4.9300e-003	0.0252		231.5947	231.5947	7.7100e-003	0.0334	241.7418
Worker	0.1000	0.0754	0.9771	2.6100e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		265.9860	265.9860	7.6900e-003	7.2200e-003	268.3296
Total	**0.1214**	**0.6364**	**1.1682**	**4.7700e-003**	**0.3723**	**7.0800e-003**	**0.3793**	**0.1003**	**6.7100e-003**	**0.1070**		**497.5807**	**497.5807**	**0.0154**	**0.0406**	**510.0715**

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**	**0.0000**	**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.5610	0.1911	2.1600e-003	0.0705	5.1500e-003	0.0756	0.0203	4.9300e-003	0.0252		231.5947	231.5947	7.7100e-003	0.0334	241.7418
Worker	0.1000	0.0754	0.9771	2.6100e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		265.9860	265.9860	7.6900e-003	7.2200e-003	268.3296
Total	**0.1214**	**0.6364**	**1.1682**	**4.7700e-003**	**0.3723**	**7.0800e-003**	**0.3793**	**0.1003**	**6.7100e-003**	**0.1070**		**497.5807**	**497.5807**	**0.0154**	**0.0406**	**510.0715**

City of Gardena - Lab Five - 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	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Unmitigated	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Unmitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004

City of Gardena - Lab Five - 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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

City of Gardena - Lab Five - 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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 13-21
ENVIRONMENTAL ASSESSMENT #10-21
SITE PLAN REVIEW #8-21
CONDITIONAL USE PERMIT #3-21
CONDITIONAL USE PERMIT #4-06 (REVOCATION)
APN: 6102-020-021

AGENDA ITEM # 5.A

DATE: October 19, 2021

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

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: John F. Signo, AICP, Senior Planner

APPLICANT: GS Sports, LLC

REPRESENTATIVE: Sebastien Abonnel

LOCATION: 1440 W. 139th Street (14000 Halldale Avenue)

REQUEST: The applicant requests the following to develop a new soccer facility on a 1.49-acre site:

1) Site Plan Review (SPR #8-21) to construct seven 50-foot by 98-foot soccer fields with netting, lighting, and other accessory structures;
2) Conditional Use Permit (CUP #3-21) for the operation of a new soccer facility per Section 18.46.030.C.9 of the Gardena Municipal Code (GMC) and to permit parking that utilizes tandem and off-site parking per Section 18.40.080 of the GMC;
3) Revocation of CUP #4-06 for the operation of a demolition and hauling business; and
4) Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.

BACKGROUND

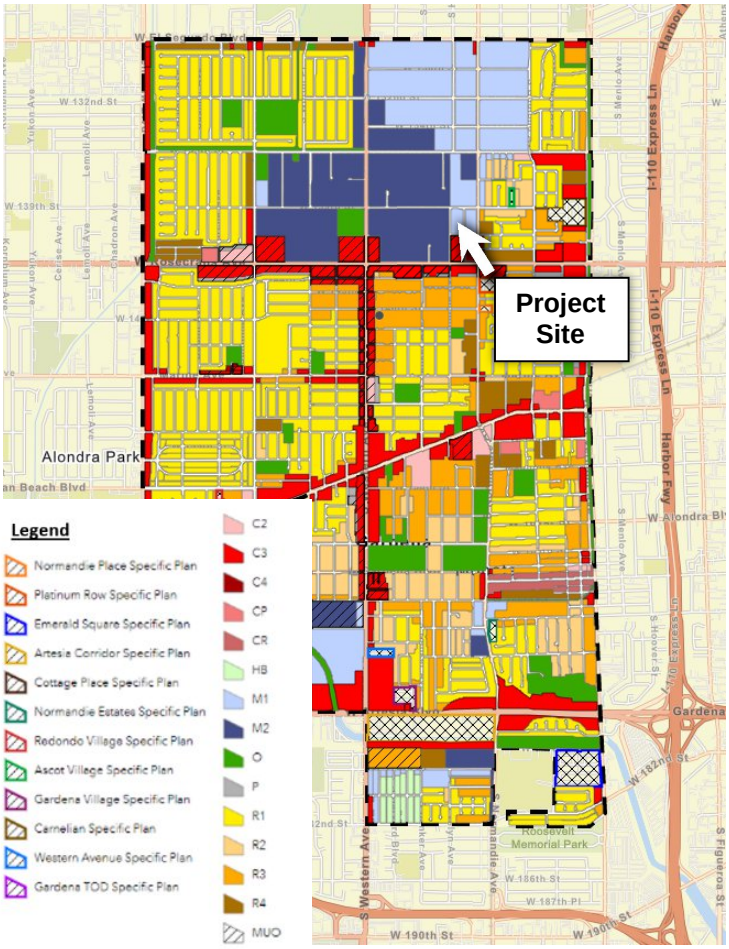
On June 1, 2021, the applicant, GS Sports, LLC, represented by Sebastien Abonnel, submitted an application to operate a five-a-side soccer facility called Lab 5 in the M-1 (Industrial) zone located at 1440 W. 139th Street. The subject property is an irregularly shaped 1.49 acre parcel that is developed with a two-story, 2,696-square-foot office building and a one-story 695-square-foot storage building. The property is fully paved and surrounded by a ten-foot-high perimeter block wall with a vehicular gate located on

Halldale Avenue. A condition of approval is included to require the removal of barbed wire along perimeter walls.

This use will replace the demolition and hauling use which was approved on November 14, 2016 when the City Council, on appeal, adopted Resolution No. 4951 approving CUP #4-06 and SPR #4-06 to operate a demolition and hauling facility and construct an office building for Alexander Demolition and Hauling (Attachment B). As there cannot be two CUPs for uses on the same property, it will be necessary to formally revoke CUP #4-06.

The project site is located in an industrial area that generally extends north to south from El Segundo Boulevard to Rosecrans Avenue and east to west from Normandie Avenue to Van Ness Avenue. The project site is zoned M-1 (Industrial) with properties to the north, east, and south having the same zoning designation as shown in Figure 1. Properties to the west within the same block are also zoned M-1: the properties across Halldale Avenue are zoned M-2 (General Industrial) which allows the same uses as the M-1 zone. Legal nonconforming residences are found to the north and west in the same block and also to the east across Brighton Avenue. Residentially zoned property is also located further east along Normandie Avenue as shown in Figure 2.

Figure 1: Location Map



ZONING AND SETTING

Figure 2: Zoning Map



*Legal nonconforming residential

PROJECT DESCRIPTION

Lab Five proposes a "5-a-side" soccer facility which utilizes smaller soccer fields and fewer players than conventional soccer fields. The proposed project is for seven 50-foot by 98-foot soccer fields using synthetic turf placed on top of the existing pavement. Each field will have low rebound walls, netting, and 20-foot-high light poles illuminated by eight LED down lights. The maximum height of the light fixtures will be approximately 23 feet. The facility will be open from 9 a.m. to 11 p.m. daily. After 10 p.m., only fields #1 to #4 will be used as shown on Figure 3. Lab Five currently has two existing facilities in Pacoima and San Jose.

Lab Five will be using the existing building for office and operational uses and will be converting 878 square feet into an incidental café for patrons of the facility. It will also reconstruct the existing restrooms to 3 new single-use occupancy accessible restrooms. The building includes an existing roof deck with an exterior staircase on the north side of the building. The storage building to the north of the office building will be demolished. At most, there will be three employees on-site at one time.

The project includes 40 parking spaces consisting of 2 handicapped spaces, 8 compact tandem spaces, and 30 standard tandem spaces. A parking study provided by Walker Consultants was provided which analyzes the parking need, as well as potential on-street and off-site parking availability. The applicant also proposes 11 bicycle parking spaces to

help offset the need for vehicle parking, which is more than required by the Building Code. Existing landscaping along 139th Street, Brighton Avenue, and Halldale will be maintained. New landscaping will be provided in the parking lot area as shown in Figure 3.

Figure 3: Site Plan

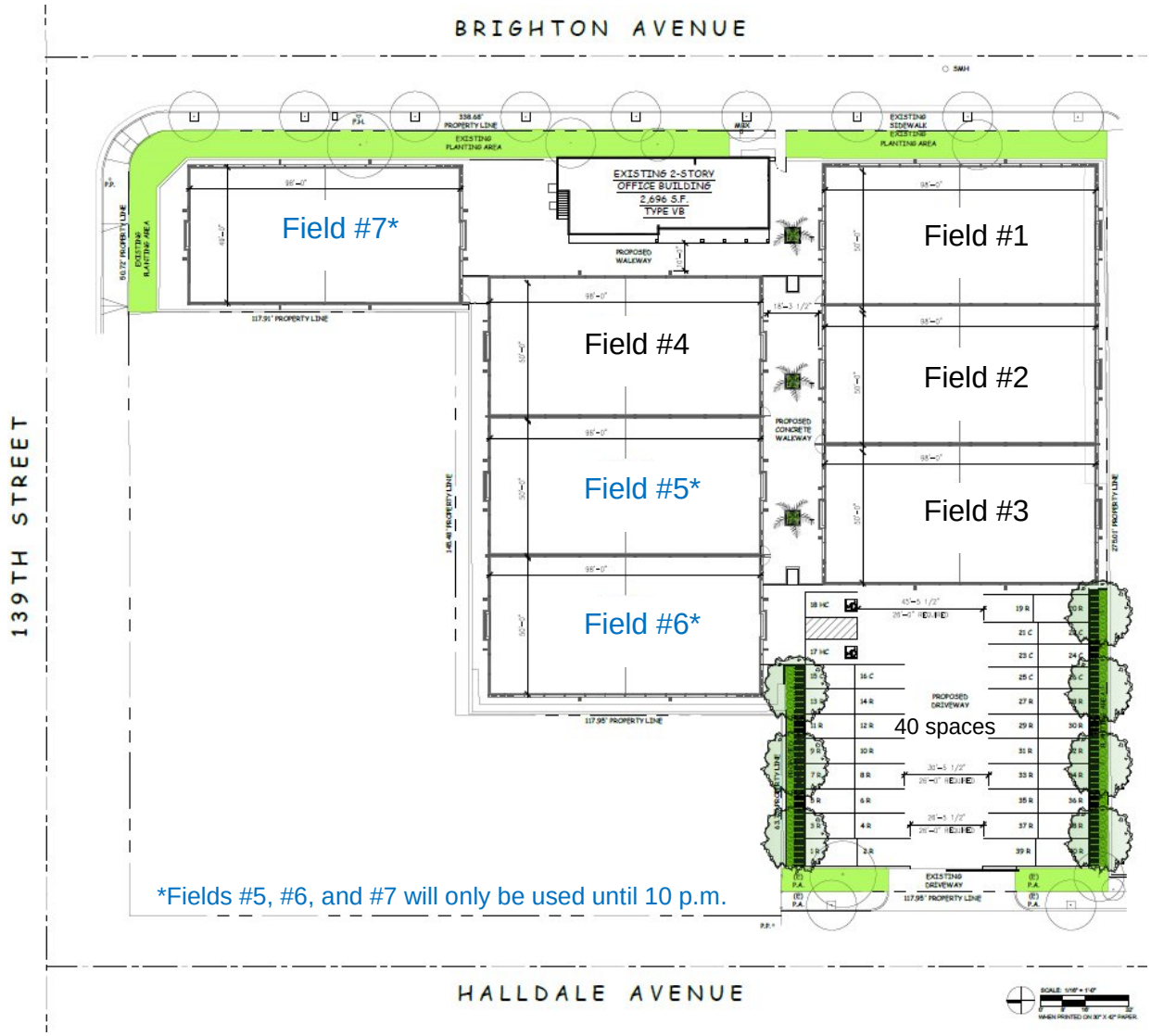


Figure 4: Aerial Rendering



Figure 5: Main Walkway Between Soccer Fields

ANALYSIS

SITE PLAN REVIEW #8-21

GMC Section 18.44.010.A requires a site plan review when the development project requires a discretionary action such as a conditional use permit. In order to approve a site plan the Commission must make the following findings: that the proposed development and physical design of the development are consistent with the intent and general purpose of the general plan and municipal code; and that the development will not adversely affect the orderly and harmonious development of the area and the general welfare. The industrial land use designation was meant for a wide variety of clean and environmentally friendly industries and the proposed soccer facility is not inconsistent with that goal. GMC Section 18.44.030 outlines the factors necessary for consideration during the review process in making these findings.

1. The dimension, shape and orientation of the parcel.

The parcel is 1.49 acres and sits on the south side of 139th Street between Brighton Avenue and Halldale Avenue. It is irregularly shaped but adequate for the proposed use.

2. The placement of buildings and structures on the parcel.

The site has an existing two-story 2,696-square-foot office building along the eastern property line on Brighton Avenue. An existing 695-square foot building north of the office building will be demolished. Netting and lighting will be provided for each of the seven soccer fields. While soccer fields will directly adjoin the non-conforming residential uses, the three fields which would create noise impacts will not be used after 10:00 p.m.

3. The height, setback, bulk and building materials.

The existing two-story office building along Brighton Avenue is approximately 24 feet high. Netting and light poles for the soccer fields will be approximately 20 feet high with light fixtures extending to a height of about 23 feet. The maximum height in the M-1 zone is 65 feet and thus the proposed project complies with the height requirement. The property meets the required building and landscape setbacks which were approved under SPR #4-06.

4. The distance between buildings or structures.

There will be one building and an existing perimeter wall that surrounds the site. A walkway will be provided between soccer fields, parking lot and office building which will meet Americans with Disabilities Act (ADA) requirements. The main walkway from the parking lot to the office building is 18 feet wide.

5. The location, amount and layout of off-street parking and loading spaces.

The proposed project includes 40 onsite parking spaces including 2 handicapped parking spaces, 8 compact tandem parking spaces, and 30 standard tandem parking spaces. As

the GMC does not address the number of parking spaces needed to accommodate this type of facility, a parking study was prepared by Walker Consultants (Appendix D) based on the applicant's Pacoima facility. The proposed parking layout, including tandem parking, is adequate to provide for groups that come as teams during off-peak times. The parking lot location is adequate because it is convenient to the fields and office. Peak time will require additional parking, which is addressed below. No loading spaces are required for this use.

6. The internal vehicular patterns and pedestrian safety features.

Vehicular access to the onsite parking lot is provided from Halldale Avenue on the west. Pedestrian access is provided from Halldale Avenue on the west and from Brighton Avenue on the east through the office building. A walkway is provided from the parking lot to the office building between soccer fields.

7. The location, amount and nature of landscaping.

Existing landscaping is provided to the north along 139th Street, to the east along Brighton Avenue, and to the west along Halldale Avenue, which was approved under SPR #4-06. Existing landscaping includes a mix of trees, shrubs, vines, and groundcover, which softens the appearance of the property and screens the existing block wall. Additional landscaping will be provided within the parking lot and interior walkway. Landscaping in the parking lot totals 1,144 square feet, or approximately seven percent of the parking lot, which exceeds the minimum five percent required under GMC Section 18.40.090.B.

8. The placement, height and direction of illumination of light standards.

Fields will have 20-foot-high netting and light poles illuminated by eight LED down lights which extend 23 feet from the ground. Lighting will be placed to minimize glare to adjacent uses and a condition will be imposed which requires field lighting to be directed downward and inward. Additionally, a ten-foot-high perimeter wall surrounds the property which will help reduce impacts to neighboring properties.

9. The location, number, size and height of signs.

No signs have been proposed as part of the project application. A condition of approval will require that the applicant comply with the City's sign regulations.

10. The location, height, and materials of walls, fences or hedges.

The project site is surrounded by a solid ten-foot-high block wall which was constructed for the previous use as a demolition and hauling facility. A condition of approval is included to require the removal of barbed wire on top of the perimeter wall. Twenty-foot-high netting will be provided for each of the seven soccer fields.

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 site plan shows the existing trash enclosure to be demolished and replaced with an enclosure built adjacent to the parking lot and Field #6. A condition of approval is included to require the enclosure be constructed of solid block with a cover on top.

12. Such other information which the community development director may require to make the necessary findings that the provisions of this code are being complied with.

None.

CONDITIONAL USE PERMIT #3-21

Soccer Facility

Pursuant to Section 18.46.030.C.9 of the GMC, a conditional use permit is required for "uses which are not specifically listed which in no way are detrimental to surrounding properties or uses permitted in the zone and which are not permitted as a similar use." The proposed soccer field is not a use which is specifically listed nor is it similar to any other use in the M-1 zone. As the use will not be any more detrimental to surrounding properties or uses than those permitted in the M-1 zone, it can be approved through a conditional use permit.

In order to grant a conditional use permit, the Commission must make the following findings:

1. That the use if one for which a conditional use permit is authorized;
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;
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;
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
5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.

In determining whether the findings can be made for the conditional use permit, the Planning Commission shall consider the factors listed below as well as input from the community and other factors it deems relevant.

a. The nature of the proposed use;

The nature of the proposed use is for a recreational facility in an industrial area.

b. The compatibility of the proposed use with the surrounding area and land uses;
The proposed recreational use will be compatible with abutting and adjacent residential uses. It will also not interfere with existing industrial uses in the area in that the peak period for the soccer facility is after 5 p.m. after most businesses have closed.

c. The distance between the proposed use and residential areas, schools, houses of worship, and parks;
The project site abuts residential uses to the north and west and is across the street from residential uses on the east. It is more compatible to residential uses than many of the industrial uses permitted in the M-1 zone. Schools with football and other athletic fields and parks with fields are similarly often found adjacent to residential uses.

d. The number of similar uses in the surrounding area and the distances between such uses and the proposed use;
There are no similar uses in the City of Gardena. None of the public parks offer the type of service or facility provided by the proposed project.

e. The cumulative effect of the proposed use in the community;
No cumulative effect is expected.

f. Whether, under the circumstances of the particular application, the establishment and maintenance or operation of the use or building will be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;
No detrimental effects are expected from the use.

g. Failure to satisfy any of the criteria set forth in this subsection can constitute the basis for the denial of a conditional use permit.
Findings can be made to support the proposed use based on these factors. As such, a resolution of approval is included for the consideration of the Planning Commission.

Parking

Recently, the City Council adopted Ordinance No. 1832 to allow parking flexibility through off-site parking, street parking, tandem parking, and other configurations with approval of a CUP. GMC Section 18.40.040 does not have a parking requirement specific to a soccer facility. As such, the applicant submitted a parking study prepared by Walker Consultants, to determine the parking need for the facility. Based on the applicant's Pacoima facility, it was determined that the peak demand ratio was 10.625 vehicles per field which results in a demand for approximately 75 spaces. Peak demand occurs between 6 p.m. and 8 p.m. As mentioned above, the facility will provide 38 tandem parking spaces and 2 handicapped spaces on-site. Since team members arrive and leave in groups, tandem parking is appropriate to accommodate patrons.

Since the area is predominantly industrial, most businesses will close by 5 p.m. on weekdays and will not be in use on weekends. According to the parking analysis, after 5

p.m. it is expected that there will be over 90 on-street parking spaces available for uses adjacent to the facility. The applicant indicated that prior to 5 p.m. the business will be primarily open for staff doing the night preparation and use of the fields will be rare. The 40 spaces available onsite are therefore enough to accommodate the facility during non-peak hours, and the onsite parking plus the over 90 on-street parking in the area are enough to accommodate the facility and surrounding uses during peak hours. As a result, there will be no material parking impact to the surrounding community.

Unlike the Pacoima facility, the Gardena Lab 5 facility will offer a 10% discount during peak hours to carpoolers to further alleviate the demand on parking.

Table 1: Parking Calculation

Parking Type	Spaces
Handicap	2
Compact Tandem	8
Standard Tandem	30
On-Street (Off-Site)	90+
TOTAL	130+

Pursuant to GMC Section 18.40.080.B, as amended by Ordinance No. 1832, "The parking facilities required by this chapter shall be located on the same lot or parcel of land as the use they are intended to serve; provided, however, modifications to the location or layout of the parking may be made as specified herein." Pursuant to GMC Section 18.40.080.C, any combination of on-site, off-site private or public property, and tandem parking may be used to meet the parking requirement. The proposed project includes on-site tandem parking and off-site street parking to meet parking demands as discussed below and explained in the traffic study. In addition to the normal CUP requirements discussed above, the alternate parking arrangements must also meet the requirements set forth below.

Pursuant to GMC Section 18.40.080.B.3, street parking may be counted toward the required parking for a soccer facility if it meets the following requirements:

a. There are circumstances related to the proposed use, operations, location, the surrounding uses, zone, infrastructure, or there are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.

The proposed use is a recreational facility located on a property zoned M-1. As the GMC does not address the number of parking spaces needed to accommodate this type of facility, a parking study was prepared by Walker Consultants (Appendix D) based on the applicant's Pacoima facility. The parking study determined that the peak

demand ratio of 10.625 vehicles per field results in a demand for approximately 75 spaces which cannot all be located onsite and still have room for seven fields. Peak demand occurs between 6 p.m. and 8 p.m. The facility will provide 38 tandem parking spaces and 2 handicapped spaces on the site. Since the area is predominantly industrial, most businesses will close by 5 p.m. on weekdays and will not be in use on weekends. According to the parking analysis, after 5 p.m. it is expected that there will be over 90 on-street parking spaces available for uses adjacent to the facility. Street parking will not be needed during daytime hours and the onsite parking plus the over 90 street parking spaces in the area are enough to accommodate the facility and surrounding uses during peak hours. As a result, there will be no material parking impact to the surrounding community.

b. That the granting of the conditional use permit will not be in conflict with the policies of the General Plan of the City.

The conditional use permit for parking would not be in conflict with any goals and policies of the General Plan and as discussed below, is consistent with goals from the Open Space, Noise and Economic Development Plans.

c. The proposed use and off-site parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.

The proposed use for a soccer facility on a property zoned M-1 is adjacent to nonconforming residential uses and will not be detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property. The facility would be more compatible to the surrounding residential uses than many permitted industrial uses which are associated with truck traffic, noise, and odor impacts. Adequate street parking is available and neighboring businesses will not be significantly impacted since the peak hours for the facility occur after most businesses have closed.

Pursuant to GMC Section 18.40.080.B.4, tandem parking may be counted toward the required parking if it meets the following requirements:

a. There are circumstances related to the proposed use, operations, location, unusual size or shape of the property, or are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.

The proposed use is a recreational facility located on an irregularly shaped property in an industrial area. As mentioned earlier, a parking study was prepared by Walker Consultants (Appendix D) because the GMC does not address the number of parking spaces needed for the proposed use. The facility will provide 38 tandem parking spaces and 2 handicapped spaces on site. Since team members arrive and leave in groups, tandem parking is appropriate to accommodate patrons for this type of use.

b. Tandem parking is not being used for retail or restaurant required parking.

The parking is solely for the proposed soccer facility and will not be shared with any other business.

c. The intended users of the tandem parking are the customers and employees of the tenant on the site. On multi-tenant properties, the applicant has demonstrated that the tandem parking is not being used (as tandem) by retail or restaurant establishments.

Tandem parking will be used by employees and soccer players only. The cafe will be incidental to the soccer facility use and will not be open to the general public.

d. *That the allowance of the tandem parking is not in conflict with the policies of the General Plan.*

Patrons of the soccer facility are expected to come and go at the same time making tandem an ideal alternative and allowing more on-site parking to be provided. The proposed tandem parking will not be in conflict with the policies of the General Plan and inf act will promote Land Use Policies 3.1 and 3.5 to provide adequate parking and Open Space Policy 1.6 of providing adequate parking for recreation facilities in the City.

e. Tandem parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.

Tandem parking allows more vehicles to be parked on site than would be allowed by standard requirements. This limits the number of vehicles parked on the street and thus improves the safety and welfare of the surrounding area. The tandem parking would not impact any other properties. A condition will be imposed requiring a monitor for the tandem parking if required.

REVOCATION OF CONDITIONAL USE PERMIT #4-06

Pursuant to Section 18.46.050 of the GMC, the Commission may revoke a conditional use permit for cause once written notice of the intention to revoke is delivered to the permittee at least 10 days before the hearing. Written findings are required if the Commission revokes a permit. The City intends to revoke CUP #4-06 because the conditionally permitted use for demotion and hauling no longer occurs on the subject property and will be replaced with the soccer facility use. As there cannot be two conditional use permits for different uses on the same property, the original CUP must be revoked. The owner, who signed the application for the soccer facility, was sent notification of the public hearing including the revocation 10 days prior to the hearing.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with various goals and policies set forth in the Gardena General Plan. The General Plan designates the subject property as Industrial, which permits manufacturing and industrial-related uses. Section 18.46.030.C.9 of the GMC allows a conditional use permit for uses which are not specifically permitted which in no way are detrimental to surrounding properties. The proposed use is a recreational facility which is compatible with surrounding nonconforming residential uses as well as the surrounding industrial uses. The project is consistent with the following:

> ED Goal 3: *"Attract desirable businesses to locate in the City"*
>
> OS Goal 2: *"Increase the City's supply and quality of parkland, open space, and recreational programs."*
>
> Noise Goal 2: *"Incorporate noise considerations into land use planning decisions."*

The proposed soccer facility is an amenity found in parks that improves the welfare of the community.

ENVIRONMENTAL IMPLICATIONS

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, In-fill Development Projects, which consists of projects characterized as in-fill development meeting the following conditions:

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

The City hired De Novo Planning Group to analyze these factors and prepare a Categorical Exemption Report which is included as Exhibit C of the resolution (Attachment A). Factors (a), (b), (c) and (e) are quickly disposed of. As discussed above, the project is consistent with the general plan and zoning. The site is less than 5 acres, within the city limits and is adequately served by utilities and public services as an already developed site. As it lies in the middle of an industrial area and is fully developed, it has no value as habitat.

The Project area is located within a highly developed area of the City and does not provide habitat suitable for endangered, rare, or threatened species. The Project site would continue to be served by the existing transit system and would not conflict with a program

plan, ordinance, or policy addressing transit. The nearest bus stop is at Rosecrans and Normandie Avenues, approximately 0.25-mile to the south. No changes to adjacent roadways or within the vicinity are necessary. The site would continue to be accessed from the driveway located on Halldale Avenue. The project does not propose any modifications to 139th Street or Halldale Avenue and will not conflict with a program plan, ordinance, or policy addressing bicycle facilities.

To be screened out of a vehicle miles traveled (VMT) analysis, a project would need to satisfy at least one of the VMT screening criteria. This project screens out based on its location in a High-Quality Transit Area based on its proximity to fixed route bus service and its consistency with SCAG's Sustainable Communities Strategy.

A noise study was conducted which indicated that noise levels exceeding the City's noise standards could occur after 10:00 p.m. at the adjacent residential uses. However, because the applicant has provided that three of the northern fields would not be used after 10:00 p.m., the study was run with this scenario and noise impacts would be reduced to less than significant. A condition is imposed to make sure that fields 5, 6, and 7 cannot be used after this time.

The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. The proposed Project's long-term influence on air quality in the air basin would also be consistent with the South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments' (SCAG) goals and policies and is considered consistent with the 2016 Air Quality Management Plan (AQMP). Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. The Project's construction-related emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Therefore, the project will not have a significant adverse impact to the environment either individually or cumulatively.

Compliance with the National Pollution Discharge Elimination System (NPDES) and GMC requirements would ensure the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact. Utility infrastructure is located within the surrounding area and serves the existing site. The Project would not require significant expansion of utilities and public services beyond existing conditions. As such, there will not be a significant impact to water quality or services.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of CEQA. No cumulative impacts are expected. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted.

Based on the findings in the report, the proposed soccer facility meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332 of the CEQA Guidelines.

NOTICING

The public hearing notice was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on October 7, 2021. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution PC 13-21 approving Site Plan Review #8-21 and Conditional Use Permit #3-20 subject to the attached Conditions of Approval, revoking Conditional Use Permit #4-06, and directing staff to file a Notice of Exemption for a Class 32 in-fill development.

ATTACHMENTS

A – Planning Commission Resolution No. PC 13-21

Exhibit A – Conditions of Approval
Exhibit B – Development Plans
Exhibit C – CEQA Class 32 Categorical Exemption Report and Appendices

B – City Council Resolution No. 4951 for CUP #4-06

C – Applicant’s Correspondence

D – Lab Five Parking Study Prepared by Walker Consultants

RESOLUTION NO. PC 13-21

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #8-21 AND CONDITIONAL USE PERMIT #3-21 TO OPERATE A SOCCER FACILITY IN THE M-1 (INDUSTRIAL) ZONE WITH TANDEM AND STREET PARKING, REVOKING CONDITIONAL USE PERMIT #4-06 TO OPERATE A DEMOLITION AND HAULING BUSINESS, AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION FOR A CLASS 32 IN-FILL DEVELOPMENT

1440 WEST 139TH STREET (14000 HALLDALE AVENUE)
(APN: 6102-020-021)

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

SECTION 1. RECITALS.

A. On June 1, 2021, the applicant, GS Sports, LLC, represented by Sebastien Abonnel, submitted an application to operate a 5-a-side soccer facility located at 1440 West 139th Street (14000 Halldale Avenue) (APN: 6102-020-021);

B. The General Plan land use designation is Industrial, and the zoning is M-1 (Industrial);

C. The subject property is bounded by legal non-conforming residential uses to the north and west in the same block and also further to the east across Brighton Avenue, and industrial uses to the north, south, southeast, and west;

D. On October 7, 2021, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for October 19, 2021, at 7 PM;

E. On October 19, 2021, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

F. In making the various findings set forth herein, the Planning and Environmental Quality Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

SECTION 2. SITE PLAN REVIEW #8-21

Site Plan Review (#8-21) for the construction of seven 50-foot by 98-foot soccer fields with netting, lighting, and other accessory structures and related improvements, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are those on file at the Community Development Department dated May 28, 2021, attached hereto as Exhibit B, as the same may be modified by the conditions of approval.

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

The purpose of the project is to provide a soccer facility in the City of Gardena. The use and physical design are consistent with the intent and general purpose of the general plan and provisions of the municipal code in that it provides a much needed recreational facility that does not significantly impact the surrounding area. The facility meets or exceeds the development standards for the M-1 zone in which the property is located.

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

The proposed use is for a recreational facility that would be more compatible to the surrounding nonconforming residences than many of the industrial uses permitted in the zone. The use is also compatible with surrounding industrial in that its peak operation occurs after most businesses have closed.

SECTION 3. CONDITIONAL USE PERMIT #3-21

Conditional Use Permit #3-21 for 1) the operation of a new soccer facility per Section 18.46.030.C.9 of the Gardena Municipal Code (GMC) and 2) to permit parking that utilizes tandem and street parking per Section 18.40.080 of the GMC, is hereby approved based on the following findings found in Section 18.46.040.F of the GMC and subject to the conditions attached hereto as Exhibit A.

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

The Zoning Ordinance of the GMC does not explicitly state whether a soccer facility, such as the proposed use is allowed in any zoning district. Additionally, there are no uses listed in the M-1 (Industrial) zone which are similar to that of a soccer facility. Therefore, the proposal for a soccer facility is subject to GMC Section 18.46.030.C.9, which states, “uses which are not specifically listed which in no way are detrimental to surrounding properties or uses permitted in the zone and which are not permitted as a similar use” require a conditional use permit (CUP). The GMC has been amended to allow tandem and street parking to be used to satisfy parking requirements when approved by a conditional use permit.

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 General Plan land use map designates the subject property as Industrial, which covers a wide variety of land uses and is implemented by the M-1 zone. The Industrial land use category is designed to provide for a wide variety of clean and environmentally friendly industries. Due to the need for a large open area to accommodate the soccer fields, the industrial area of the City is ideal for the proposed use. Allowing the operation of the soccer facility is consistent with the following goals of the City's General Plan:

> Economic Development Goal 3 – Attract desirable businesses to locate in the City.
>
> OS Goal 2 – Increase the City's supply and quality of parkland, open space, and recreational programs.
>
> Noise Goal 2 – Incorporate noise considerations into land use planning decisions.

Subject to the approval of the conditional use permit and the conditions of approval, the proposed use and tandem and street parking 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.

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 site is adequate in size and shape to accommodate the soccer facility, including seven 5-a-side soccer fields, an office building with an ancillary cafe, and tandem parking. Nearby street parking is also available.

4. **That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

   The soccer facility does not propose any changes to roadways adjacent to or within the vicinity of the project site. The project site would continue to be accessed from the driveway located on Halldale Avenue. Local streets and highways are adequate to accommodate the quantity of traffic generated by the soccer facility. No improvements to local streets and highways are necessary with implementation of the project.

5. **That the conditions stated in the decisions are deemed necessary to protect the public health, safety, and general welfare.**

   Conditions have been included to reduce light and glare to neighbors, provide for bicycle parking, and encourage alternative modes of transportation. Conditions will also require that barbed wire be removed from perimeter walls and that the new trash enclosure is made of solid block with a cover on top.

Additional findings relating to street parking, as summarized from the staff report:

1. **There are circumstances related to the proposed use, operations, location, the surrounding uses, zone, infrastructure, or there are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.**

   The parking need was determined by a parking study as there is no requirement for this type of use listed in the Gardena Municipal Code. Peak hour need exceeds the amount of parking that can be placed onsite and still have room for the seven fields. As peak use occurs after the surrounding businesses close on weekdays, and these businesses are not open on weekends, there is ample street parking that is available adjacent to the facility. It is also noted that the property is irregularly shaped.

2. **That the granting of the conditional use permit will not be in conflict with the policies of the General Plan of the City.**

   This issue is addressed above.

3. **The proposed use and off-site parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.**

   Neither the use nor the off-site parking will be detrimental to surrounding properties. Conditions have been imposed to insure compatibility of the use and there is adequate street parking that it will not interfere with parking needed for adjacent businesses or the legal non-conforming residences based on peak hour demands.

Additional findings relating to tandem parking as summarized from the staff report:

1. **There are circumstances related to the proposed use, operations, location, unusual size or shape of the property, or are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title.**

   As set forth above, the parking need was established by a parking study as this use is not addressed in the GMC. The property is irregularly shaped. Due to the nature of the use of teams coming and going at the same time, tandem parking is appropriate.

2. **Tandem parking is not being used for retail or restaurant required parking.** The tandem parking is for a soccer facility, not retail or restaurant parking.

3. **The intended users of the tandem parking are the customers and employees of the tenant on the site. On multi-tenant properties, the applicant has demonstrated that the tandem parking is not being used (as tandem) by retail**

or restaurant establishments.

The soccer facility is a stand-alone use and tandem parking will only be used by employees and players of the facility.

4. **That the allowance of the tandem parking is not in conflict with the policies of the General Plan.**

   Tandem parking allows more on-site parking to be available which promotes Land Use Policies 3.1 and 3.5 to provide adequate parking and Open Space Policy 1.6 of providing adequate parking for recreation facilities in the City.

5. **Tandem parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.**

   The tandem parking will not have any impact on properties in the vicinity. A condition has been imposed to require a monitor for tandem parking if necessary.

SECTION 4. REVOCATION OF CONDITIONAL USE PERMIT #4-06

Pursuant to Section 18.46.050 of the GMC, the Commission may revoke a conditional use permit for cause once written notice of the intention to revoke is delivered to the permittee at least 10 days before the hearing and written findings are made by the Commission to revoke the permit. The Planning Commission finds that revocation is necessary because the conditionally permitted use for demotion and hauling no longer occurs on the subject property, and there cannot be two conditional use permits for different uses on the same property. As such, CUP #4-06 IS HEREBY REVOKED.

SECTION 5. CALIFORNIA ENVIROMENTAL QUALITY ACT FINDINGS.

The project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to a Class 32 In-fill Development Projects exemption. As set forth in the attached Categorical Exemption Report, the project meets all of the criteria and is not subject to any of the exemptions to the exceptions.

Staff is hereby directed to file a Notice of Exemption for a Class 32 infill exemption.

SECTION 6. APPEAL. The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 7. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. CUSTODIAN OF RECORD.

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

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 10. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of October 2021.

_____
STEPHEN LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

_____
GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

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

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

2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 19th day of October 2021, by the following vote of the Planning and Environmental Quality Commission:

AYES:
NOES:
ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Development Plans
- Exhibit C: CEQA Class 32 Categorical Exemption Report

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #8-21 AND CONDITIONAL USE PERMIT #3-21

GENERAL CONDITIONS

GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.

GC 2. Applicant shall comply with all applicable written policies, resolutions, ordinances, and laws in effect at time of approval, or at time of permit applications. These conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 3. The approved resolution, including these conditions contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to building plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

GC 4. The site layout and physical appearance of the courts and existing structure shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission on October 19, 2021 and modified by these conditions of approval. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.

GC 5. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.

GC 6. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Site Plan Review #8-21 and Conditional Use Permit #3-21. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the

applicant/developer of any obligation under this condition, including the payment of attorney's fees.

CONDITIONAL USE PERMIT

CUP1. Conditional Use Permit #3-21 shall be utilized within a period not to exceed 12 months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a building permit.

CUP2. The hours of operation of the soccer center facility shall be limited to 9 a.m. until 11 p.m. daily.

CUP3. The parking lot shall remain open at all times during operating hours. A parking monitor shall be available as necessary to direct vehicles to park in tandem and assist with maneuvering. All onsite spaces shall be utilized to the extent feasible before vehicles are turned away from the parking lot. In the event the parking lot is full, vehicles shall be directed to park on the street where parking is available.

CUP4. Exterior lighting of all entrances, exits, and parking lot area shall be maintained during hours of operation and darkness. Parking lot lighting fixtures shall be sufficient (minimum one foot-candle, average of two foot-candles) to illuminate the parking lot to monitor activity as well as be fully shielded and directed to confine illumination entirely on parking areas of the subject site. Field lighting shall be directed downward and inward to prevent impacts to adjacent residential uses. Lighting standards shall be a maximum of 23 feet in height.

CUP5. The cafe shall be incidental to the soccer center use and used for patrons and employees only. It shall not be open to the general public.

CUP6. No special events, or other temporary uses, shall be held at the project site without the applicant obtaining a special permit or temporary use permit (TUP) from the City, and paying all appropriate fees. Temporary uses are those that meet the intent and purpose of GMC Section 18.60.010. Special events are those exempt from a TUP and require City Council approval as listed in GMC Section 18.60.060.

CUP7. During hours of operation, pedestrian access from Brighton and Halldale Avenues shall be made available.

CUP8. In the event noise, lighting or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

CUP9. A minimum of eleven bike spaces shall be provided onsite in a permanent location.

CUP10. The applicant shall encourage alternative methods of transportation such as buses, biking, and ridesharing by providing a program for discounts or other incentives. The program shall include a 10% discount for those who participate during peak hours (6 p.m. to 8 p.m.). The program shall be advertised on the website and within the premises.

CUP11. Information shall also be provided on the website and within the premises displaying transportation information in a conspicuous location available to the public. Information may include bus maps, routes and schedules, telephone numbers for ridesharing, bicycle route and facility information.

PLANNING

PL1. The applicant shall stripe the parking spaces in accordance with the size and dimension specifications in GMC Section 18.40.050. Locations shall be in accordance with the approved site plan.

PL2. The Applicant/developer shall maintain landscaping in a healthy and well-kept manner at all times. All landscape areas shall be provided with automatic irrigation. Dead or damaged landscape material and vegetation shall be replaced immediately. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.

PL3. The Applicant/developer shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within 48 hours of its discovery in matching colors to the underlying surfaces.

PL4. A refuse enclosure shall be provided and shall have minimum inside dimensions as specific in GMC Section 18.42.130 and Chapter 8.20. The trash enclosure shall be made of concrete block walls with solid doors and in a location that is not visible from the public right of way. A refuse bin shall be stored in the enclosure at all times, and the bin cover closed at all times, except when the bin is being used. A decorative roof or trellis shall be provided over the enclosure.

PL5. Trash cans shall be provided throughout the site as necessary to prevent litter. Trash cans shall be emptied regularly to prevent overflow.

PL6. Outdoor equipment and activities shall not generate noise greater than 75 dB(A) as measured from any site perimeter lines. In no event shall noise exceed the requirements specified in GMC Chapter 8.36.

PL7. All signs must be consistent with GMC Section 18.58.

PL8. Prior to issuance of a building permit, barbed wire shall be removed from atop the perimeter walls.

PL9. Fields, 5, 6 and 7 shall not be utilized after 10:00 p.m. and field lighting shall be turned off on those fields at that time.

BUILDING & SAFETY

BS1. The Applicant/developer shall provide storm water management plan study prepared by a qualified engineer acceptable to the Building Official and the Engineering Division.

BS2. The Applicant/developer shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development 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. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties.

BS3. The Applicant/developer shall maintain a 26-foot minimum backup distance from the parking stalls.

BS4. Address shall be posted on the outside gate and on the curb per CA Building and Fire codes.

PUBLIC WORKS – ENGINEERING DIVISION

PW1. Applicant shall pay the appropriate sewer fee (TBD).

PW2. Applicant shall secure industrial waste clearance.

PW3. Applicant shall remove and replace approximately 300 SF of damaged sidewalk (to be marked) fronting the property to the satisfaction of the Public Works Department.

PW4. Applicant shall re-paint existing curbs and install traffic signs fronting the property as required per the Public Works Department.

PW5. Requirements based upon preliminary review only. Additional requirements may be imposed upon full plan submittal and review.

PW6. Applicant shall obtain Public Works Encroachment/Excavation permit for any work done in the public right-of-way.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The applicant shall ensure that vehicles are not stored in a manner as to block, encroach into or otherwise impede the existing approved Fire Department Access.

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.

Sebastien Abonnel, GS Sports, LLC, certifies that he has read, understood, and agrees to the project conditions listed herein.

_____ _____
Sebastien Abonnel Date
GS Sports, LLC

_____ _____
Property Owner (APN:6102-020-021) Date
14000 Halldale Avenue, LLC

SYMBOLS

- 0 / A0.00 — DETAIL NUMBER / SHEET NUMBER (BLANK IF SAME SHEET)
- 0 / A0.00 — ELEVATION/SECTION NUMBER / SHEET NUMBER (BLANK IF SAME SHEET)
- ROOM NAME / RMNO — ROOM NAME AND NUMBER
- 101A — DOOR NUMBER
- A — WINDOW NUMBER
- 01 — KEYNOTE
- 1 — REVISION REFERENCE
- 6'-0" — DIMENSION LINE - NUMBER TO LEFT OR TOP OF LINE
- ℄ — CENTERLINE DIMENSION, ELEVATION FLOOR HEIGHT, FINISH INDICATOR LINE
- BREAK IN LINE, DETAIL OR DIMENSION
- FLOORS, CEILING LINE (ELEVATIONS, SECTIONS)
- ALIGN FINISHED SURFACE
- F.E.C. — FIRE EXTINGUISHER CABINET
- XX — GRID LINE REFERENCE: NUMBERS SHALL RUN HORIZONTALLY AND LETTERS RUN VERTICALLY IN GRID PATTERN
- ROOM NAME / ROOM NUMBER / ROOM AREA / K XXX XX — OCCUPANCY LOAD; OCCUPANCY FACTOR; OCCUPANCY GROUP
- A / 1 4 — WALL TYPE; TYPE DESIGNATION, SEE A8.01; STUD SIZE (4=2X4, 6=2X6)
- REQUIRED RATING (-=RATING NOT REQUIRED; 1= 1/2 HR; 1= 1 HR; 2= 2 HR)
- N — NORTH ARROW
- PROPERTY LINE
- A / B / C / D / 0 / A0.00 — INT. ELEV. REFERENCE
- Sb — SMOKE DETECTOR
- EMERGENCY EXIT SIGN

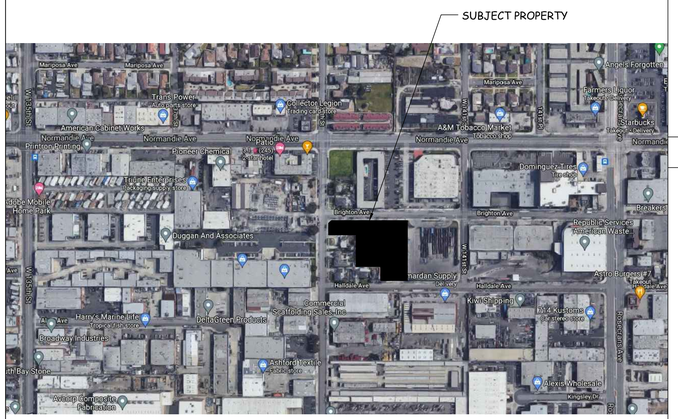
ARCHITECTURAL ABBREVIATIONS

A/C	AIR CONDITIONING	JAN.	JANITOR
A.C. TILE	ACOUSTICAL CEILING	JT.	JOINT
ACOUS.	ACOUSTICAL		
ADJ.	ADJACENT	KIT.	KITCHEN
ADJUST.	ADJUSTABLE		
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
AMP.	AMPERE	LBS.	POUNDS
APPROX.	APPROXIMATE	L.H.	LEFT HAND
ARCH.	ARCHITECTURAL	LT.	LIGHT
BD.	BOARD	MAINT.	MAINTENANCE
BLDG.	BUILDING	MAS.	MASONRY
BLK.	BLOCK	MATL.	MATERIAL
BLKG	BLOCKING	MAX.	MAXIMUM
BOT.	BOTTOM	MECH.	MECHANICAL
		MFR.	MANUFACTURER
CAB.	CABINET	MIN.	MINIMUM
C.B.	CORNER BEAD	MISC.	MISCELLANEOUS
CEM.	CEMENT	MLWK.	MILLWORK
CLG.	CEILING	M.O.	MASONRY OPENING
CLOS.	CLOSET	MTD.	MOUNTED
CLR.	CLEAR	MTL.	METAL
CLR. OPEN.	CLEAR OPENING	MUL.	MULLION
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN	N.	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	NO.	NUMBER
CONT.	CONTINUOUS	NOM.	NOMINAL
CONTR.	CONTRACTOR	N.T.S.	NOT TO SCALE
CORR.	CORRIDOR		
CPT.	CARPET	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
CTR.	CENTER	OFF.	OFFICE
CW	COLD WATER	OPNG.	OPENING
		OPP.	OPPOSITE
D.	DEEP		
DBL.	DOUBLE	PL.	PLATE
DED.	DEDICATED	P.LAM.	PLASTIC LAMINATE
DEPT.	DEPARTMENT	PLAS.	PLASTER
D.F.	DRINKING FOUNTAIN	PLUMB.	PLUMBING
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PNL.	PANEL
DIM.	DIMENSION	PR.	PAIR
DN.	DOWN	PROJ.	PROJECTION
DR.	DOOR	PT.	POINT
D.S.P.	DRY STAND PIPE	PTN.	PARTITION
DTL.	DETAIL		
DWG.	DRAWING	R.	RISER
DWR.	DRAWER	RAD.	RADIUS
		REF.	REFERENCE
E.	EAST	REFR.	REFRIGERATOR
EA.	EACH	REINF.	REINFORCED
E.F.	EXHAUST FAN	REQ'D.	REQUIRED
ELEV.	ELEVATION	RESIL.	RESILIENT
ELEC.	ELECTRIC	R.H.	RIGHT HAND
EL.	ELEVATOR	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EXIST.	EXISTING	R.Y.S.B.	REAR YARD SETBACK
EXP.	EXPANSION		
EXP'D.	EXPOSED	S.	SOUTH
EXT.	EXTERIOR	S.C.	SOLID CORE
		SCHED.	SCHEDULE
F.D.	FLOOR DRAIN	SECT.	SECTION
F.E.C.	FIRE EXTINGUISHER CABINET	SEP.	SEPARATE
F.H.C.	FIRE HOSE CABINET	SHT.	SHEET
FIN.	FINISH	SIM.	SIMILAR
FIXT.	FIXTURE	S.L.	SKYLIGHT
FLR.	FLOOR	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	S. Q.	SQUARE
F.O.C.	FACE OF COLUMN	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.M.	FACE OF MASONRY	STG'D.	STAGGERED
F.O.S.	FACE OF STUD	STL.	STEEL
F.S.	FLOOR SINK	STOR.	STORAGE
FT.	FOOT OR FEET	STRUCT.	STRUCTURAL
FULL	FULL SIZE	SUSP.	SUSPENDED
FURN.	FURNITURE	SYM.	SYMMETRICAL
FURR.	FURRING	S.Y.S.B.	SIDE YARD SETBACK
F.Y.S.B.	FRONT YARD SETBACK		
		T.	TREAD
GAL.	GALLON	TEL.	TELEPHONE
GA.	GAUGE	TEMP.	TEMPERED
GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
G.F.I.	GROUND FAULT INTERRUPT	TYP.	TYPICAL
GL.	GLAZING	U.L.	UNDERWRITERS LABORATORY
GRND.	GROUND	UNF.	UNFINISHED
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
GYP. BD.	GYPSUM WALLBOARD		
		V.	VOLTS
H.	HIGH	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE	VERT.	VERTICAL
HDWD.	HARDWOOD	VEST.	VESTIBULE
HDWE.	HARDWARE	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	W.	WEST
HR.	HOUR	W/	WITH
HT.	HEIGHT	W.C.	WATER CLOSET
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING	WD.	WOOD
		W.H.	WATER HEATER
HW	HOT WATER	W/O	WITHOUT
		WP.	WATERPROOF
I.D.	INSIDE DIAMETER	W.R.	WATER RESISTANT
IN.	INCH	WT.	WEIGHT
INSUL.	INSULATION		
INT.	INTERIOR		

CONSTRUCTION OF (7) NEW 50'X98' 5-A-SIDE SOCCER FIELDS, CONVERT EXISTING OFFICE SPACE TO CAFE USE & REMODEL OF EXISTING OFFICE BUILDING

LOCATED AT
14000 HALLDALE AVENUE
GARDENA, CA 90249

VICINITY MAP



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EMAIL: DGARCIA@WALKERCONSULTANTS.COM

SHEET INDEX

ARCHITECTURAL

A0 PROJECT INFORMATION
A1 EXISTING-DEMO OVERALL SITE PLAN
A2 EXISTING BUILDING FIRST & SECOND FLOOR PLANS
A3 PROPOSED OVERALL SITE PLAN
A4 ENLARGED SITE PLAN -TYPICAL SOCCER FIELD PLAN
A5 PROPOSED TYPICAL SOCCER FIELD ELEVATIONS
A6 PROPOSED BUILDING FIRST FLOOR PLAN & EXISTING ROOF PLAN
A7 EXISTING & PROPOSED BUILDING ELEVATIONS
A8 PROPOSED SITE LIGHTING, SECURITY & SIGNAGE PLAN

LANDSCAPE

L1.0 PROPOSED LANDSCAPE PLAN

PROJECT INFORMATION

ZONING INFORMATION
M-1 INDUSTRIAL ZONE

LEGAL DESCRIPTION
TR=4744 EX OF ST LOTS 22, 23, 38 E 72.75 FT LOT 39, EX OF STS E 1/2 OF LOT 21

ASSESSOR PARCEL NUMBERS
6102-020-021 (LOS ANGELES COUNTY)

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARD CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING
2019 CALIFORNIA FIRE CODE
2021 CITY OF GARDENA ZONING CODE

DESCRIPTION OF WORK:
1. PROPOSED (7) 50'-0" X 98'-0" SOCCER FIELDS.
2. CONVERT EXISTING OPEN OFFICE AREA TO A NEW CAFE.
3. REMODEL OF EXISTING RESTROOMS TO BE ACCESSIBLE COMPLIANT.
4. MINOR REMODEL OF EXISTING OFFICE BUILDING.

SITE & BUILDING STATISTICS:

	CODE REQUIREMENT	EXISTING	PROPOSED
PROJECT LOT AREA		65,040 S.F. (1.5 ACRES)	EXISTING TO REMAIN (NO CHANGE)
BUILDING CONSTRUCTION TYPE		V-B	EXISTING TO REMAIN (NO CHANGE)
BUILDING FLOOR AREA:			
		FIRST FLOOR	1,970 S.F.
		SECOND FLOOR	816 S.F.
		TOTAL	2,786 S.F. (EXISTING TO REMAIN, NO CHANGE)
BUILDING SETBACKS	GMC INDUSTRIAL ZONE SUMMARY		
FRONT	10'-0" MIN.	±9'-10 1/2"	EXISTING TO REMAIN (NO CHANGE)
SIDE - NORTH	5'-0" MIN.	±155'-"	EXISTING TO REMAIN (NO CHANGE)
SIDE - SOUTH	5'-0" MIN.	±122'-2"	EXISTING TO REMAIN (NO CHANGE
REAR		±173'-8 1/2"	EXISTING TO REMAIN (NO CHANGE
HEIGHT	GMC INDUSTRIAL ZONE SUMMARY		
BUILDING	MAXIMUM ALLOWABLE: 65'-0"	±24'-3"	EXISTING TO REMAIN
SOCCER FIELDS	MAXIMUM ALLOWABLE: 65'-0"		20'-0"
NUMBER OF STORY: BUILDING		2 STORY	EXISTING TO REMAIN
USE - OCCUPANCY: BUILDING		B (BUSINESS)	EXISTING TO REMAIN (NO CHANGE)

PARKING ANALYSIS*

PER CITY OF GARDENA ZONING CODE SECTION 18.40.050.B, OFFICE USE REQUIRES (1) PARKING SPACE PER EACH 300 S.F. OF GROSS BUILDING AREA.

REQUIRED PARKING SPACES:

BUILDING	2,786 S.F. / 300 S.F.	=9 PARKING SPACES
SOCCER FIELDS	10 PARKING SPACES/FIELD X 7	=70 PARKING SPACES
	TOTAL REQUIRED	=**79 PARKING SPACES**
	TOTAL PROVIDED ON SITE:	=**40 PARKING SPACES** (2 ACCESSIBLE, 8 COMPACT [20%], 30 STANDARD)

*SEE ATTACHED PARKING STUDY PROVIDED BY WALKER CONSULTANTS DATED 5/28/2021 FOR MORE PARKING ANALYSIS AND FINDINGS.

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REVISIONS

	ISSUE	BY	DATE

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EXP. 9/30/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT
LAB FIVE SOCCER @ GARDENA

Sheet Title
PROJECT INFORMATION

Scale: N/A
Drwn By: CW
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

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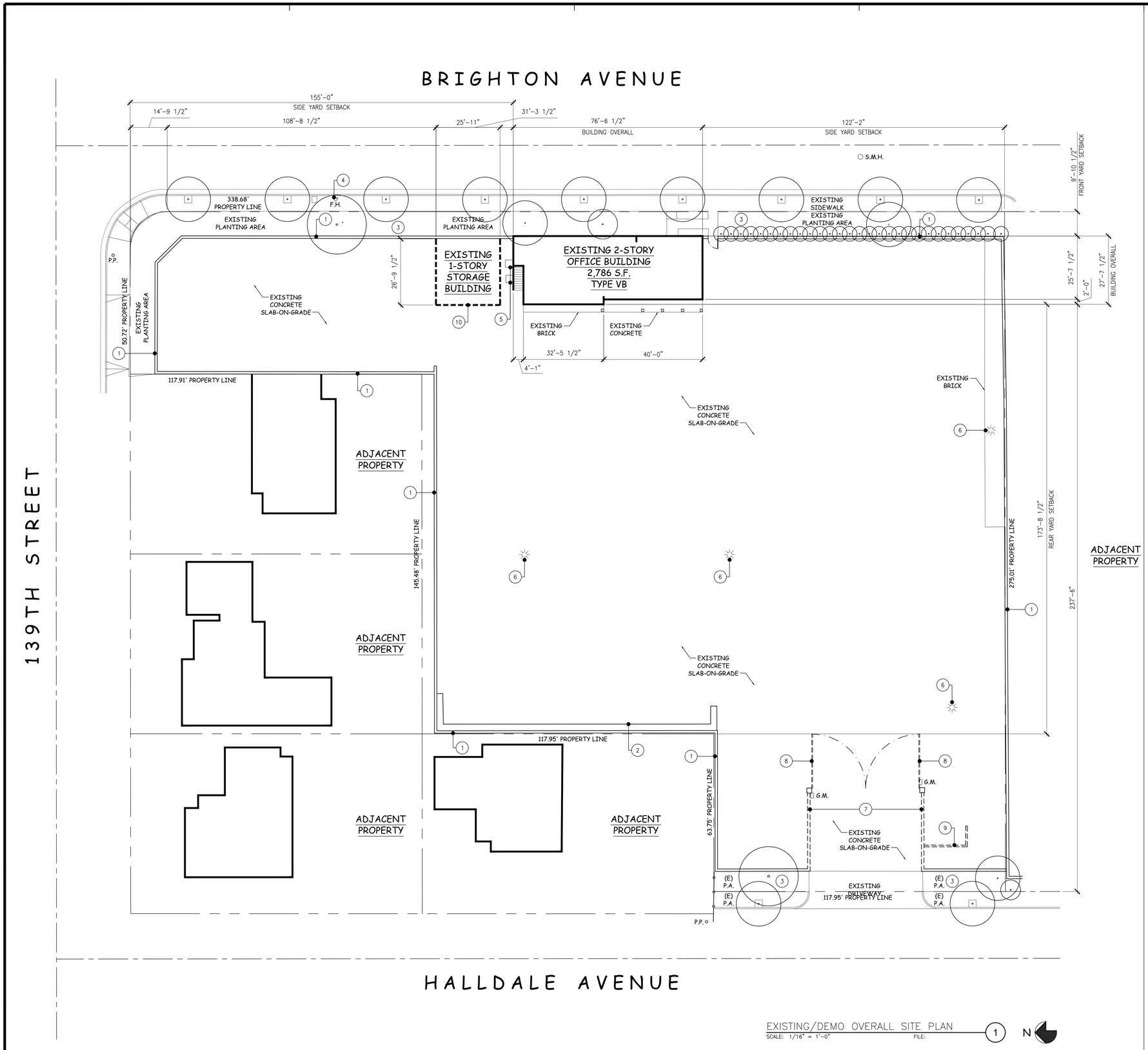

EXISTING/DEMO OVERALL SITE PLAN 1
SCALE: 1/16" = 1'-0" FILE:

N

SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. EXISTING LIGHT POLE TO BE DEMOLISHED
7. EXISTING 10'-0" HIGH CMU BLOCK WALL TO BE DEMOLISHED
8. EXISTING SWINGING METAL GATES TO BE DEMOLISHED
9. EXISTING TRASH ENCLOSURE WALL TO BE DEMOLISHED
10. EXISTING STORAGE BUILDING TO BE DEMOLISHED

SITE PLAN NOTES:

1. SAWCUT EXISTING CONCRETE SLAB-ON-GRADE AS REQUIRED FOR PROPOSED FOOTING AND CONCRETE CURB..

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CONDITIONAL USE PERMIT
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PROJECT
LAB FIVE SOCCER @ GARDENA

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EXISTING/DEMO SITE PLAN

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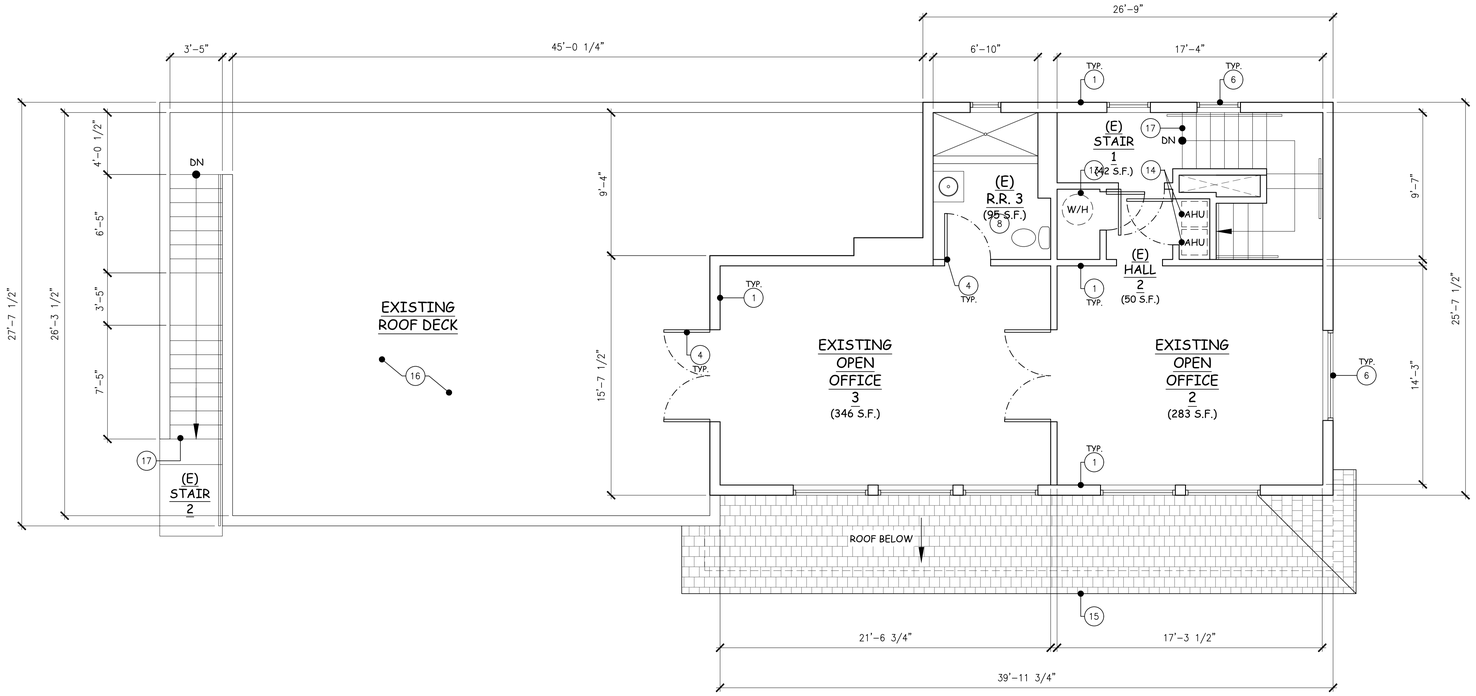
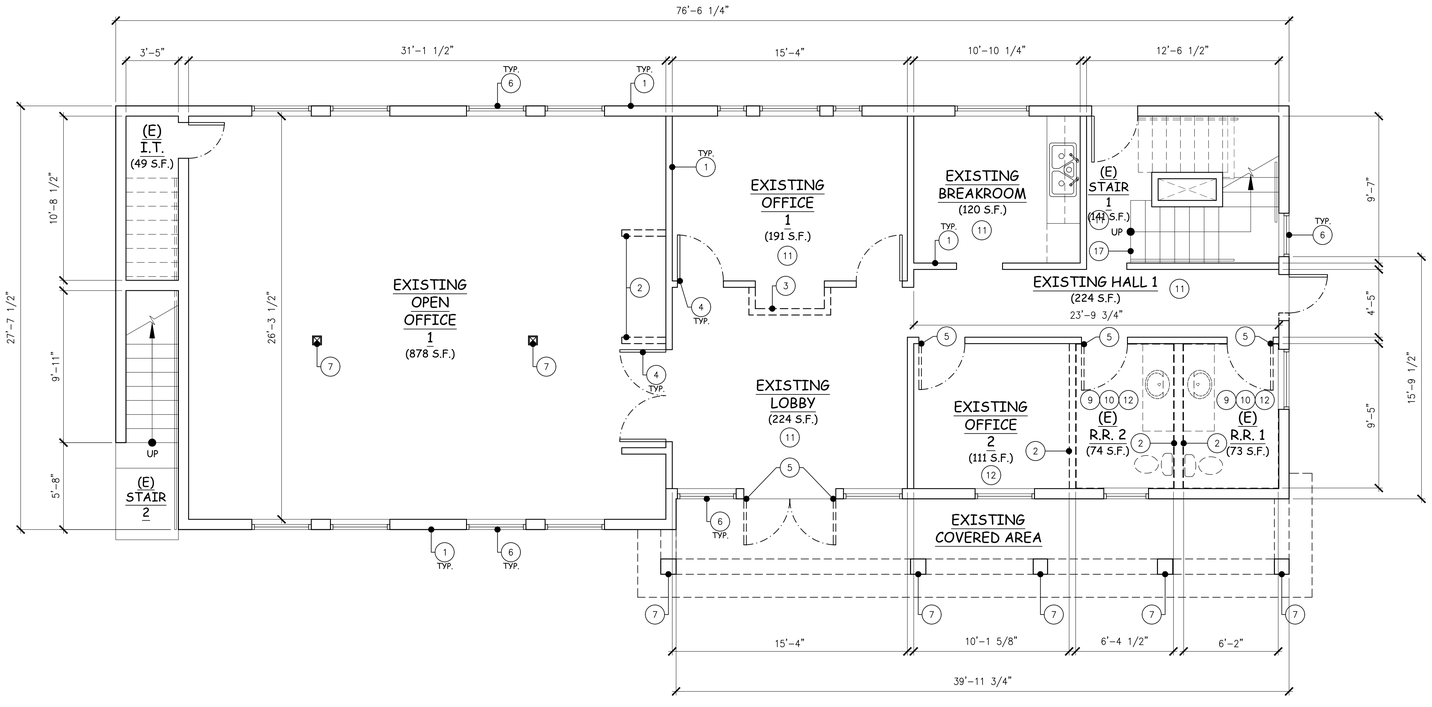


EXISTING SECOND FLOOR PLAN (EXISTING TO REMAIN, FOR REFERENCE ONLY)

SCALE: 1/4" = 1'-0" FILE:

2

N



EXISTING/DEMO FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FILE:

1

N

PLAN LEGEND:

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

PLAN KEYNOTES:

1. EXISTING WALL TO REMAIN
2. EXISTING WALL TO BE REMOVED
3. EXISTING WALL TO BE REMOVED TO 32" A.F.F.
4. EXISTING DOOR TO REMAIN
5. EXISTING DOOR TO BE REMOVED
6. EXISTING WINDOW TO REMAIN
7. EXISTING COLUMN TO REMAIN
8. EXISTING PLUMBING FIXTURES TO REMAIN
9. EXISTING PLUMBING FIXTURES TO BE REMOVED, CAP EXISTING PIPES AS NEEDED
10. EXISTING GRANITE WAINSCOTING TO BE REMOVED
11. EXISTING TILE FLOOR TO REMAIN
12. EXISTING TILE FLOOR TO BE REMOVED
13. EXISTING WATER HEATER TO REMAIN
14. EXISTING AIR HANDLING UNITS TO REMAIN
15. EXISTING ROOF TO REMAIN AS-IS
16. EXISTING ROOF DECK TO REMAIN AS-IS
17. EXISTING STAIRS TO REMAIN

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Architect/Engineer Of Record:

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Pui Lin Wong
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EXP. 9/30/2021
STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT

LAB FIVE SOCCER @ GARDENA

Sheet Title

EXISTING/DEMO FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN (FOR REFERENCE ONLY)

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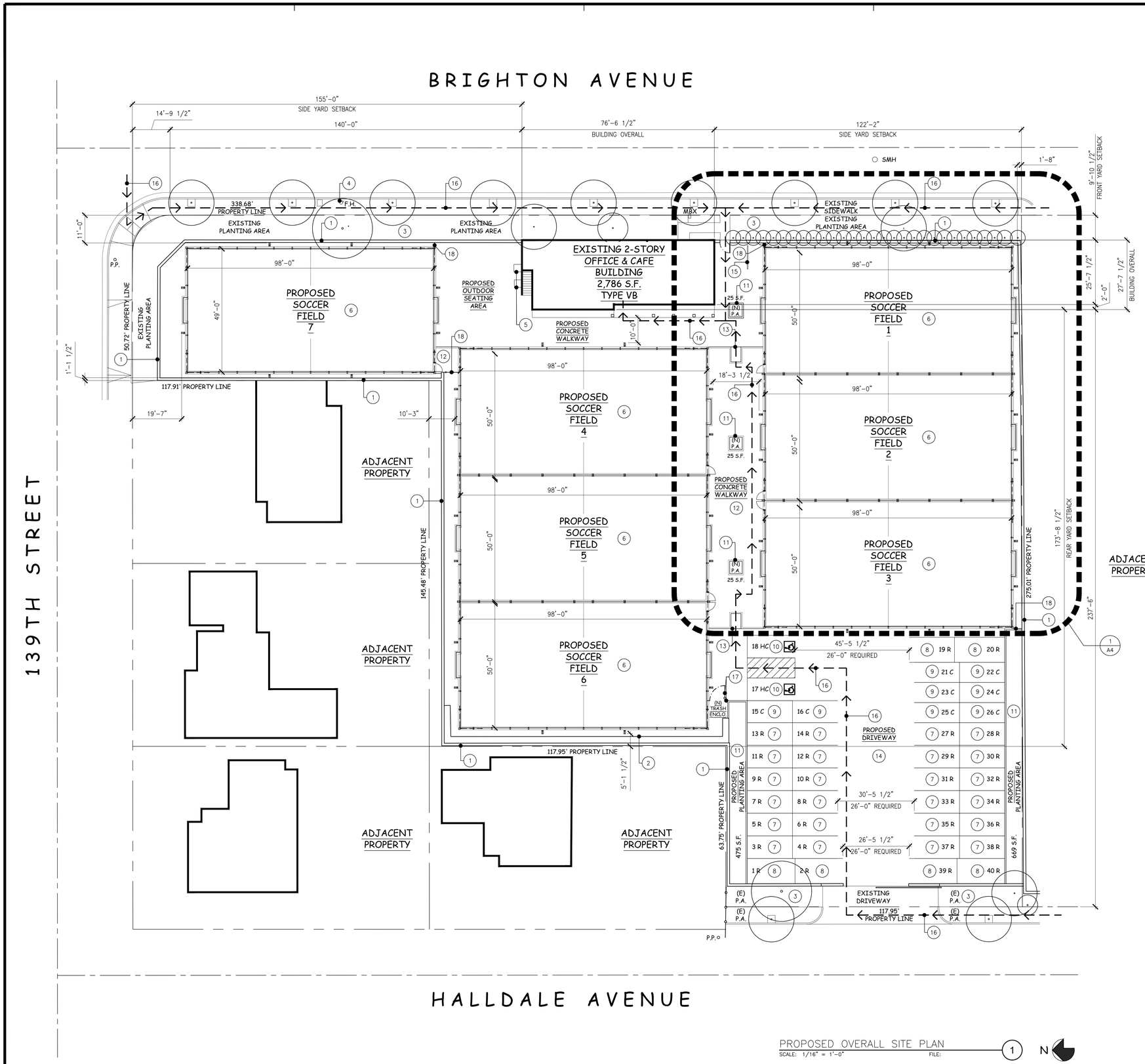

PROPOSED OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" FILE:

SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. PROPOSED SOCCER FIELD, 7 TOTAL
7. PROPOSED 9'-0" X 18'-0" STANDARD PARKING SPACE
8. PROPOSED 10'-0" X 20'-0" STANDARD PARKING SPACE
9. PROPOSED 8'-0" X 18'-0" COMPACT PARKING SPACE
10. PROPOSED 9'-0" X 18'-0" ACCESSIBLE PARKING SPACE
11. PROPOSED 5'-0" X 5'-0" PLANTING AREA
12. PROPOSED CONCRETE WALKWAY
13. PROPOSED ACCESSIBLE CURB RAMP @ 1:12 SLOPE MAX.
14. PROPOSED DRIVEWAY
15. PROPOSED LOCATION OF POTENTIAL BIKE RACK FOR (11) BICYCLE PARKING SPACES
16. PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY
17. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE TRASH ENCLOSURE WITH A 6'-0" WIDE SWINGING GATE
18. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE

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LAB FIVE SOCCER @ GARDENA

Sheet Title

PROPOSED OVERALL SITE PLAN

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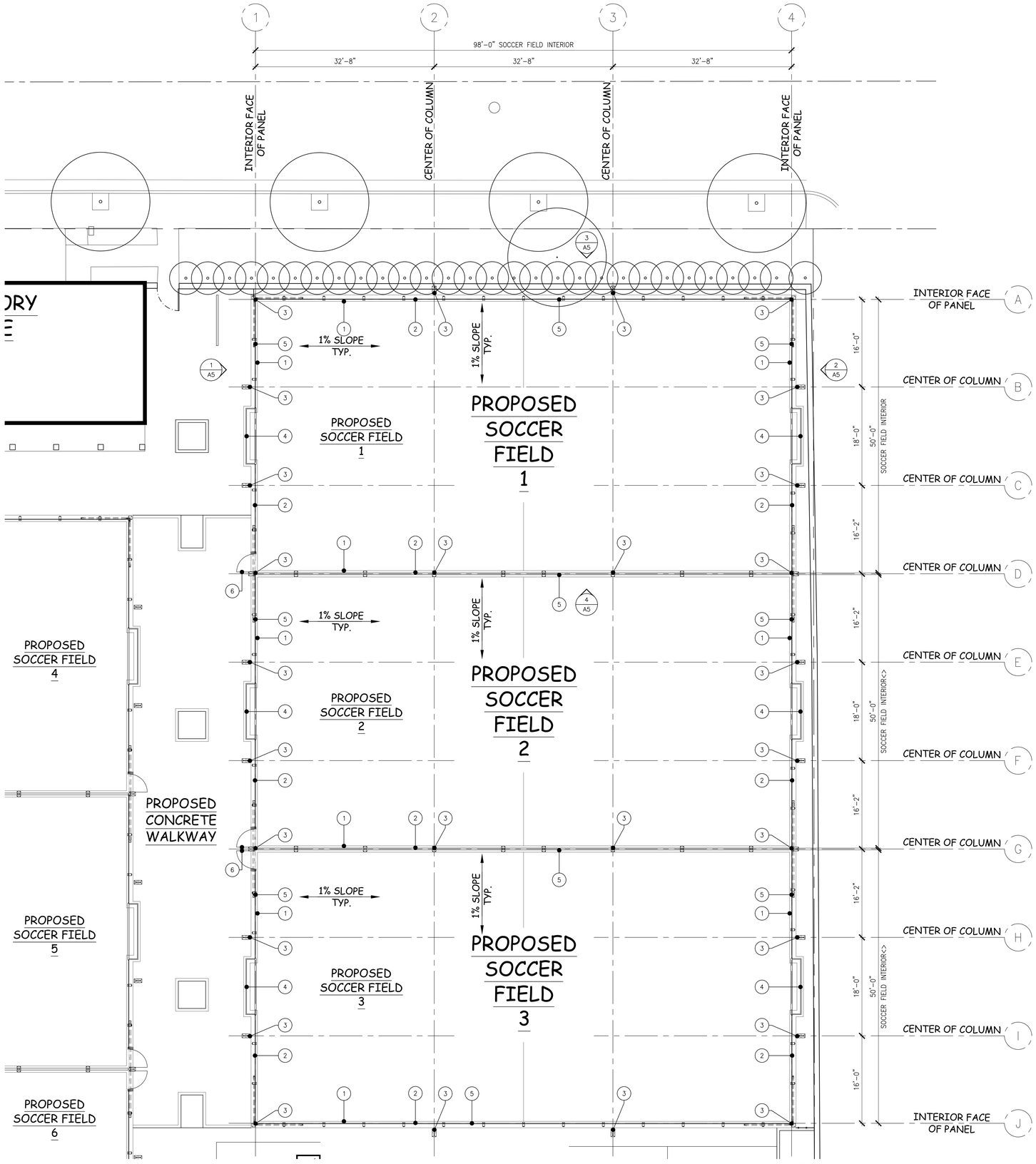
Chkd By:
Date Printed: 05/28/2021

Job # 20210223-04

A3



PROPOSED ENLARGED SITE PLAN – TYPICAL SOCCER FIELDS (#4-7 SIMILAR) (1)

SCALE: 1/8" = 1'-0" FILE:

TYPICAL SOCCER FIELD KEYNOTES:

1. NEW 14" WIDE X 6" HIGH CONCRETE CURB OVER EXISTING CONCRETE SLAB-ON-GRADE AROUND SOCCER FIELD, TYP.
2. NEW NON-STRUCTURAL REBOUND WALL PANELS BY WSB SPORTS, TYP.
3. NEW 20'-0" HIGH STEEL COLUMN SUPPORT FOR NEW LIGHTING BY WSB SPORTS, TYP.
4. NEW GOAL BY WSB SPORTS, TYP.
5. NEW NETTING OVER REBOUND WALL BY WSB SPORTS, TYP.
6. NEW 3'-0" WIDE X 6'-10" HIGH METAL SWINGING GATE, TYP.

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PROPOSED ENLARGED SITE PLAN - TYPICAL SOCCER FIELD (FIELDS #4-7 SIMILAR)

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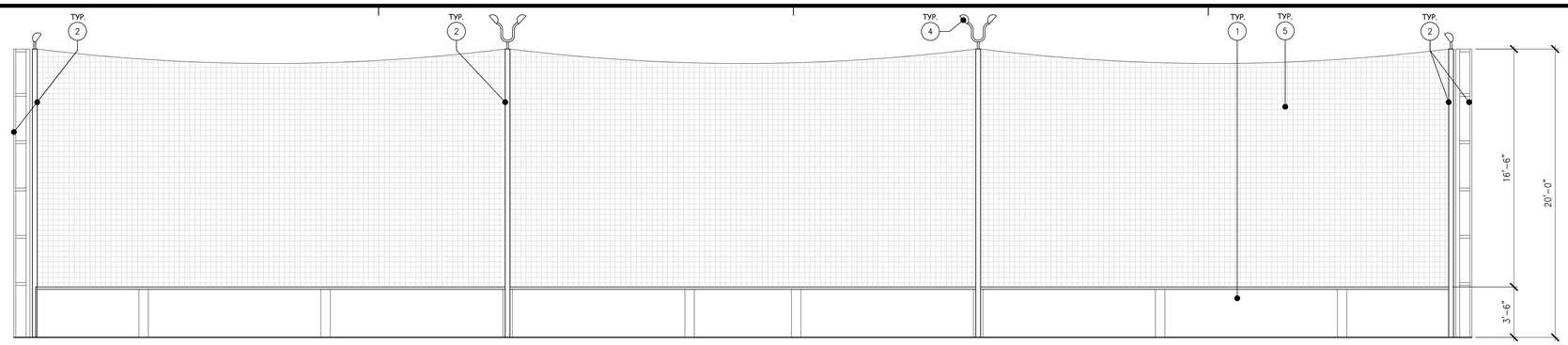

PROPOSED TYPICAL SOCCER FIELD
WEST EVLEVATION (4)
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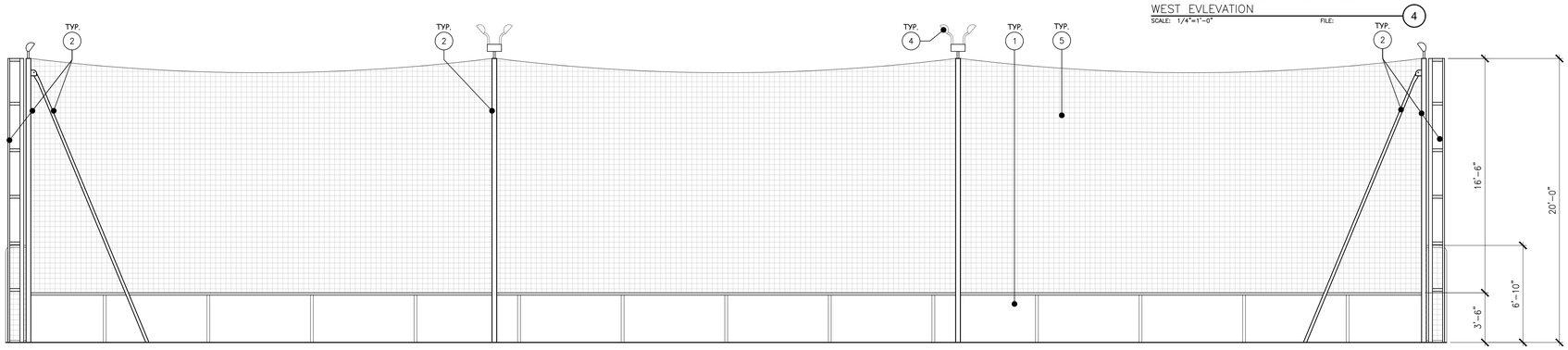

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EAST ELEVATION (3)
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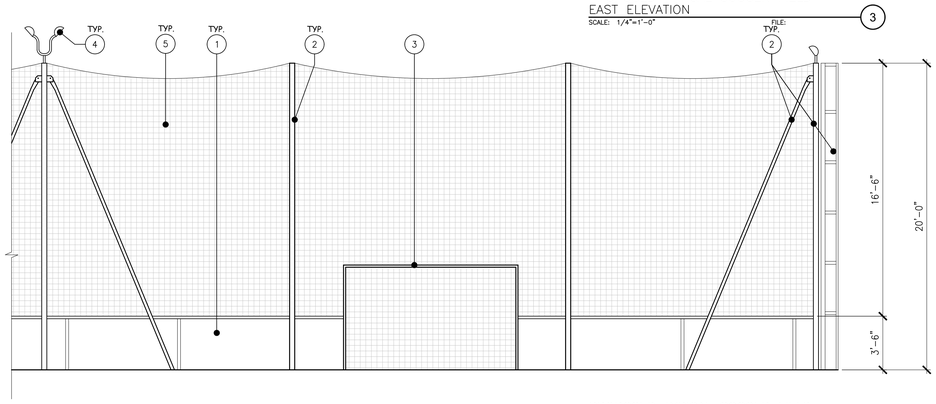

PROPOSED TYPICAL SOCCER FIELD
SOUTH ELEVATION (2)
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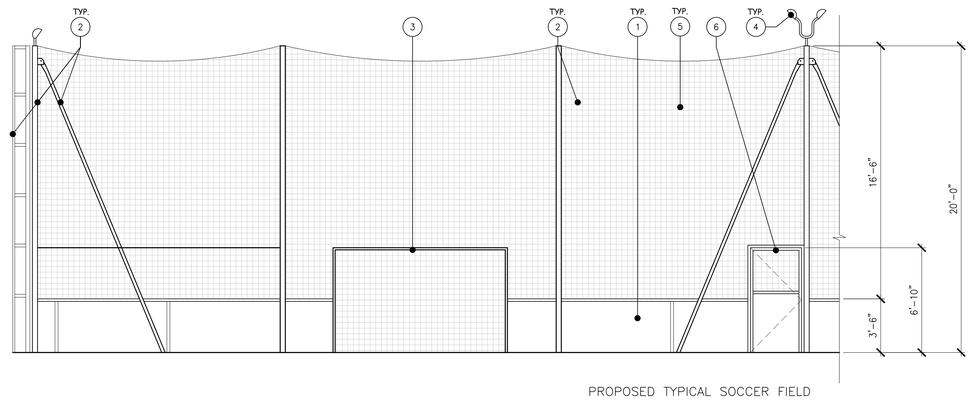

PROPOSED TYPICAL SOCCER FIELD
NORTH ELEVATION (1)
SCALE: 1/4"=1'-0" FILE:

SOCCER FIELD ELEVATION KEYNOTES:

1. NEW NON-STRUCTURAL REBOUND WALL PANELS WITH METAL SUPPORTS ANCHORED TO CONCRETE CURB BY WSB
2. NEW STEEL COLUMN SUPPORT BY WSB FOR NEW LIGHTING, ANCHORED TO CONCRETE CURB, SEE STRUCT. DWGS. FOR FOUNDATION DESIGN
3. NEW GOAL
4. NEW LED FLOOD LIGHT, (8) PER SOCCER FIELD, TYP.
5. NEW NETTING
6. NEW 3'-4" WIDE X 6'-10" METAL SWINGING GATE

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PROPOSED TYPICAL SOCCER FIELD ELEVATIONS

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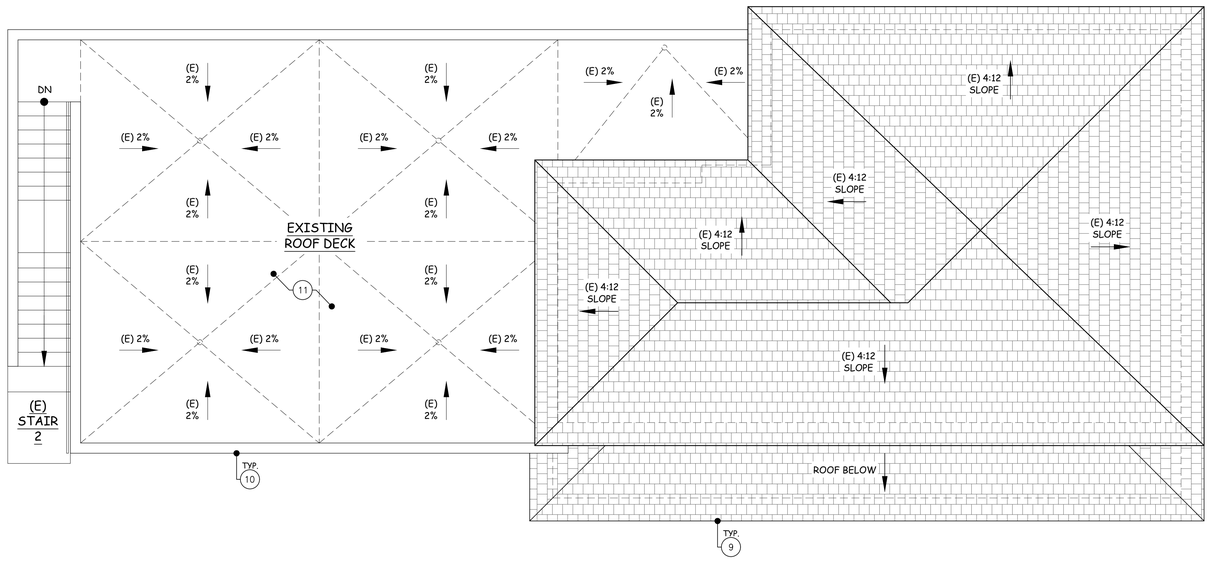

EXISTING ROOF PLAN (EXISTING TO REMAIN, FOR REFERENCE ONLY) 2

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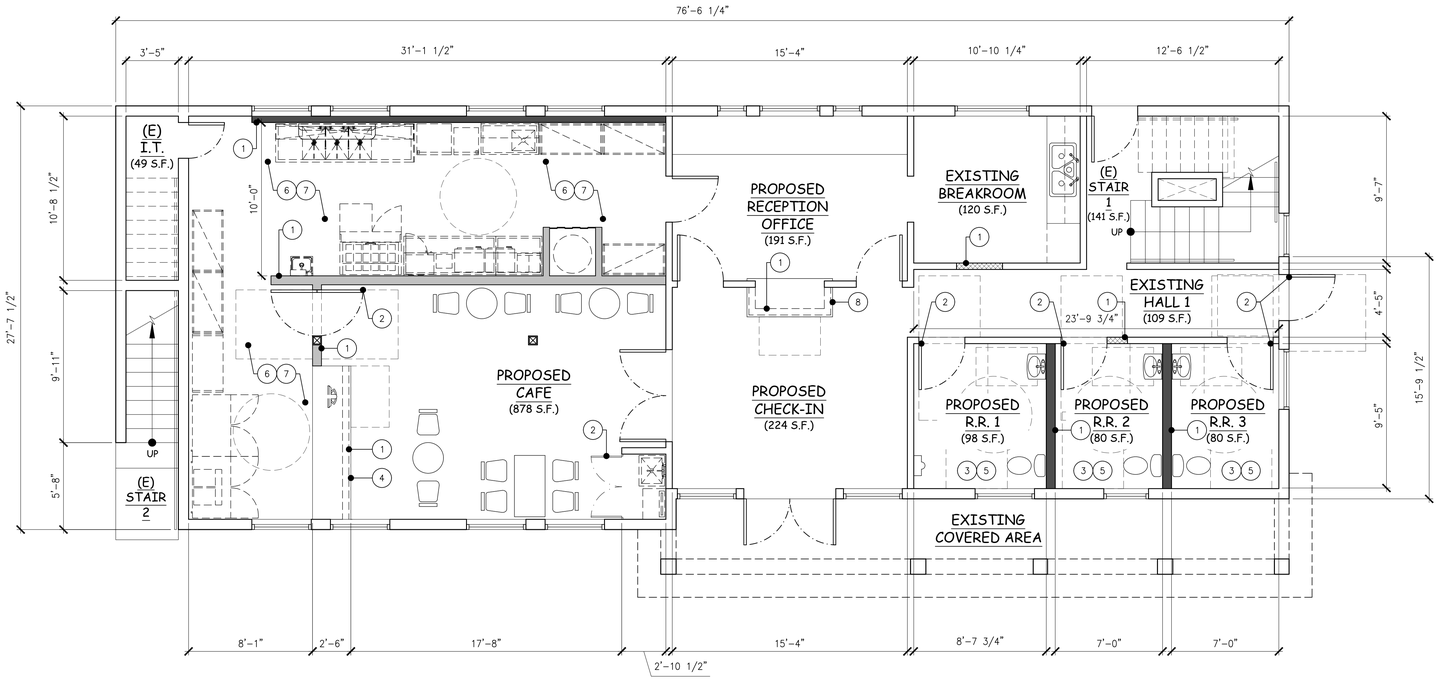

PROPOSED FIRST FLOOR PLAN 1

SCALE: 1/4" = 1'-0" FILE:

N

PLAN LEGEND:

- EXISTING WALL
- PROPOSED INFILL WALL TO MATCH EXISTING
- PROPOSED 8' -0" HIGH FULL HEIGHT NON-LOAD BEARING WALL
- PROPOSED 6'-0" HIGH PARTIAL HEIGHT WALL
- PROPOSED LOW WALL @ 32" A.F.F.

PLAN KEYNOTES:

1. PROPOSED WALL PER WALL LEGEND
2. PROPOSED DOOR
3. PROPOSED ACCESSIBLE PLUMBING FIXTURE
4. PROPOSED ACCESSIBLE CHECK-IN COUNTER @ 34" A.F.F.
5. PROPOSED CERAMIC FLOOR TILE
6. PROPOSED QUARRY FLOOR TILE
7. PROPOSED KITCHEN EQUIPMENT
8. PROPOSED CASHIER COUNTER @ 34" A.F.F.
9. EXISTING ROOF TO REMAIN
10. EXISTING 42" HIGH ROOF PARAPET TO REMAIN
11. EXISTING ROOF DECK TO REMAIN

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PROPOSED FIRST FLOOR PLAN & EXISTING ROOF PLAN (FOR REFERENCE ONLY)

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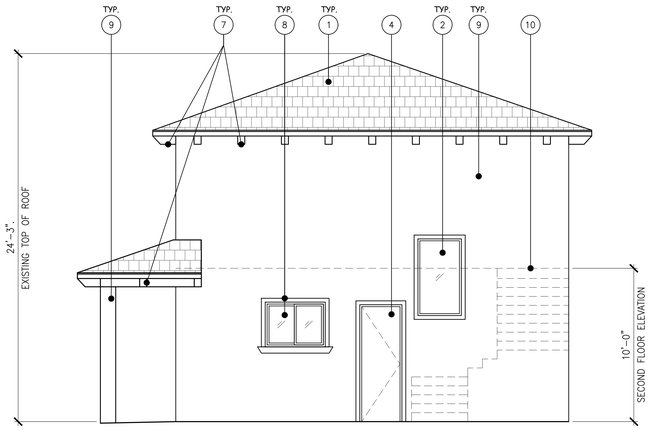
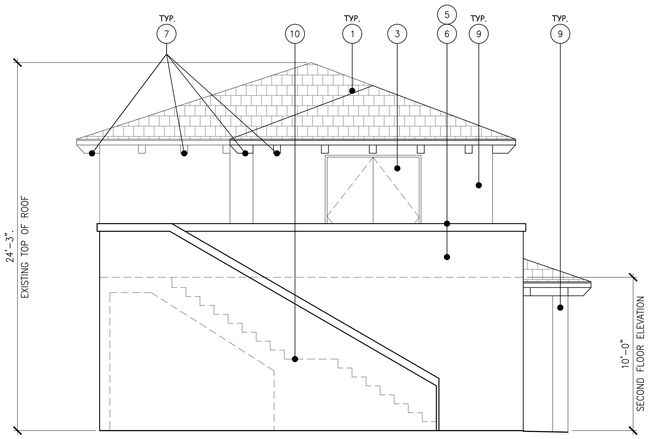


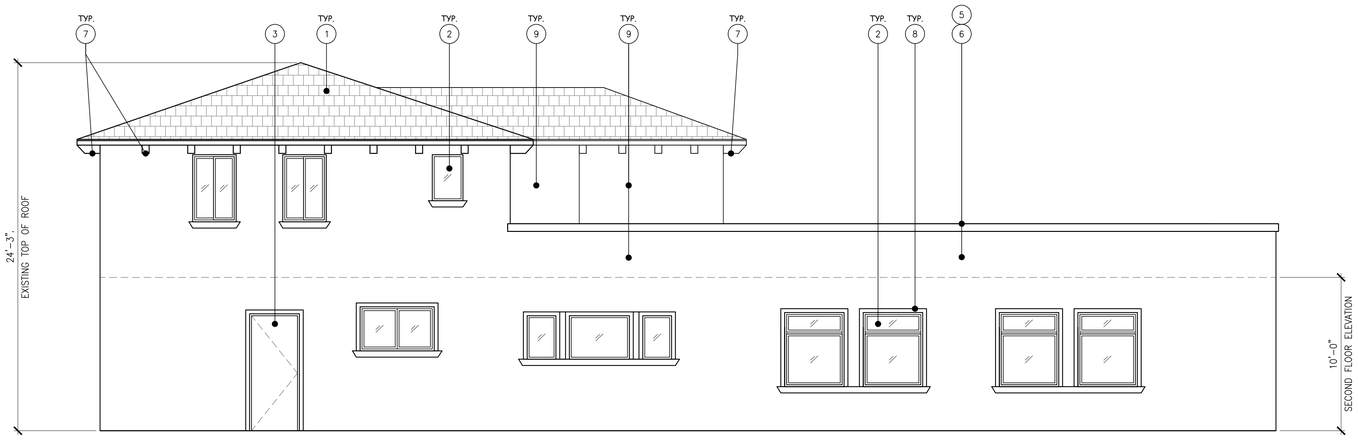
EXISTING & PROPOSED
BUILDING SOUTH ELEVATION
SCALE: 1/4"=1'-0" FILE: 4



EXISTING & PROPOSED
BUILDING NORTH ELEVATION
SCALE: 1/4"=1'-0" FILE: 3



EXISTING & PROPOSED
BUILDING WEST ELEVATION
SCALE: 1/4"=1'-0" FILE: 2



EXISTING & PROPOSED
BUILDING EAST ELEVATION
SCALE: 1/4"=1'-0" FILE: 1

BUILDING ELEVATION KEYNOTES:

1. EXISTING ROOF TO REMAIN
2. EXISTING WINDOW TO REMAIN
3. EXISTING DOOR TO REMAIN
4. EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW PER FLOOR PLAN ON SHEET A6
5. EXISTING 42" HIGH ROOF PARAPET TO REMAIN
6. EXISTING ROOF COPING TO REMAIN
7. EXISTING ROOF JOISTS TO REMAIN, PAINTED BLACK
8. EXISTING WINDOW & DOOR MOULDING TO REMAIN, PAINTED IN DUNN EDWARDS DE6336 STARGAZING COLOR
9. EXISTING STUCCOED WALL TO REMAIN, PAINTED IN DUNN EDWARDS DEW379 IGLOO COLOR
10. EXISTING STAIRS TO REMAIN

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EXISTING & PROPOSED
BUILDING ELEVATIONS

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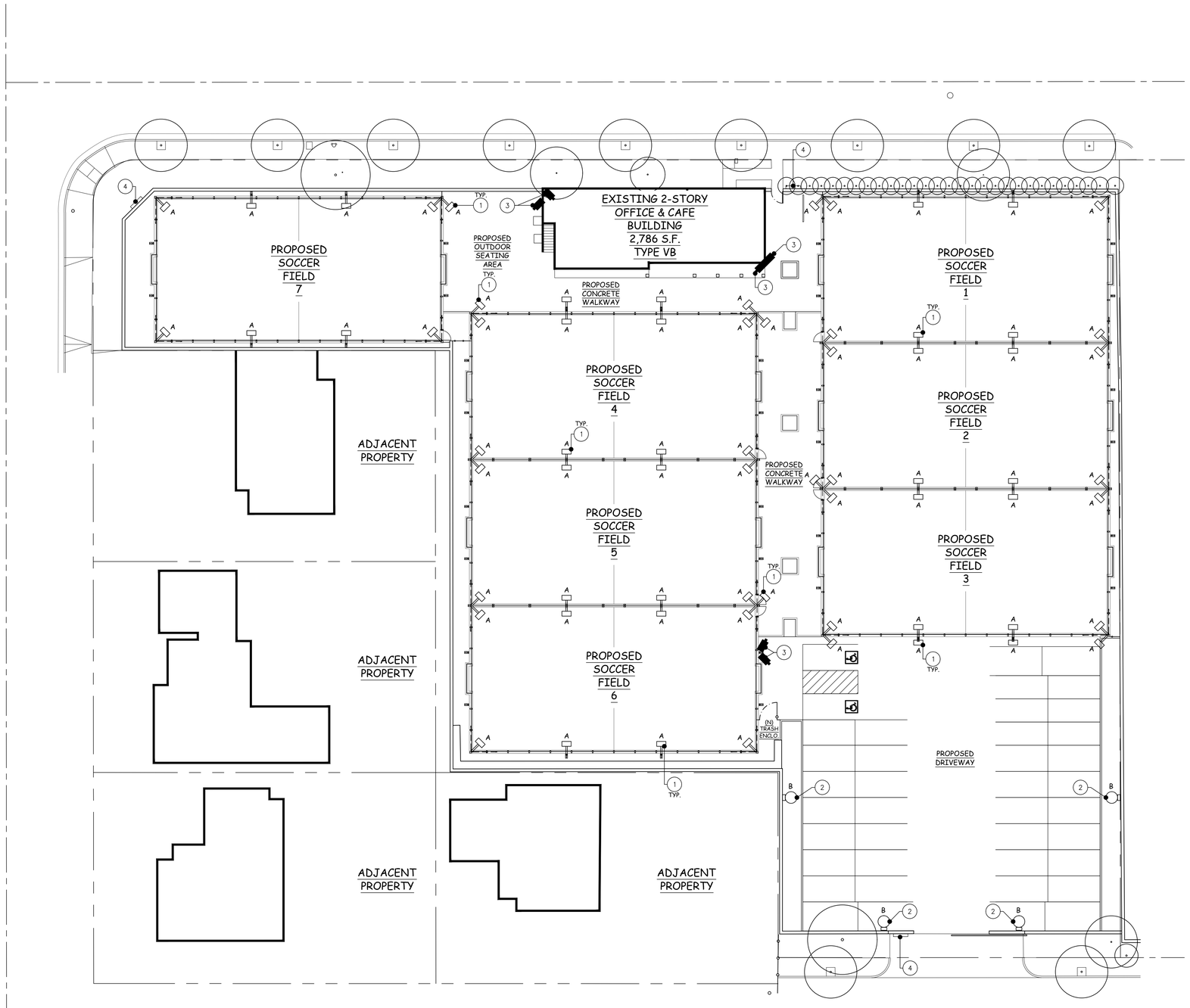

PROPOSED OVERALL SITE LIGHTING, SECURITY & SIGNAGE PLAN

SCALE: 1/16" = 1'-0" FILE:

1

N

PLAN KEYNOTES:

1. PROPOSED LED FLOOD LIGHT BY WESTGATE LF4-150CW-SF, (8) PER SOCCER FIELDS, (69) TOTAL
2. PROPOSED LED SECURITY LIGHT BY LITHOMIA LIGHT BARNGUARD SERIES, (4) TOTAL
3. PROPOSED DOUBLE SIDED SECURITY CAMERAS, (6) TOTAL
4. PROPOSED 5'-0" SQ. WALL PANEL SIGNAGE

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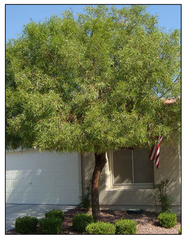
PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREE				
	Rhus lancea / African sumac	7	36" Box	L	
	Syagrus romanzoffiana / Queen palm 16' min. clear trunk	3		M	
	SHRUB				
	Callistemon 'Little John' / Dwarf Callistemon @ 36" o.c.	69	5g	L	
	GROUND COVER				
	Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush 559 sf @ 36" o.c. = 61 plants	2	flat	L	

PROPOSED LANDSCAPE

EXISTING LANDSCAPE TO REMAIN

TREE



Rhus lancea / African sumac



Syagrus romanzoffiana / Queen palm

SHRUB



Callistemon 'Little John' / Dwarf Callistemon

GROUND COVER



Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush

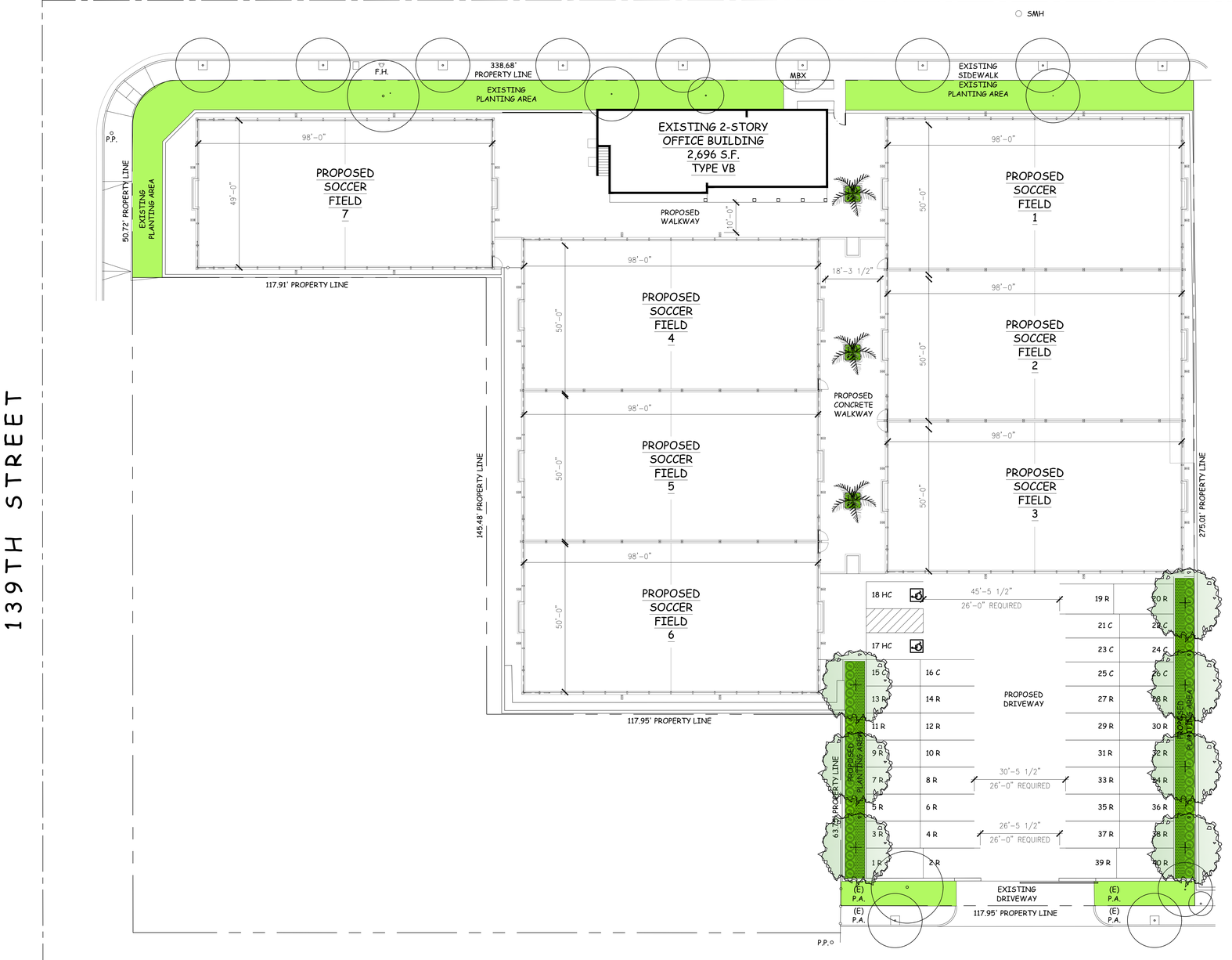
AREA SUMMARY

LANDSCAPE SHALL NOT BE LESS THAN 5% OF TOTAL PAVED AREA UTILIZED FOR DRIVEWAYS AND OPEN PARKING AREAS.
REQUIRED LANDSCAPE = 10,388 SF x 5% = >519.4 SF

PROVIDED LANDSCAPE = 1,112 SF (10%)

REQUIRED - (1) 24" BOX TREE/10 PARKING SPACES
40 SPACES / 10 = 4 TREES
PROVIDED - (7) 36" BOX TREES (175% OF REQUIRED)

REQUIRED - (1) 5G SHRUB / 20 SF OF PLANTER AREA
1,112 SF / 20 = 55 SHRUBS
PROVIDED - (57) 5G SHRUBS (103% OF REQUIRED)



SCALE: 1/16" = 1'-0"
0' 8' 16' 32'
WHEN PRINTED ON 30" X 42" PAPER.

PROPOSED OVERALL LANDSCAPE PLAN 1
SCALE: 1/16" = 1'- 0" FILE:

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PROPOSED LANDSCAPE PLAN

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LAB FIVE SOCCER CENTER PROJECT

CEQA Class 32

Categorical Exemption Report

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September 2021

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This report serves as the technical documentation of the environmental analysis for the proposed Lab Five Soccer Center Project (Project) in the City of Gardena. The analysis is intended to document whether the Project is eligible for a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).

1.0 INTRODUCTION

CEQA Guidelines Section 15332, In-fill Development Projects, states a Class 32 consists of projects characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Lab Five Soccer Center Project (Project) site is located in the City of Gardena within the County of Los Angeles; refer to Exhibit 1, *Regional Vicinity*. The Project site is approximately 1.5 acres located at 14000 Halldale Avenue (APN 6102-020-021); refer to Exhibit 2, *Project Location*.

Regional access to the site is provided via the Harbor Freeway (Interstate [I] 110) to the east, the Artesia Freeway (SR-91) to the south, and the Glen Anderson Freeway (I-105) to the north of the site. Local access to the site is provided directly from Halldale Avenue. Within the project area, Halldale Avenue is accessed from West 139th Street to the north and 141st Street to the south. Both 139th and 141st Streets are accessed by Normandie Avenue on the east and Western Avenue on the west. There is one driveway along Halldale Avenue at the southwest corner of the Project site.

2.2 Existing Setting

On-Site Land Uses

The Project site was recently occupied by a hauling and demolition business. The Project site is primarily paved with a concrete slab and contains one two-story office structure and a single-story storage building situated adjacent to Brighton Avenue. A 10-foot high block wall surrounds the perimeter of the Project site. Swinging metal gates are located across the site's driveway. A sidewalk and landscape planter are located adjacent to the Project site along Brighton Avenue and a portion of Halldale Avenue.

General Plan and Zoning

According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated Industrial. The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. The maximum floor area ratio (FAR) is 1.0 in general; up to 2.0 for specific uses described in the Zoning Code. The City of Gardena Zoning Map identifies the zoning for the Project site as M-1 (Industrial).

Surrounding Uses

Uses surrounding the Project site include:

- North and West: Directly north and west of the Project site are four single-family residences fronting 139th Street and Halldale Avenue zoned M-1. North of 139th Street are commercial/industrial uses zoned M-1. West of Halldale Avenue are commercial/industrial uses zoned M-2.

- East: The Project site is bounded on the east by Brighton Avenue. East of Brighton Avenue are a single-family residence and multi-family residential (Poinsettia Gardens) uses, as well as commercial/industrial uses. Areas to the east of the Project site are zoned M-1.

- South: Directly south of the Project site is a refuse container storage yard, zoned M-1.

2.3 Project Characteristics

The Applicant proposes to construct a 5-a-side soccer center facility at the approximately 1.5-acre site. The proposed Lab Five Soccer Center would consist of seven 50-feet by 98-feet soccer fields with low rebound walls, netting, and 20-foot high light poles illuminated by LED down lights; refer to Exhibit 3, Proposed Site Plan and Exhibit 4, Proposed Typical Soccer Field Elevations. The center would be open 9:00 AM to 11:00 PM seven days a week. However, three of the soccer fields (fields 5, 6, and 7) would only be available for use from 9:00 AM to 10:00 PM.

The existing office building (2,786 square feet) would be retained and the storage building (200 square feet) would be removed to allow for an outdoor seating area. Minor interior improvements would be made to the existing office building and approximately 878 square feet of the existing 2,786-square-foot office would be converted to an incidental café use for patrons of the Lab Five Soccer center; refer to Exhibit 5, Proposed First Floor Plan. The existing restroom facilities would also be reconstructed to provide three new single-use occupancy accessible restrooms. The exterior of the existing office structure would primarily remain unchanged; the existing door would be replaced and the structure would be painted; refer to Exhibit 6, Existing and Proposed Building Elevations.

The perimeter concrete wall would be retained. The portion of the wall extending adjacent to the existing driveway, within the interior of the site, and the swinging metal gates that extend across the driveway would be removed. The driveway would be extended within the interior of the site to provide access to the proposed parking area. The Project would include 40 parking spaces. A proposed concrete walkway would extend from the northwestern corner of the parking area between the proposed soccer fields to the office and café building. A pedestrian gate would provide access to the Project site from Brighton Avenue. Bicycle racks would be provided adjacent to the office and café building.

Existing landscaping adjacent to the Project site and Brighton and Halldale Avenues would remain. New landscaping, including trees, groundcover and shrubs would be installed adjacent to the proposed parking area and trees would be provided within the proposed concrete walkway; refer to Exhibit 7, Proposed Landscape Plan.

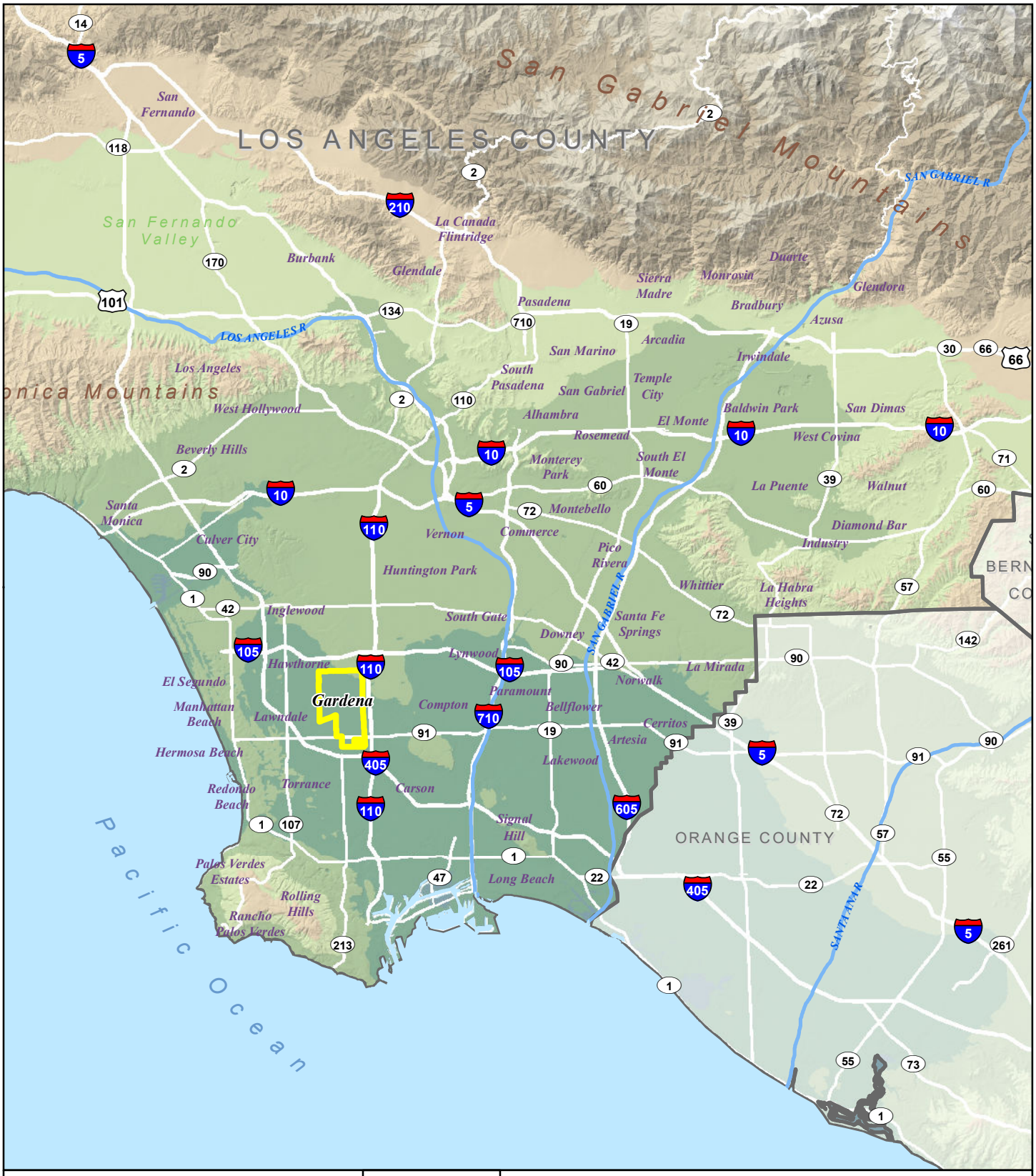
The proposed Project would continue to be served by existing utilities within the Project area that serve the Project site.

The Project is proposed to be constructed in a single phase with construction anticipated to begin in late 2021 and be completed in early 2022.

Discretionary Approvals

The Project is consistent with the General Plan land use and zoning designations for the site and would require the following discretionary approvals:

- Conditional Use Permit – to allow for the proposed use and alternative parking
- Site Plan Review



Legend

City of Gardena

County Boundary

N

0 2½ 5
Miles

Sources: CalAtlas; Los Angeles County. Map date: September 21, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 1. Regional Vicinity

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



Legend

Project Boundary
(APN 6102-020-021)

N

0 100 200
Feet

Sources: ArcGIS Online World Imagery Map Service, 4/15/2020; Los Angeles County. Map date: September 21, 2021.

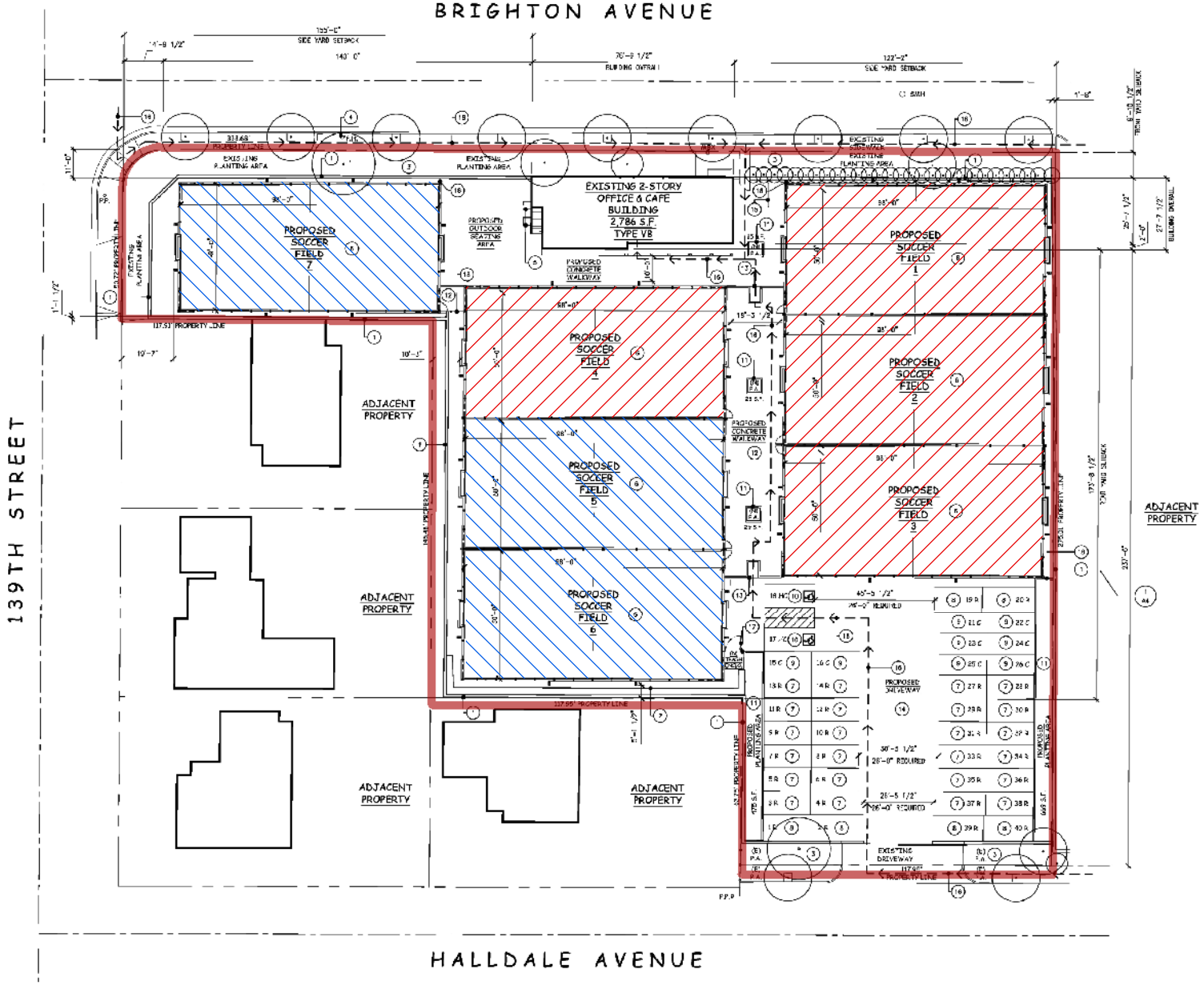
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 2. Project Location

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 3.
Proposed Site Plan



Legend

- Project Boundary

Operational Hours

- 9am-11pm
- 9am-10pm

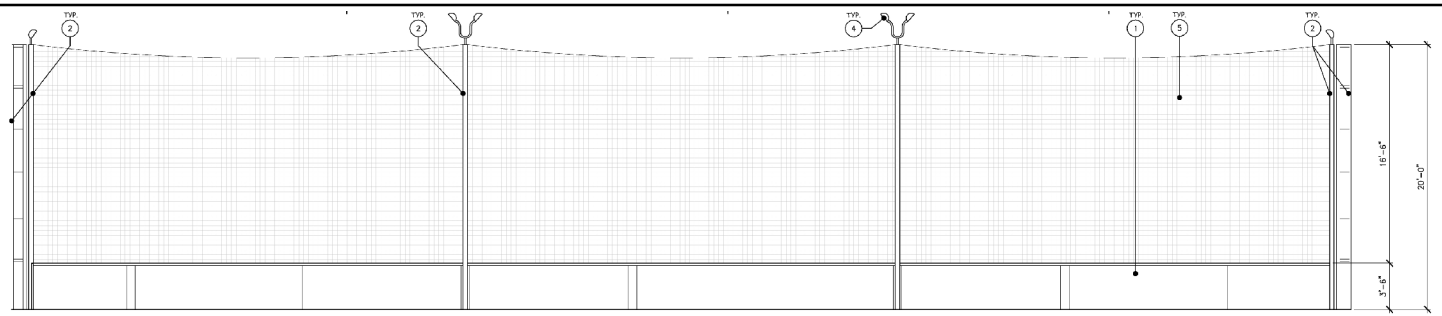
N

0 25 50
Feet

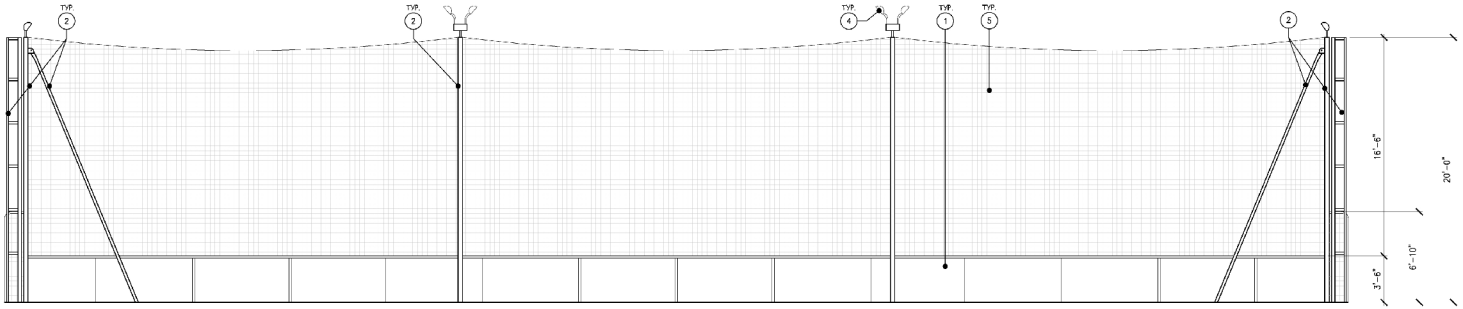
Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021. Revised: September 29, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

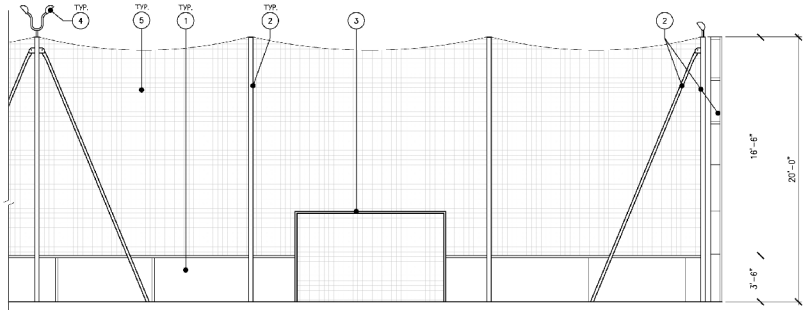
Exhibit 4. Proposed Typical Soccer Field Elevations



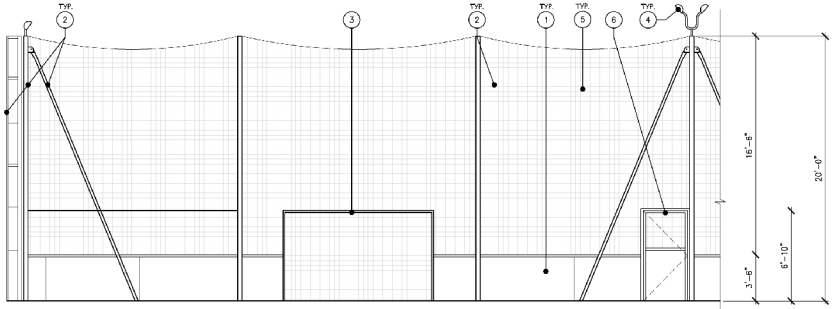
PROPOSED TYPICAL SOCCER FIELD WEST ELEVATION



PROPOSED TYPICAL SOCCER FIELD EAST ELEVATION



PROPOSED TYPICAL SOCCER SOUTH ELEVATION

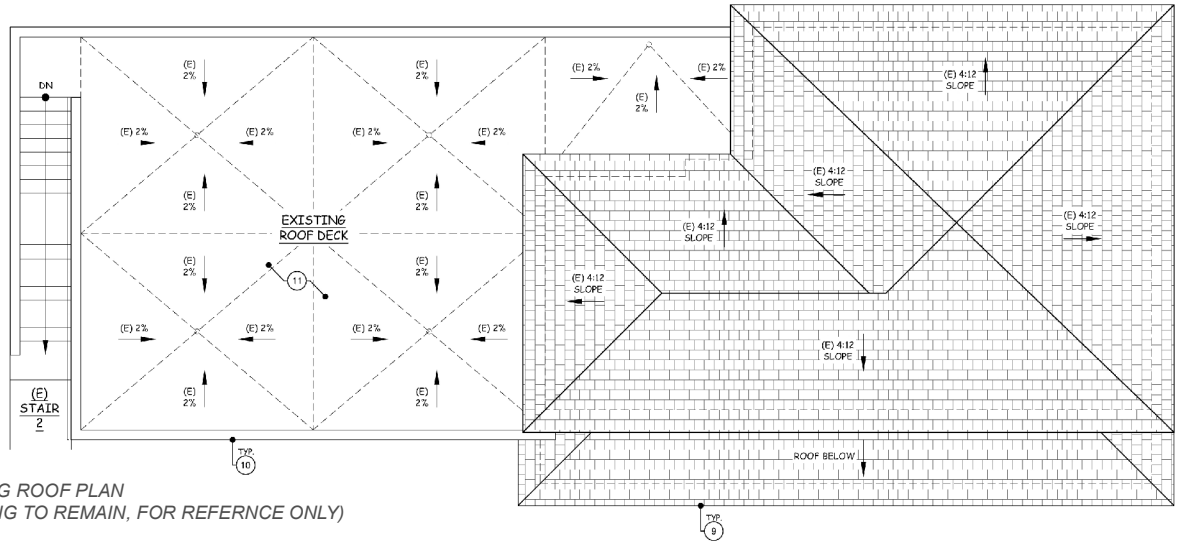


PROPOSED TYPICAL SOCCER NORTH ELEVATION

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

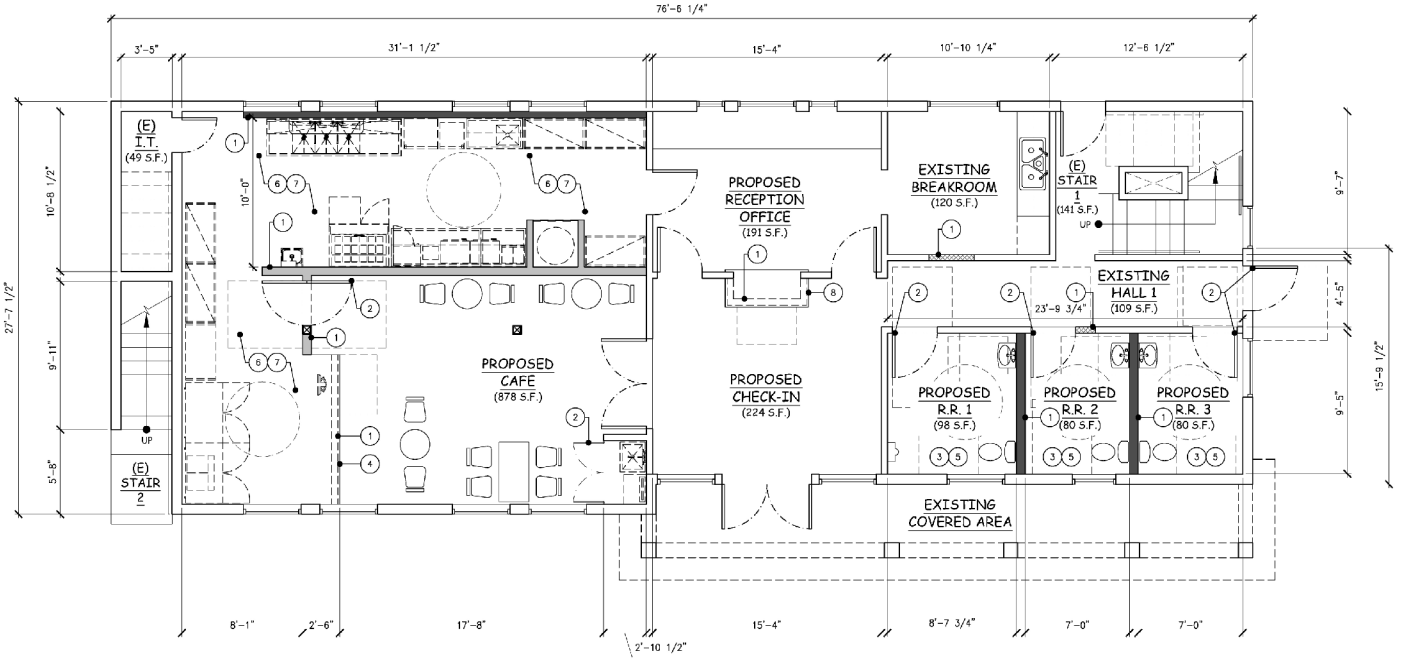
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 5. Proposed First Floor Plan

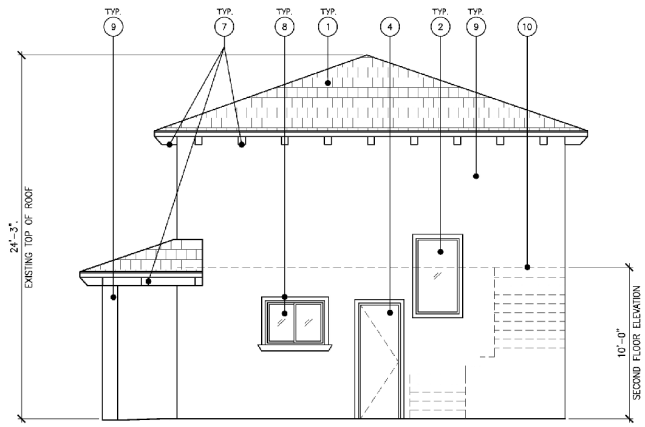


EXISTING ROOF PLAN
(EXISTING TO REMAIN, FOR REFERNCE ONLY)

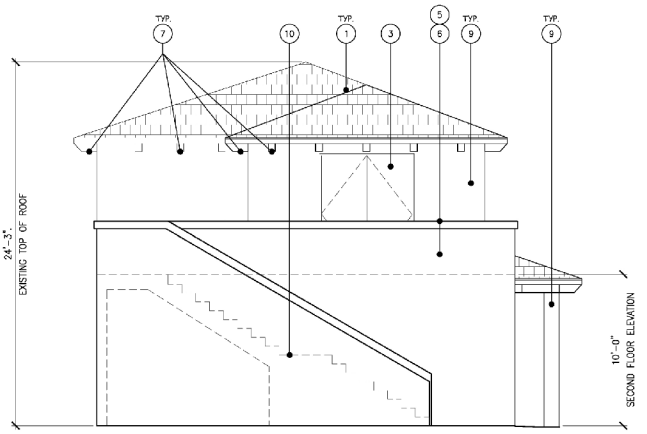
PROPOSED FIRST FLOOR PLAN



Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.



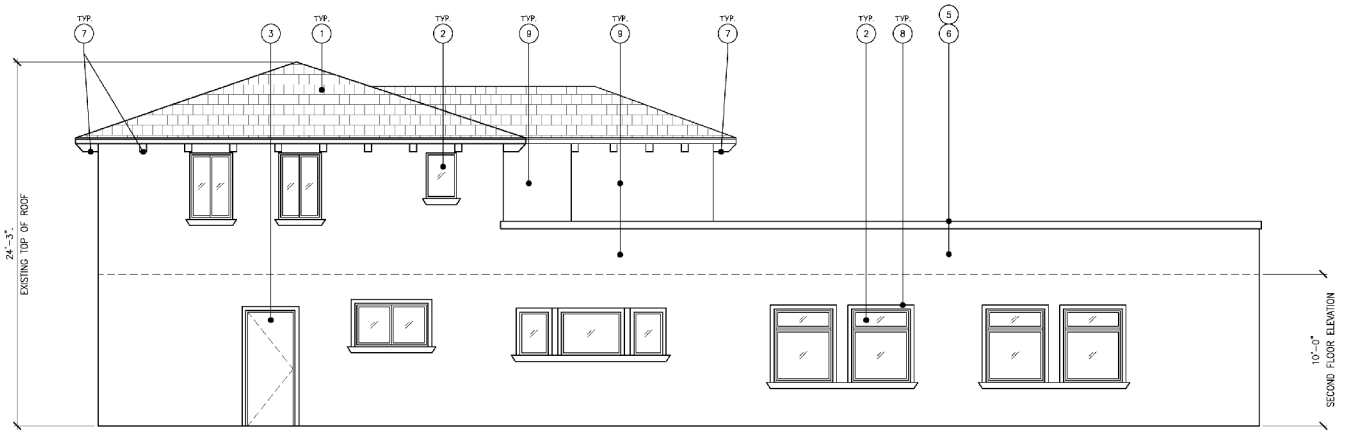
EXISTING & PROPOSED
BUILDING SOUTH ELEVATION



EXISTING & PROPOSED
BUILDING NORTH ELEVATION



EXISTING & PROPOSED
BUILDING WEST ELEVATION



EXISTING & PROPOSED
BUILDING EAST ELEVATION

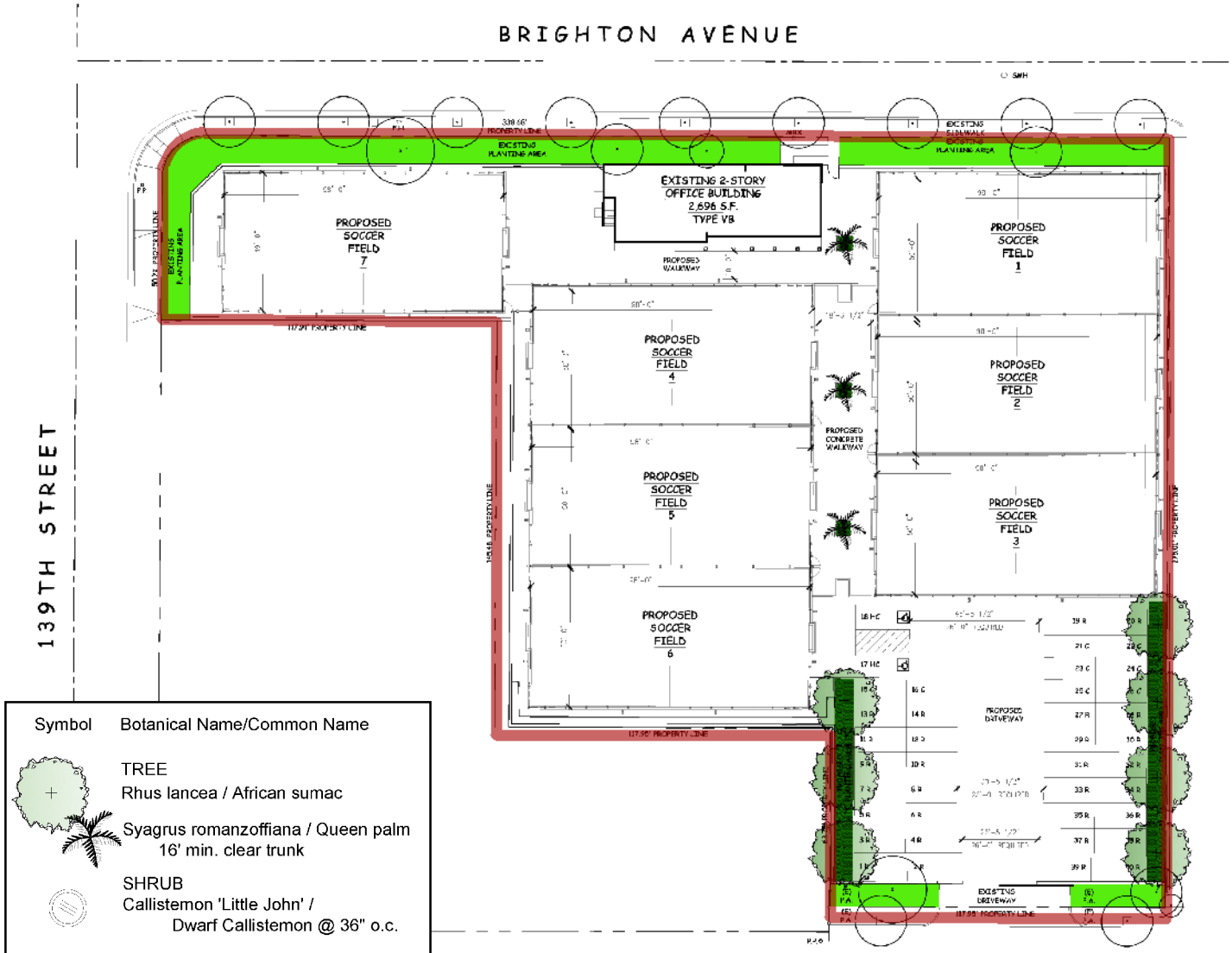
CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32 CATEGORICAL EXEMPTION

Exhibit 6. Existing and Proposed Building Elevations

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

CITY OF GARDENA
LAB FIVE SOCCER CENTER
CEQA CLASS 32
CATEGORICAL EXEMPTION

Exhibit 7. Proposed Landscape Plan



Legend

Project Boundary

Symbol	Botanical Name/Common Name
	TREE Rhus lancea / African sumac
	Syagrus romanzoffiana / Queen palm 16' min. clear trunk
	SHRUB Callistemon 'Little John' / Dwarf Callistemon @ 36" o.c.
	GROUND COVER Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Bush 559 sf @ 36" o.c. = 61 plants
	PROPOSED LANDSCAPE
	EXISTING LANDSCAPE TO REMAIN

N

0 25 50
Feet

Sources: R.E.A.J. Architecture 5/28/2021. Map date: September 21, 2021.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

3.0 CLASS 32 CATEGORICAL EXEMPTION CRITERIA ANALYSIS

Criterion (a) ***The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

General Plan

According to the City of Gardena Land Use Map (General Plan Land Use Element Figure LU-2), the Project site is designated Industrial. The Industrial land use designation allows for a wide variety of clean and environmentally friendly industries, technology-related uses and supporting facilities, and business parks. The maximum floor area ratio (FAR) is 1.0 in general; up to 2.0 for specific uses described in the Zoning Code.

The Project is consistent with the Industrial land use designation and would not exceed the maximum FAR of 1.0 allowed within the Industrial land use designation. Further, the Project would be consistent with applicable General Plan policies.

Zoning

The Project site is zoned M-1 (Industrial), which allows for a variety of uses. The Project proposes a commercial soccer facility, which would be consistent with the M-1 zoning for the site with approval of a Conditional Use Permit (CUP). The proposed development would meet all property development standards for the M-1 Zone as established by Gardena Municipal Code 18.36.060 with approval of the CUP for alternative parking.

Criterion (b) ***The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

The Project site is comprised of one Assessor parcel (APN 6102-020-021) totaling approximately 1.5 acres located at 14000 Halldale Avenue in the City of Gardena. As described in Section 2.0, Project Description, the Project site is located within a developed urban area with commercial, industrial, and residential uses located within the immediate area; refer to Exhibit 2.

Criterion (c) ***The project site has no value as habitat for endangered, rare or threatened species.***

The Project site is primarily paved and includes a two-story office building and single-story storage building. A mix of trees, bushes and shrubs are located around the perimeter of the Project site, adjacent to Halldale and Brighton Avenues; however, the Project site is highly disturbed and does not contain any habitat suitable for endangered, rare, or threatened species. Similarly, the Project area is located within a highly developed area of the City and does not provide habitat suitable for endangered, rare, or threatened species.

Criterion (d) ***Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.***

TRAFFIC

The following analysis is based in part on the Transportation Memorandum prepared for the Lab Five Soccer Center Project (Transportation Analysis) prepared by Kittelson & Associates; refer to Appendix A, Transportation Analysis.

Conflict with any Program, Plan, Ordinance or Policy

Transit Facilities

The Project site and surrounding area is served by GTrans and LA Metro. GTrans provides public transportation services in the South Bay, including the cities of Gardena, Hawthorne, Compton, Carson, Harbor City, Lawndale and Los Angeles. Within the Project area, GTrans Line 2 operates on a loop circling Western, Imperial Highway, Vermont, Normandie and PCH. The closest stop to the Project site is located at Vermont Avenue and Rosecrans, approximately 0.75-mile from the Project site. Line 2 typically operates on weekdays from approximately 4:40 AM to 10:00 PM with 15- to 30-minute headways (the time between bus arrivals). On weekends, Line 2 operates from approximately 5:00 AM to 9:30 PM with 15- to 40-minute headways.

LA Metro Route 125 operates primarily along Rosecrans Avenue between the Norwalk Station and El Segundo on weekdays from approximately 4:19 AM to 8:20 PM, with approximately 20-minute headways, and on weekends beginning at 5:03 AM with approximately 30-minute headways. The nearest stop to the Project site is at Rosecrans and Normandie Avenues, approximately 0.25-mile south of the Project site.

The Project site would continue to be served by the existing transit system and would not conflict with a program plan, ordinance, or policy addressing transit and impacts would be less than significant.

Roadway Facilities

Halldale and Brighton Avenues provide access to the Project site via 139th and 141st Streets. Normandie Avenue is located one block to the east of the Project site. According to the Gardena General Plan, Normandie Avenue is a Major Collector. A Major Collector serves as an intermediate route to carry traffic between collector roadways and arterial roadways. Access to adjacent land uses is generally unrestricted. Normandie Avenue provides two lanes of travel in each direction with a center turn lane. The Gardena General Plan identifies 139th Street as a Collector. The primary function of collector roadways is to connect a defined geographic area of the city. These roadways are intended to move traffic from a local roadway to a secondary roadway. They are intended to provide access to all types of land uses and generally have no limitations on access. The Project does not propose any changes to roadways adjacent to or within the vicinity of the Project site. The Project site would continue to be accessed from the driveway located on Halldale Avenue.

Bicycle Facilities

There are no bicycle facilities adjacent to the Project site. 139th Street, between Budlong and Van Ness Avenues, is an Existing Class III Bike Route. The City adopted the South Bay Bicycle Master Plan (Bicycle Master Plan), which is a multi-jurisdictional bicycle master plan intended to guide the development and maintenance of a comprehensive bicycle network and set of programs throughout the cities in the South Bay, including Gardena. The Bicycle Master Plan (Figure 4-3) identifies proposed bicycle facilities within

Gardena. Halldale Avenue, south of 139th Street and adjacent to the Project site, is identified as a proposed Bike Friendly Street. A Bike Friendly Street is defined as local roads that have been enhanced with treatments that prioritize bicycle travel. These treatments include wayfinding signage, pavement markings, and traffic calming. The Project does not propose any modifications to 139th Street or Halldale Avenue that would conflict with the existing Class III Bike Route or conflict with the proposed Bike Friendly Street. The Project would not conflict with a program plan, ordinance, or policy addressing bicycle facilities and impacts would be less than significant.

Pedestrian Facilities

Sidewalks are located adjacent to the Project site along Brighton and Halldale Avenues. However, the sidewalk on Halldale Avenue terminates and does not extend further north to 139th Street. The Project would not modify the existing sidewalks with the exception that existing damaged sidewalks fronting the Project site would be repaired as part of the Project. Pedestrian access to the Project site would be maintained along Brighton Avenue and at the driveway on Halldale Avenue. The Project would not conflict with a program, plan, ordinance or policy addressing pedestrian facilities and impacts would be less than significant.

Consistency with CEQA Guidelines Section 15064.3, subdivision (b)

The City's *SB 743 Implementation Transportation Analysis Updates* (Transportation Analysis Guidelines), includes criteria for individual project screening, which can be used to screen projects that are expected to generate low vehicles miles traveled (VMT) out of a detailed VMT analysis. The City's three VMT screening criteria and determinations include:

- Project Type Screening: Projects that generate less than 110 daily trips may be screened from conducting a VMT analysis. This screening criterion does not apply since the Project is expected to generate more than 110 daily trips. The Project is expected to generate 198 daily trips.

- Transit Proximity Screening: Projects located within a High-Quality Transit Area (HQTA) would be screened from a detailed VMT analysis if the project has certain characteristics:

    - Has a Floor Area Ratio (FAR) of less than 0.75 (for office, retail, hotel, and industrial projects) or less than 20 units per acre (for residential projects).
    - Includes more parking for use by residents, customers, or employees than required by the City (unless additional parking is being provided for design feasibility, such as completing the floor of a subterranean or structured parking facility, or if additional parking is located within the project site to serve adjacent uses).
    - Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City).
    - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

    The Project site is located within a frequent transit area (within a half-mile radius of an existing or planned major transit stop, or an existing stop along a high-quality transit corridor, which has fixed route bus service with service intervals no longer than 15 minutes during peak commute hours). In addition, this project would meet the other criteria necessary to screen out due to transit proximity:

- The FAR/density requirement does not apply since this is not an office, retail, hotel, industrial, or residential project.
- The Project would supply 40 parking spaces on site, which does not exceed City requirements.
- The Project is consistent with the Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS) (more information on SCS consistency is provided below).
- The Project would not replace residential units.

The proposed project is consistent with the SCAG SCS for the following reasons:

- The proposed Project does not include a change from residential uses to employment uses (e.g., office and industrial) or vice versa, and is thus consistent with SCAG's land use projections for the area. In addition, the Project is a conditionally permitted use and would be consistent with the zoning for the site.
- The project furthers goals from the SCAG SCS, including:
  - The Project is located in an area with high-quality bus service and furthers the goals of: improving mobility, accessibility, reliability, and travel safety for people and goods; increasing person and goods movement and travel choices within the transportation system; reducing greenhouse gas emissions and improving air quality; and, focusing growth near destinations and mobility options.
  - By encouraging sports and recreation activities, the Project furthers the goal of supporting healthy and equitable communities.

Therefore, the Project can be screened out of requiring a detailed VMT analysis under the transit proximity screening criteria.

- Low VMT Area Screening: Projects that are assessed using home-based VMT per resident (such as residential projects) or home-based work VMT per employee (such as offices) in a low-VMT generating area may be screened from a VMT analysis. This Project is a unique use that would not be analyzed using either of these VMT metrics, as it is not a residential use, and the number of employees is not directly correlated to the activity level of the soccer fields. As such, this screening criteria would not apply to this Project.

To be screened out of a detailed VMT analysis, a Project would need to satisfy at least one of the VMT screening criteria. Given that the proposed Project is located within a low VMT area, the Project meets the Low VMT Area Screening and a detailed VMT analysis would not be required. Projects located within a low VMT generating area are presumed to have a less than significant impact. Thus, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

Hazards Due to a Geometric Design Feature or Incompatible Use

The Project would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature. The Project would utilize the existing driveway at the southwest corner of the Project site. Thus, no impacts would occur in this regard.

Emergency Access

The Project would not modify the roadways adjacent to the site; the Project site would continue to be accessible from Halldale and Brighton Avenues in the event of an emergency. There is the potential that

traffic lanes located immediately adjacent to the Project site may be temporarily closed or controlled by construction personnel during construction activities. Any temporary closure would be required to receive permission from the traffic authority in accordance with Gardena Municipal Code Section 13.56.430, *Road Closure or Interference with Highway Use*. However, this would be temporary and emergency access to the Project site and surrounding area would be required to be maintained at all times. Additionally, all construction staging would occur within the boundaries of the Project site and would not interfere with circulation along arterials, or any other nearby roadways.

Prior to the issuance of a building permit, the applicant is required to submit appropriate plans for plan review to ensure compliance with zoning, building, and fire codes. The Los Angeles County Fire Department (LACFD) would review the Project for access requirements, minimum roadway widths, fire apparatus access roads, fire lanes, signage, access devices and gates, access walkways, among other requirements to ensure adequate emergency access would be provided to and within the Project site. Thus, Project construction and operation would not result in inadequate emergency access.

NOISE

The following analysis is based on the *Lab Five Soccer at Gardena Noise Impact Study*, September 27, 2021 (Noise Study) prepared by MD Acoustics; refer to Appendix B, Noise Study.

Short-Term Construction Noise

Construction noise associated with each phase of the Project was calculated at the adjacent residences utilizing methodology presented in the FHWA Roadway Construction Noise Model together with several key construction parameters including distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project site. Construction equipment typically moves back and forth across the site, and it is an industry standard to use the acoustical center of the site to model average construction noise levels.

The anticipated construction equipment was split into two phases, site preparation and building construction. Noise levels associated with each phase are shown in Table 1, *Construction Noise Level by Phase (dBA, Leq)*.

Table 1
Construction Noise Level by Phase (dBA, Leq)

Activity	Noise Levels at Nearest Sensitive Receptor	
	Leq	Lmax
Site Preparation	66	72
Building Construction	64	69
Notes: Construction Modeling Worksheets provided in Appendix B.		

As shown in Table 1, Project construction noise would range between 64 to 66 dBA Leq and 69 to 72 dBA Lmax at nearby sensitive receptors. Construction noise is considered a short-term impact and would be considered significant if construction activities occur outside the allowable times as described in the City's General Plan and Municipal Code. However, the Project would be required to adhere to Gardena Municipal Code Section 8.36.080(G) which outlines the allowed times for construction. Thus, this impact would be less than significant.

Long-Term Operational Noise

The worst-case stationary noise was modeled using SoundPLAN 3D acoustical modeling software. This worst-case scenario models all operational noise operating at the same time for the full duration of an hour. The model utilizes the sound level data for the proposed Project activities, which includes parking and soccer activities. There is an existing 10-foot wall surrounding the Project site included in the model.

Seven receptors were modeled to accurately evaluate the proposed Project's operational noise impact to adjacent land uses; refer to Appendix B for further information regarding the receptors. Both daytime and nighttime ambient noise levels are calculated. It is noted that nighttime (between 10:00 pm and 11:00 pm) the soccer center would operate a reduced capacity. Worst-case, Project only operational noise levels are anticipated to range between 35 to 49 dBA Leq at the modeled noise receptors.

Table 2, *Worst-Case Predicted Operational Daytime Noise Levels (dBA, Leq)*, identifies Project plus ambient daytime noise level projections. As indicated in Table 2, daytime noise levels are anticipated to be 56 dBA leq during the day at the receptors during operational hours.

Table 2
Worst-Case Predicted Operational Daytime Noise Levels (dBA, Leq)

Receptor[1]	Existing Day Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Daytime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	56	39	56	70	0
R2	56	49	56	56	0
R3	56	43	56	56	0
R4	56	48	56	56	0
R5	56	49	56	70	0
R6	56	46	56	70	0
R7	56	43	56	72	0

Notes:51. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. Refer to Exhibit F in Appendix B for the operation noise level projections at each receptor.
4. Per Gardena Municipal Code Section 8.36.040(C) if the ambient exceeds the noise standard the ambient becomes the noise standard.

Table 3, *Worst-Case Predicted Operational Nighttime Noise Levels (dBA, Leq)*, identifies Project plus ambient nighttime noise level projections. As indicated in Table 3, nighttime noise levels are anticipated to be 55 dBA leq during the nighttime at the receptors during operational hours.

Table 3
Worst-Case Predicted Operational Nighttime Noise Levels (dBA, Leq)

Receptor[1]	Existing Night Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Nighttime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	55	35	55	70	0
R2	55	45	55	55	0
R3	55	39	55	55	0
R4	55	45	55	55	0
R5	55	47	56	70	1
R6	55	44	55	70	0
R7	55	41	55	70	0

Notes:51. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. Refer to Exhibit F in Appendix B for the operation noise level projections at each receptor.
4. Per Gardena Municipal Code Section 8.36.040(C) if the ambient exceeds the noise standard the ambient becomes the noise standard.

As demonstrated in Tables 2 and 3, the combined noise levels do not exceed the City's noise limits established by Gardena Municipal Code Section 8.36.040, which stipulates a 70 dBA industrial noise limit and a residential noise limit that cannot exceed the ambient in cases such as this where the ambient exceeds the noise limit. Therefore, the Project would have a less than significant impact.

Groundborne Vibration or Noise

Construction activities can produce vibration that may be felt by adjacent land uses. The Caltrans Transportation and Construction Induced Vibration Guidance Manual provides general thresholds and guidelines as to the vibration damage potential from vibration impacts.

Construction equipment has the potential to get as close as 25 feet to the adjacent residential buildings. At this distance, a large bulldozer would yield a worst-case 0.089 PPV (in/sec) which would be perceptible but would not result in architectural damage. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest residential structures. Construction vibration impacts would be less than significant.

AIR QUALITY

Air Quality Management Plan Consistency

The Project site is located within the South Coast Air Basin (SCAB), which is under the South Coast Air Quality Management District's (SCAQMD's) jurisdiction. The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which SCAB is in non-attainment. To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the USEPA. The AQMP's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2016

RTP/SCS, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The proposed Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: A proposed project would not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of the AQMP's air quality standards or the interim emissions reductions.

- **Consistency Criterion No. 2**: A proposed project would not exceed the AQMP's assumptions or increments based on the years of the project build-out phase.

Consistency Criterion No. 1 refers to the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). As shown in Tables 4 and 5, the proposed Project construction and operational emissions would be below SCAQMD's thresholds. As the Project would not generate localized construction or regional construction or operational emissions that would exceed SCAQMD thresholds of significance, the Project would not violate any air quality standards. Thus, no impact is expected, and the Project would be consistent with the first criterion.

Consistency Criterion No. 2 refers to SCAG's growth forecasts and associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on SCAG's growth projections, which are based, in part, on the general plans of cities located within the SCAG region. Therefore, projects that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

With respect to determining consistency with Consistency Criterion No. 2, it is important to recognize that air quality planning within the air basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2016 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2016 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

1. *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2016 AQMP form the basis for the projections of air pollutant emissions and are based on the General Plan land use designations and SCAG's 2016-2040 Regional Transportation Plan/Sustainability Communities Strategy (2016-2040 RTP/SCS) demographics forecasts.[1] The population, housing, and employment forecasts within the 2016-2040 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Gardena. The SCAQMD has

[1] Although SCAG has adopted *the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* (Connect SoCal), the SCAQMD has not released an updated AQMP that utilizes information from *Connect SoCal*; SCAQMD is planning to release the updated AQMP in 2022. Therefore, this analysis is based on the 2016-2040 RTP/SCS.

incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2016 AQMP. The Project would not require a General Plan amendment and is consistent with the zoning subject to a CUP to operate the proposed facility. The Project would be within the population, housing, and employment projections anticipated and planned for by the City's General Plan and would not increase growth beyond the AQMP's projections.

2. *Would the project implement all feasible air quality mitigation measures?*

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in the discussions below. As such, the proposed Project meets this 2016 AQMP consistency criterion.

3. *Would the project be consistent with the land use planning strategies set forth in the AQMP?*

Land use planning strategies set forth in the 2016 AQMP are primarily based on the 2016-2040 RTP/SCS. The Project would be consistent with the actions and strategies of the 2016-2040 RTP/SCS. For example, the Project would be an infill development, which is consistent with various goals within the 2016-2040 RTP/SCS. Additionally, the Project would be located near public transit, thereby supporting the 2016-2040 RTP/SCS goal of focusing new growth around transit.

In conclusion, the determination of 2016 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the air basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the air basin would also be consistent with the SCAQMD and SCAG's goals and policies and is considered consistent with the 2016 AQMP. Therefore, the Project would be consistent with the above criteria and impacts would be less than significant.

Cumulative Impacts

Construction Impacts. Project construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project site include ozone-precursor pollutants (i.e., Reactive Organic Gases [ROG] and NOx) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and temporary, lasting only while construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

The Project's construction-related emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. Construction of the proposed Project is anticipated to begin in late 2021 and be completed in early 2022; refer to Appendix C, Air Quality Modeling, for additional information.

Table 4, *Construction-Related Emissions*, presents the anticipated daily construction emissions.

As shown in Table 4, all criteria pollutant emissions would remain below their respective thresholds. While impacts would be considered less than significant, the proposed Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. As the proposed Project emissions would not worsen ambient air quality, create additional violations of federal and state standards, or delay SCAB's goal for meeting attainment standards, impacts associated with Project construction emissions would be less than significant.

Table 4
Construction-Related Emissions

Construction Year	Pollutant (lbs per day)[1]					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
2021	2.0	20.5	15.1	<0.1	3.8	2.2
2022	1.8	13.1	14.0	<0.1	1.0	0.7
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Source: CalEEMod version 2020.4.0; refer to Appendix C for detailed model input/output data.

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.

SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment; refer to Appendix C for model outputs. Emissions were calculated using CalEEMod, version 2016.3.2. Winter emissions represent worst-case scenario.

Operational Emissions Impacts. The Project's operational emissions would be associated primarily with motor vehicle use. Mobile sources emissions are generated from vehicle operations associated with Project operations. CalEEMod was used to calculate pollutants emissions from vehicular trips generated from the proposed Project. CalEEMod default inputs for vehicle mix and trip distances were unaltered for this analysis. Estimated emissions from Project operations are summarized in Table 5, *Operational-Related Emissions*. Note that emissions rates differ from summer to winter because weather factors are dependent on the season and these factors affect pollutant mixing, dispersion, ozone formation, and other factors.

As shown in Table 5, emission calculations generated from CalEEMod demonstrate that Project operations would not exceed the SCAQMD thresholds for any criteria air pollutants. Therefore, Project operational impacts would be less than significant.

As shown in Table 5, the Project's unmitigated area source emissions would not exceed SCAQMD thresholds for either the winter or summer seasons. Therefore, impacts would be less than significant.

Energy source emissions would be generated due to the Project's electricity usage, which would be minimal. The Project's primary uses of electricity would be for outdoor lighting. As shown in Table 5, the Project's unmitigated energy source emissions would not exceed SCAQMD thresholds for criteria pollutants. As such, the Project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation. Therefore, the Project's operational air quality impacts would be less than significant.

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NOx, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern. NOx and ROG react with sunlight to form O_3, known as photochemical smog. Additionally, wind currents readily transport PM_{10} and $PM_{2.5}$. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions have been estimated using CalEEMod, as recommended by the SCAQMD. As shown in Table 5, mobile source emissions would not exceed SCAQMD thresholds for criteria

pollutants. Therefore, the Project's air quality impacts associated with mobile source emissions would be less than significant.

Table 5
Operational-Related Emissions

Emissions Source	Pollutant (lbs per day)[1]					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Proposed Project Summer Emissions						
Area Source Emissions	<0. 1	0	<0.1	<0. 1	0	0
Energy Emissions	0	0	0	0	0	0
Mobile Emissions[2]	0.6	0.6	5.8	<0. 1	1.2	0.3
Total Emissions[3]	**0.6**	**0.6**	**5.8**	**<0.1**	**1.2**	**0.3**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***
Proposed Project Winter Emissions						
Area Source Emissions	<0. 1	0	<0.1	<0.1	0	0
Energy Emissions	0	0	0	0	0	0
Mobile Emissions[2]	0.6	0.7	5.7	<0.1	1.2	0.3
Total Emissions[3]	**0.6**	**0.7**	**5.7**	**<0.1**	**1.2**	**0.3**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Is Threshold Exceeded?	***No***	***No***	***No***	***No***	***No***	***No***

Refer to Appendix C for detailed model input/output data.

Notes: ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.

1. Emissions were calculated using CalEEMod, version 2020.4.0.
2. The mobile source emissions were calculated using the trip generation data provided in the Transportation Memorandum prepared for the Lab Five Soccer Center Project (Transportation Analysis) prepared by Kittelson & Associates; refer to Appendix A, Transportation Analysis.
3. The numbers may be slightly off due to rounding.

Cumulative Conclusion

SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. As discussed above, the Project's construction-related emissions by themselves would not exceed the SCAQMD significance thresholds for criteria pollutants.

Since these thresholds indicate whether individual Project emissions have the potential to affect cumulative regional air quality, it can be expected that the Project-related construction emissions would not be cumulatively considerable. The SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to the federal Clean Air Act mandates. The analysis assumed fugitive dust controls would be utilized during construction, including frequent water applications. SCAQMD rules, mandates, and compliance with adopted AQMP emissions control measures would also be imposed on construction projects throughout the SCAB, which would include related cumulative projects. As concluded above, the Project's construction-related impacts would be less than significant. Compliance with SCAQMD rules and regulations would further minimize the proposed Project's construction-related emissions. Therefore, Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. The Project's construction-related emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts.

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in Table 5, the Project's operational emissions would not exceed SCAQMD thresholds. As a result, the Project's operational emissions would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant and impacts would be less than significant.

Sensitive Receptors

The nearest sensitive receptors to the Project site are the residences located immediately north and west of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

Localized Construction Significance Analysis. The maximum daily disturbed acreage would be 1.5 acres (the gross area of the Project site). The appropriate SRA for the LSTs is the Southwest Coastal LA County area (SRA 3), since SRA 3 includes the Project site. LSTs apply to CO, NOx, PM_{10}, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to 2.0 acres. As stated, Project construction is anticipated to disturb a maximum of 1.5 acres in a single day.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs". Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at 25 meters were utilized in this analysis for receptors closer than 25 meters. Table 6, *Localized Significance of Construction Emissions*, presents the results of localized emissions during proposed Project construction.

Table 6
Localized Significance of Construction Emissions

Construction Activity	NO_x	CO	PM_{10}	$PM_{2.5}$
Site Preparation	17.4	7.6	6.0	3.6
Grading	20.2	9.8	8.0	4.3
Demolition	19.7	14.5	1.1	1.0
Paving	9.3	10.7	0.5	0.5
Architectural Coating	1.4	1.8	0.1	0.1
Building Construction	12.5	12.7	0.6	0.6
SCAQMD Localized Screening Thresholds	*131*	*967*	*8*	*5*
Exceed SCAQMD Thresholds?	***No***	***No***	***No***	***No***
Source: CalEEMod Version 2020.4.0; refer to Appendix C for model outputs				
Notes: NO_x = nitrogen oxides; CO = carbon monoxide; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds. Emissions reflect on-site construction emissions only, per SCAQMD guidance.				

As shown in Table 6, the emissions of these pollutants on the peak day of Project construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Further, the Project would be subject to compliance with SCAQMD Rules 402, 403, and 1113, which would further reduce specific construction-related emissions. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during construction activities.

Localized Operational Significance Analysis. Table 7, *Localized Significance of Operational Emissions*, provides the on-site operational emissions compared to the LST thresholds.

Table 7
Localized Significance of Operational Emissions

Maximum Emissions	NO_x	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions (Area Sources)	0	<0.1	0	0
SCAQMD Localized Screening Thresholds	131	967	2	1
Exceed SCAQMD Thresholds?	***No***	***No***	***No***	***No***
Source: CalEEMod Version 2020.4.0; refer to Appendix C for model outputs				
Notes: NO_x = nitrogen oxides; CO = carbon monoxide; PM_{10} = particulate matter up to 10 microns; $PM_{2.5}$ = particulate matter up to 2.5 microns; lbs = pounds.				

As indicated in Table 7, the maximum daily emissions of pollutants during Project operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, the proposed Project would result in a less than significant impact concerning LSTs during operational activities.

The Project would not involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants, and no significant toxic airborne emissions would result from operation of the proposed Project. Construction activities are subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (Sierra Club v. County of Fresno [Friant Ranch, L.P.] [2018] 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme ozone nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts would occur.

NOx and ROG are precursor emissions that form ozone in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so ozone may be formed at a distance downwind from the sources. Breathing ground-level ozone can result in health effects that include: reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that ozone can make asthma symptoms worse and can increase sensitivity to asthma triggers.

According to the SCAQMD's 2016 AQMP, ozone, NOx, and ROG have been decreasing in the SCAB since 1975 and are projected to continue to decrease in the future. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NOx and ROG levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NOx emissions from electric utilities have also decreased due to the use of cleaner fuels and renewable energy. The 2016 AQMP demonstrates how the SCAQMD's control strategy to meet the 8-hour ozone standard in 2023 would lead to sufficient NOx emission reductions to attain the 1-hour ozone standard by 2022. In addition, since NOx emissions also lead to the formation of $PM_{2.5}$, the NOx reductions needed to meet the ozone standards will likewise lead to improvement of $PM_{2.5}$ levels and attainment of $PM_{2.5}$ standards.

The SCAQMD's air quality modeling demonstrates that NOx reductions prove to be much more effective in reducing ozone levels and will also lead to a significant decrease in $PM_{2.5}$ concentrations. NOx-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane. The 2016 AQMP identifies robust NOx reductions from new regulations on RECLAIM facilities, non-refinery flares, commercial cooking, and residential and commercial appliances. Such combustion sources are already heavily regulated with the lowest NOx emissions levels achievable but there are opportunities to require and accelerate replacement with cleaner zero-emission alternatives, such as residential and commercial furnaces, pool heaters, and backup power equipment. The AQMP plans to achieve such replacements through a combination of regulations and incentives. Technology-forcing regulations can drive development and commercialization of clean technologies, with future year requirements for new or

existing equipment. Incentives can then accelerate deployment and enhance public acceptability of new technologies.

The 2016 AQMP also emphasized that beginning in 2012, continued implementation of previously adopted regulations will lead to NOx emission reductions of 68 percent by 2023 and 80 percent by 2031. With the addition of 2016 AQMP proposed regulatory measures, a 30 percent reduction of NOx from stationary sources is expected in the 15-year period between 2008 and 2023. This is in addition to significant NOx reductions from stationary sources achieved in the decades prior to 2008.

As previously discussed, Project emissions would be less than significant and would not exceed SCAQMD thresholds; refer to Table 4 and Table 5. Localized effects of on-site Project emissions on nearby receptors were also found to be less than significant; refer to Table 6 and Table 7. The LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, Project-related emissions would not exceed the regional thresholds or the LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels more than the health-based ambient air quality standards.

Carbon Monoxide Hotspots

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

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The 2016 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with approximately 100,000 average daily traffic (ADT), was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The proposed Project would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 ADT, it can be reasonably inferred that CO hotspots would not be experienced at any Project area intersections from the 198 ADT attributable to the proposed Project. Therefore, impacts would be less than significant.

Construction-Related Diesel Particulate Matter

Project construction would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to

toxic air contaminants (TAC) emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The closest sensitive receptors to the Project site are located immediately adjacent to the north and west of the site. The use of diesel-powered construction equipment would be temporary and episodic and occur throughout the Project site. The duration of exposure would be short and exhaust from construction equipment would dissipate rapidly. Current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities.

California Office of Environmental Health Hazard Assessment has not identified short-term health effects from diesel particulate matter (DPM). Construction is temporary and would be transient throughout the site (i.e., move from location to location) and would not generate emissions in a fixed location for extended periods of time. Construction activities would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five minutes to further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by Project construction activities, in and of itself, would not expose sensitive receptors to substantial amounts of air toxins and the proposed Project would result in a less than significant impact.

Objectionable Odors

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors.

WATER QUALITY

Short-term impacts related to water quality could occur during the construction phase associated with the development of the site. 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 site is approximately 1.5 acres and therefore would be subject to the General Permit. To obtain coverage under the General Permit, dischargers are required to file with the State Water Resources Control Board (SWRCB) the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI) and other compliance-related documents. The General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

The Project would also be subject to Gardena Municipal Code Chapter 8.70, Stormwater and Runoff Pollution Control. Chapter 8.70 is intended to reduce the quality of pollutants being discharged to the waters of the United States through: the elimination of non-stormwater discharges to the municipal stormwater system; the elimination of discharge of pollutants into the municipal storm drain system; the reduction of pollutants in stormwater discharges to the maximum extent practicable; the protection and enhancement of the quality of the waters of the United States in a manner consistent with the provisions of the Clean Water Act.

Compliance with the NPDES and Gardena Municipal Code requirements would ensure the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact.

Criterion (e) ***The site can be adequately served by all required utilities and public services.***

The Project site has historically been used for a hauling and demolition business and all required utilities and public services are available to serve the proposed Project. Utility infrastructure is located within the surrounding area and serves the existing site. The Project would not require significant expansion of utilities and public services beyond existing conditions.

4.0 EXCEPTIONS TO CATEGORICAL EXEMPTIONS ANALYSIS

The following are exceptions to CEs pursuant to CEQA Guidelines 15300.2, Exceptions:

Exception a) **Location. Classes 3, 4, 5, 6 and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, expect where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.**

Exception (a) is specifically applicable to CE Classes 3, 4, 5, 6, and 11. The Project does not qualify for any of these classes. The Project is being considered and analyzed under a Class 32 CE. Thus, this exception is not applicable.

Exception b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

There are no projects currently proposed or known within the Project area of the same type. The Project is consistent with the General Plan land use (i.e., Industrial) anticipated for the site. The Project would not result in a significant environmental impact and would not contribute to a significant cumulative impact. Exception (b) would not apply to the Project.

Exception c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that they activity will have a significant effect on the environment due to unusual circumstances.**

There are no unusual circumstances associated with the Project site or the Project. The Project site is located within an urbanized area of the City and does not include any site-specific environmental conditions that would preclude the proposed development. The Project proposes to construct a 5-a-side soccer center facility at the approximately 1.5-acre site. The proposed Project is consistent with the General Plan land use (i.e., Industrial) designation. Exception (c) would not apply to the Project.

Exception d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

There are no officially-designated or eligible State Scenic Highways within proximity to the Project site. Thus, the proposed Project would not result in damage to scenic resources within an officially designated State Scenic Highway. Exception (d) would not apply to the Project.

Exception e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Government Code Section 65962.5 requires the DTSC and SWRCB to compile and update a regulatory sites listing (per the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is not listed pursuant to Government Code Section 65962.5.[2] Thus, Exception (e) would not apply to the Project.

Exception f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project site does not contain any historical resources. Further, there are no structures or resources within the surrounding area listed as historic resources. The Project would not cause a substantial adverse change in the significance of a historical resource and Exception (f) would not apply.

[2] California Environmental Protection Agency, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/, accessed September 20, 2021.

5.0 CONCLUSION

Based on the analysis provided herein, the proposed Lab Five Soccer Center Project meets the criteria for a Class 32 Categorical Exemption pursuant to Section 15332 of the CEQA Guidelines.

6.0 REFERENCES

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Appendix A

KITTELSON & ASSOCIATES
750 THE CITY DRIVE, SUITE 410
ORANGE, CA 92868
P 714.468.1997

MEMORANDUM

Date:	September 22, 2021	Project #26676
To:	City of Gardena	
From:	Michael Sahimi and Tim Erney, Kittelson & Associates, Inc.	
Project:	Lab Five Soccer Center	
Subject:	Transportation Memorandum	

This transportation memorandum summarizes estimated trip generation, the California Environmental Quality Act (CEQA) vehicle miles traveled (VMT) analysis, and the non-CEQA local transportation assessment for the proposed Lab Five Soccer Center (project), located at 14000 Halldale Avenue in the City of Gardena, California. This memo includes the following sections:

- Project Description
- Trip Generation Estimates
- VMT Impact Assessment
- Local Transportation Assessment
- Summary and Conclusions

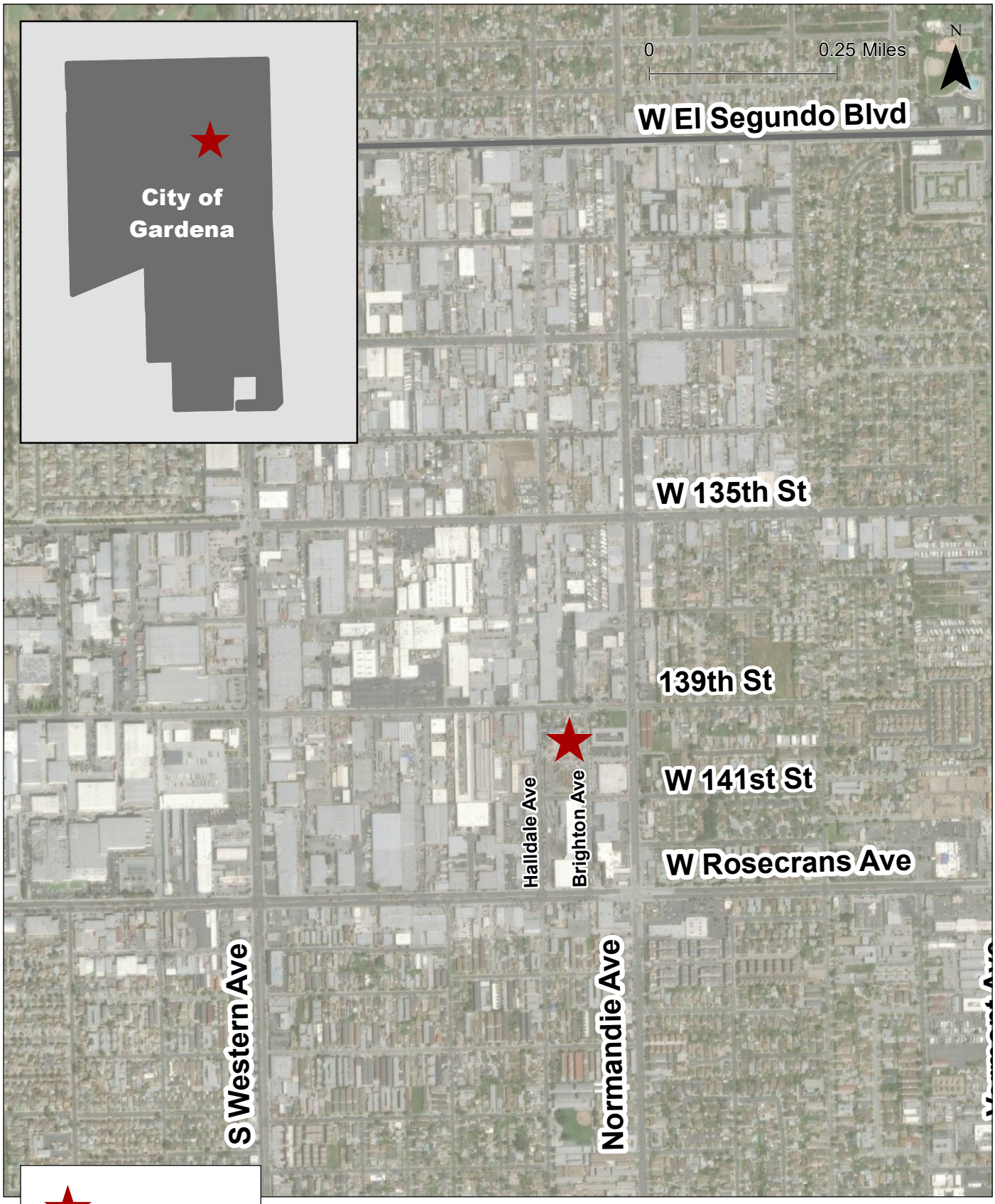
The analysis methodologies and contents of this assessment are based on the City's *SB 743 Implementation Transportation Analysis Updates* (June 2020).

PROJECT DESCRIPTION

The project site is located at 14000 Halldale Avenue in the City of Gardena, between Halldale Avenue and Brighton Avenue south of 139th Street. The project site is within in an industrial zone and was previously used for a hauling and demolition business. The project will be on a 1.5-acre lot and includes the development of seven (7) 50-foot by 98-foot soccer fields designed for five versus five games. The project also includes remodeling an existing two-story 2,786 square foot office building, in which 878 square feet will be converted to an incidental café use for the patrons of the soccer center. A total of 40 on-site parking spaces will also be provided, which would be accessed via a proposed driveway on Halldale Avenue located approximately 275 feet south of 139th Street.

The hours of operation for the soccer center are anticipated to be 9:00 AM to 11:00 PM.

The project location is shown in Figure 1. The current proposed site plan is shown in Figure 2.



Project Location
Gardena, California

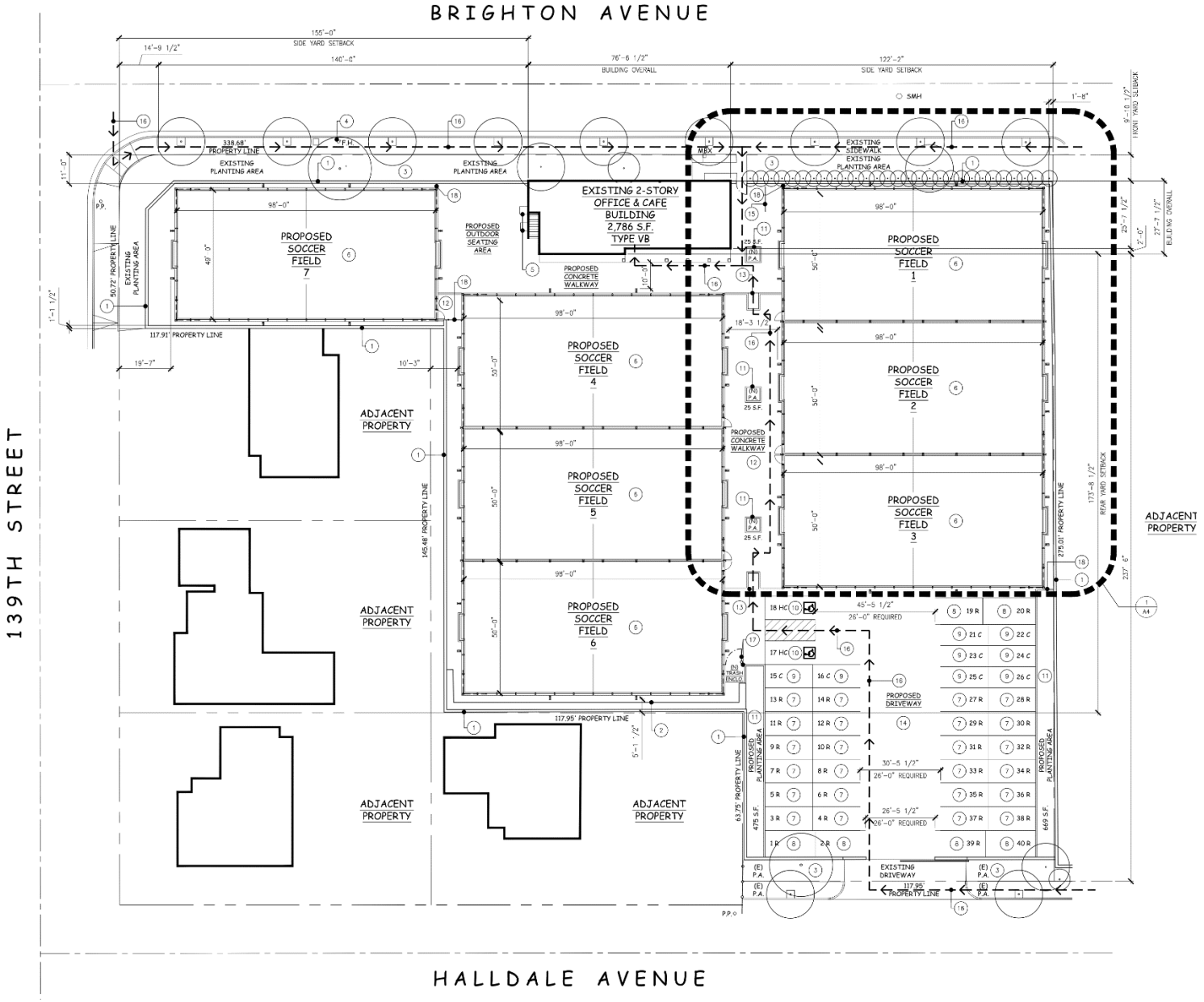
Figure
1

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 01 - Project Location.mxd - msahimi - 3:58 PM 8/17/2021

Figure 2: Project Site Plan



TRIP GENERATION ESTIMATES

Given that this project consists of a non-standard use that is not included in traditional trip generation rate sources such as the Institute of Transportation Engineers (ITE) Trip Generation Manual, trip generation rates were estimated using data collected at a comparable site. The existing Lab Five soccer center located at 9740 Telfair Avenue in the City of Pacoima was previously chosen as a comparable site for the project's parking study prepared by Walker Consultants in May 2021. This location has eight soccer fields, plus parking.

For the purposes of this analysis, inbound and outbound trips were collected at the Pacoima site during one weekday to develop per-field trip generation rates, which were then used to develop trip generation estimates for the proposed project. Given that the soccer fields are the project's primary trip-generating use supported by other buildings on the site, it is appropriate to develop per-field rates from the Pacoima site and apply them to the proposed Gardena site. Since some patrons of the Pacoima location park off-site and walk to the center. As such, driveway counts were conducted, including both vehicles and pedestrians. While bicycle counts were also collected, no bicyclists were observed entering or leaving the site. For the purpose of estimating vehicle trip generation, inbound and outbound pedestrian trips were conservatively included as vehicle trips.

The data collected at the Pacoima site was used to estimate per-field trip generation rates for four time periods:

- Weekday daily
- Weekday AM peak hour – This represents the peak hourly trip generation during the weekday AM peak period of the local roadway network (from 7:00 AM to 9:00 AM). Note that the estimated weekday AM trip generation rate is 0.0 per field, since no activity was observed at the Pacoima site during the AM hours; this is consistent with the proposed project's hours of operation.
- Weekday PM peak hour – This represents the peak hourly trip generation during the weekday PM peak period of the local roadway network (from 4:00 PM to 6:00 PM).
- Project weekday peak hour – This represents the project's hour of highest trip generation for the entirety of the day, which occurred from 7:15 PM to 8:15 PM. Note that this period is included for informational purposes, as City's transportation analysis requirements does not require the evaluation of a project's peak hour of activity.

The inbound and outbound trip generation rates were derived from the eight-field Pacoima site (driveway counts were divided by 8 to obtain rates, with inbound/outbound percentages based on the driveway trip patterns). Rates were then applied to the proposed seven-field project in Gardena. As shown in Table 1, the proposed project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips. The project is also expected to generate 60 vehicle trips during its peak hour of trip generation (provided for informational purposes).

Table 1: Project Trip Generation Estimate

Trip Generation Rates										
Rate	**Daily**	**AM Peak Hour**			**PM Peak Hour**			**Project Weekday Peak Hour**		
		In	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Per field	28.25	--	--	0.00	75%	25%	1.00	83%	17%	8.63
Trip Generation Estimates										
Size	**Daily**	**AM Peak Hour**			**PM Peak Hour**			**Project Weekday Peak Hour**		
		In	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
7 fields	198	0	0	0	5	2	7	50	10	60

Source: Kittelson & Associates, Inc., 2021.
Note: These rates were derived from driveway counts collected at the comparable Pacoima site. The weekday AM and weekday PM peak hour trip generation rates represent the project's expected peak hourly trip generation during the morning and evening peak periods of the local roadway network (7:00-9:00 AM and 4:00-6:00 PM, respectively). The project weekday peak hour trip generation rate represents the project's hour of highest trip generation for the entirety of the day (7:15-8:15 PM).

VMT IMPACT ASSESSMENT

The City's transportation analysis guidelines include criteria for individual project screening, which can be used to screen projects that are expected to generate low VMT out of a detailed VMT analysis. The City's three VMT screening criteria and determinations are listed below.

(1) Project Type Screening

Projects that generate fewer than 110 daily trips, local-serving retail projects less than 50,000 square feet, and affordable housing projects may be screened from conducting a VMT analysis. Since the project would generate approximately 198 daily trips, is not a retail project, and is not an affordable housing project, none of these conditions would apply to this project.

(2) Transit Proximity Screening

Projects located within a high-quality transit area would be screened from a detailed VMT analysis if the project does not have certain characteristics. This screening criteria cannot be applied if the project:

- Has a Floor Area Ratio (FAR) of less than 0.75 (for office, retail, hotel, and industrial projects) or less than 20 units per acre (for residential projects).
- Includes more parking for use by residents, customers, or employees than required by the City (unless additional parking is being provided for design feasibility, such as completing the floor of a subterranean or structured parking facility, or if additional parking is located within the project site to serve adjacent uses).
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the City).
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

According to Figure 3 in the City's guidelines, the proposed project site is located within a frequent transit area (within a half-mile radius of an existing or planned major transit stop, or an existing stop along a high-quality transit corridor, which has fixed route bus service with service intervals no longer than 15 minutes during peak commute hours). In addition, this project would meet the other criteria necessary to screen out due to transit proximity:

- The FAR/density requirement does not apply since this is not an office, retail, hotel, industrial, or residential project.
- The project's parking supply would not exceed City requirements.
- The Project is consistent with the Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS) (more information on SCS consistency is provided below).
- The project would not replace residential units.

The proposed project is consistent with the SCAG SCS for the following reasons:

- The proposed project does not include a change from residential uses to employment uses (e.g., office and industrial) or vice versa, and is thus consistent with SCAG's land use projections for the area. In addition, the project would be obtaining a conditional use permit as opposed to requiring a change to the City's zoning map.
- The project furthers goals from the SCAG SCS, including:
    - The project is located in an area with high-quality bus service and furthers the goals of: improving mobility, accessibility, reliability, and travel safety for people and goods; increasing person and goods movement and travel choices within the transportation system; reducing greenhouse gas emissions and improving air quality; and, focusing growth near destinations and mobility options.
    - By encouraging sports and recreation activities, the project furthers the goal of supporting healthy and equitable communities.

Therefore, the project can be screened out of requiring a detailed VMT analysis under the transit proximity screening criteria.

(3) Low VMT Area Screening

Projects that are assessed using home-based VMT per resident (such as residential projects) or home-based work VMT per employee (such as offices) in a low-VMT generating area may be screened from a VMT analysis. This project is a unique use that would not be analyzed using either of these VMT metrics, as it is not a residential use, and the number of employees is not directly correlated to the activity level of the soccer fields. As such, this screening criteria would not apply to this project.

Screening Analysis Results

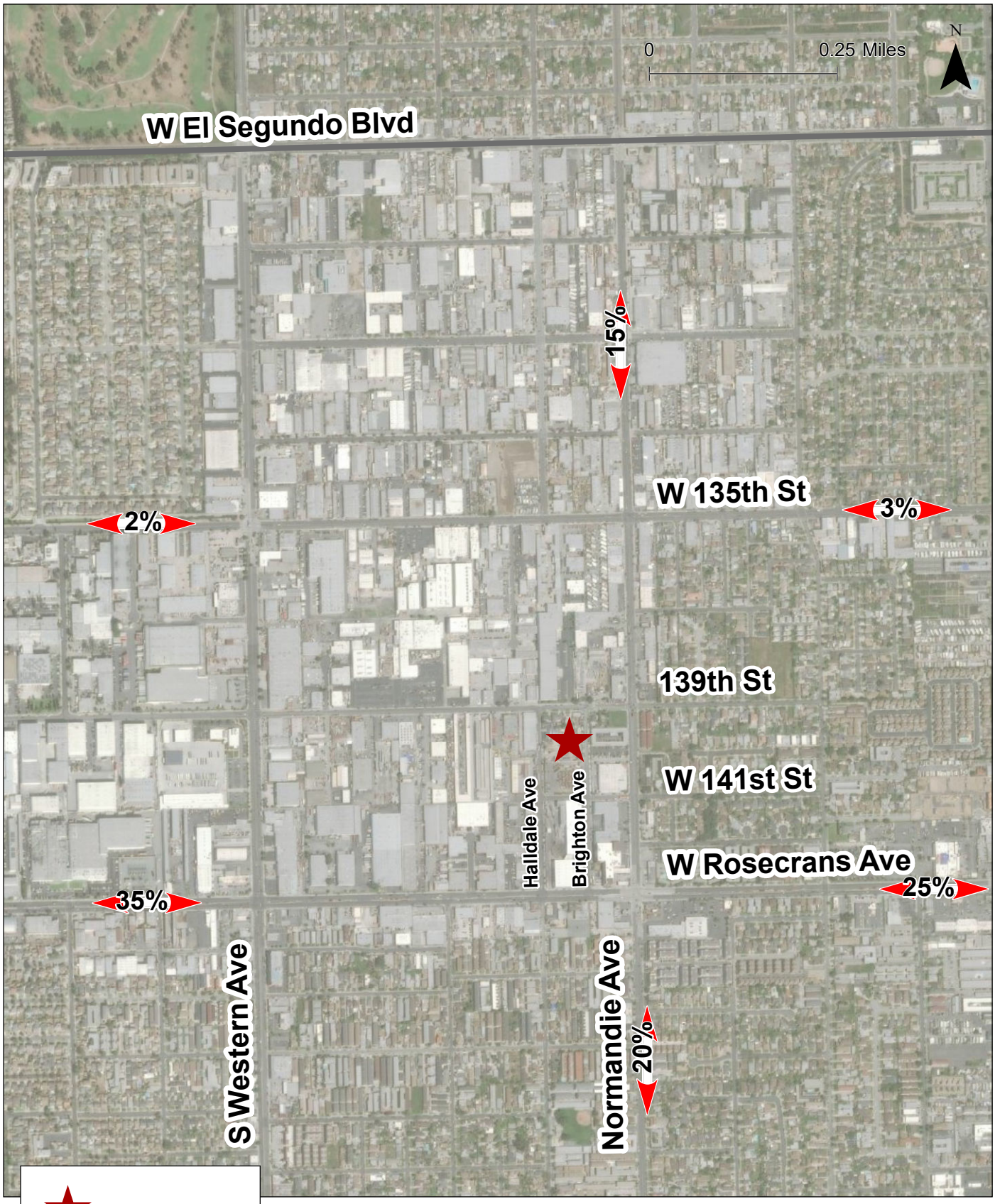
To be screened out of a detailed VMT analysis, a project would need to satisfy at least one of the VMT screening criteria. Given that this project meets the requirements for transit proximity screening, it is screened out of a detailed VMT analysis. Therefore, the project would result in a **less-than-significant** VMT impact.

LOCAL TRANSPORTATION ASSESSMENT

To fulfill the City's local transportation assessment requirements, this section summarizes the trip generation, trip distribution, and trip assignment for the proposed project. As documented above and summarized in Table 1, the project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips (while the project is estimated to generate 60 vehicle trips during its peak hour of trip generation, that hour is not within the standard AM and PM peak study periods). Given that the project is expected to generate fewer than 20 peak hour vehicle trips, this local transportation assessment summarizes project trip distribution and assignment; a cumulative project review and level of service (LOS) analysis are not required and have not been conducted.

For this analysis, project trip distribution was estimated using existing vehicle volumes and traffic patterns on adjacent arterial roadways such as Rosecrans Avenue and Normandie Avenue. Generally, it is expected that the majority of project trips would travel in the eastbound/westbound directions compared to the northbound/southbound directions based on recent traffic counts in the study area. Project trip distribution percentages are shown in Figure 3.

Based on these trip distribution estimates, the weekday PM peak hour project trips were assigned to the study area roadways based on local travel patterns, the locations of nearby freeway on- and off-ramps, and local roadway configurations and traffic controls. The weekday PM inbound and outbound project trip assignments are shown in Figure 4 and Figure 5.



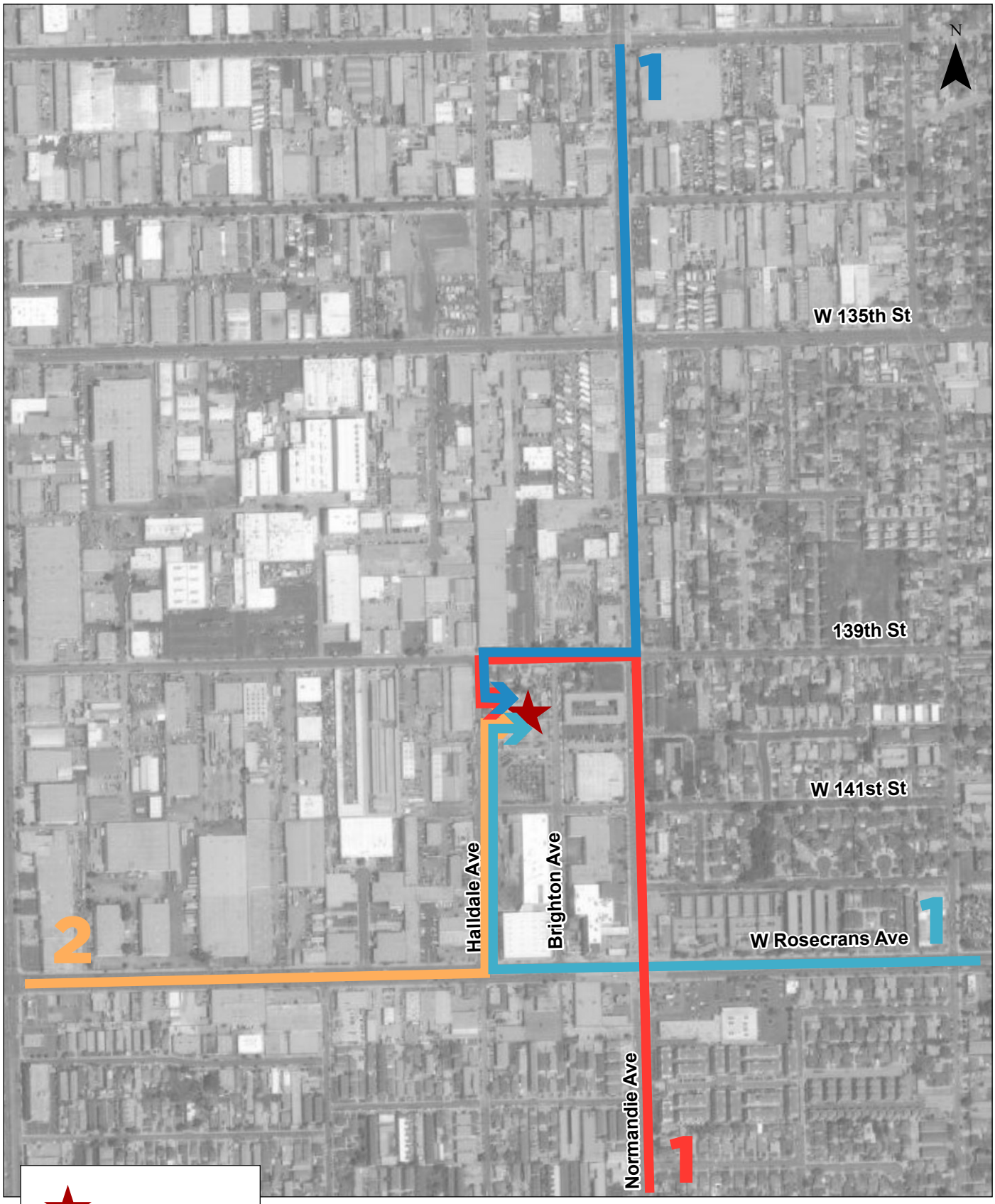
Project Trip Distribution
Gardena, California

Figure
3

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 03 - Project Trip Distribution.mxd - msahimi - 2:27 PM 9/9/2021



PM Peak Hour Project Trip Assignment (Inbound)
Gardena, California

Figure **4**

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 04 - PM Peak Hour Project Trip Assignment (Inbound).mxd - msahimi - 3:09 PM 9/9/2021



PM Peak Hour Project Trip Assignment (Outbound)
Gardena, California

Figure **5**

KITTELSON & ASSOCIATES

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

H:\26\26676 - Gardena Lab 5 Soccer Center\GIS\Figure 05 - PM Peak Hour Project Trip Assignment (Outbound).mxd - msahimi - 3:09 PM 9/9/2021

SUMMARY AND CONCLUSIONS

The following summarizes the findings of the CEQA VMT impact assessment:

- Per the City's guidelines, the project can be screened out of a detailed VMT analysis since it meets the requirements for transit proximity screening.
- Since the project screens out of a detailed VMT analysis, it would result in a **less-than-significant** VMT impact.

The following summarizes the findings of the non-CEQA local transportation assessment:

- The proposed project is expected to generate 198 weekday daily vehicle trips, 0 weekday AM peak hour vehicle trips, and 7 weekday PM peak hour vehicle trips.
- Project trips are expected to mostly travel in the eastbound/westbound directions primarily along Rosecrans Avenue, as well as parallel roads such as 139th Street. Northbound/southbound trips are expected to primarily travel along Normandie Avenue.

Attachment A: Pacoima Site Data Collection Sheet

Attachment A: Pacoima Site Data Collection Sheet

Prepared by National Data & Surveying Services

Trip Generation Study

Location: Lab Five Soccer Dwy, 9740 Telfair Ave
City: Pacoima, CA

Date: 8/25/2021
Day: Wednesday

TIME	Vehicle				PEDS						BIKES					
	IN		OUT		IN			OUT			IN			OUT		
	NR	SL	WL	WR	NR	SL	ET	WL	WT	WR	NR	SL	ET	WL	WT	WR
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
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4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
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6:15 PM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	7	4	1	0	2	0	0	0	0	2	0	0	0	0	0	0
7:00 PM	3	9	1	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	8	3	0	1	1	1	0	0	0	0	0	0	0	0	0	0
7:30 PM	6	6	0	0	0	2	0	0	0	1	0	0	0	0	0	0
7:45 PM	6	7	2	0	1	2	1	0	0	0	0	0	0	0	0	0
8:00 PM	11	1	6	2	0	1	0	0	0	0	0	0	0	0	0	0
8:15 PM	1	1	2	1	3	2	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	2	3	1	0	3	0	0	0	0	0	0	0	0	0	0
8:45 PM	1	2	1	2	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	1	6	4	0	0	0	3	0	1	0	0	0	0	0	0
9:15 PM	1	0	11	10	1	0	0	1	0	4	0	0	0	0	0	0
9:30 PM	0	0	7	3	0	0	0	0	0	4	0	0	0	0	0	0
9:45 PM	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	1	5	4	0	0	0	0	0	2	0	0	0	0	0	0
10:15 PM	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	48	41	51	38	8	15	1	5	0	16	0	0	0	0	0	0

For Peds and Bikes sidewalk movement



Appendix B

Lab Five Soccer at Gardena

Noise Impact Study

City of Gardena, CA

Prepared for:

Starla Barker
De Novo Planning Group
25425 Jefferson Ave, Ste 1180 East Main S #108
Tustin, CA 92780

Prepared by:

MD Acoustics, LLC
Claire Pincock, INCE-USA
1197 Los Angeles Ave, Ste C-256
Simi Valley, CA 93065

Date: 9/27/2021

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1.0 Introduction

1.1 Purpose of Analysis and Study Objectives

This noise assessment was prepared to evaluate the potential noise impacts for the project study area and to recommend noise mitigation measures, if necessary, to minimize the potential noise impacts. The assessment was conducted and compared to the noise standards set forth by the Federal, State, and Local agencies. Consistent with the City's Noise Guidelines, the project must demonstrate compliance to the applicable noise criterion as outlined within the City's Noise Element and Municipal Code.

The following is provided in this report:

- A description of the study area and the proposed project
- Information regarding the fundamentals of noise
- A description of the local noise guidelines and standards
- An analysis of traffic noise impacts to the project site
- An analysis of railroad noise impacts to the project site
- An analysis of construction noise impacts

1.2 Site Location and Study Area

The project site is located at 1400 Halldale Avenue, in the City of Gardena, California, as shown in Exhibit A. The project site is located in an industrial zone with industrial buildings surrounding the site mainly. There are several residential homes abutting the subject property and across the street from Brighton Avenue.

The main existing source of noise is traffic on Normandie Ave and industrial activities.

1.3 Proposed Project Description

The Project proposes to develop an industrial site into a soccer facility with seven 50 ft by 98 ft soccer fields. In addition, there is an existing 2-story, 2,786 SF of an office building in which 878 SF will be converted to an incidental café use for the patrons of the soccer center. Also, the proposed scope of work includes reconstruction of existing restrooms to 3 new single-use occupancy accessible restrooms. The project includes a proposal of 40 parking spaces – 2 handicapped parking spaces, 8 compact tandem parking spaces, and 30 standard tandem parking spaces. The site plan used for this is illustrated in Exhibit B.

1.4 Noise Study Summary

The operational-only levels at the property lines will range between 35 dBA Leq to 49 dBA Leq. The project plus ambient levels will range from 55 dBA Leq to 56 dBA Leq. All levels fall within the City of Gardena limits of 70 dBA in industrial areas and no increase in the ambient in residential areas (as the existing ambient already exceeds the residential limit). The project site is below 62 dBA.

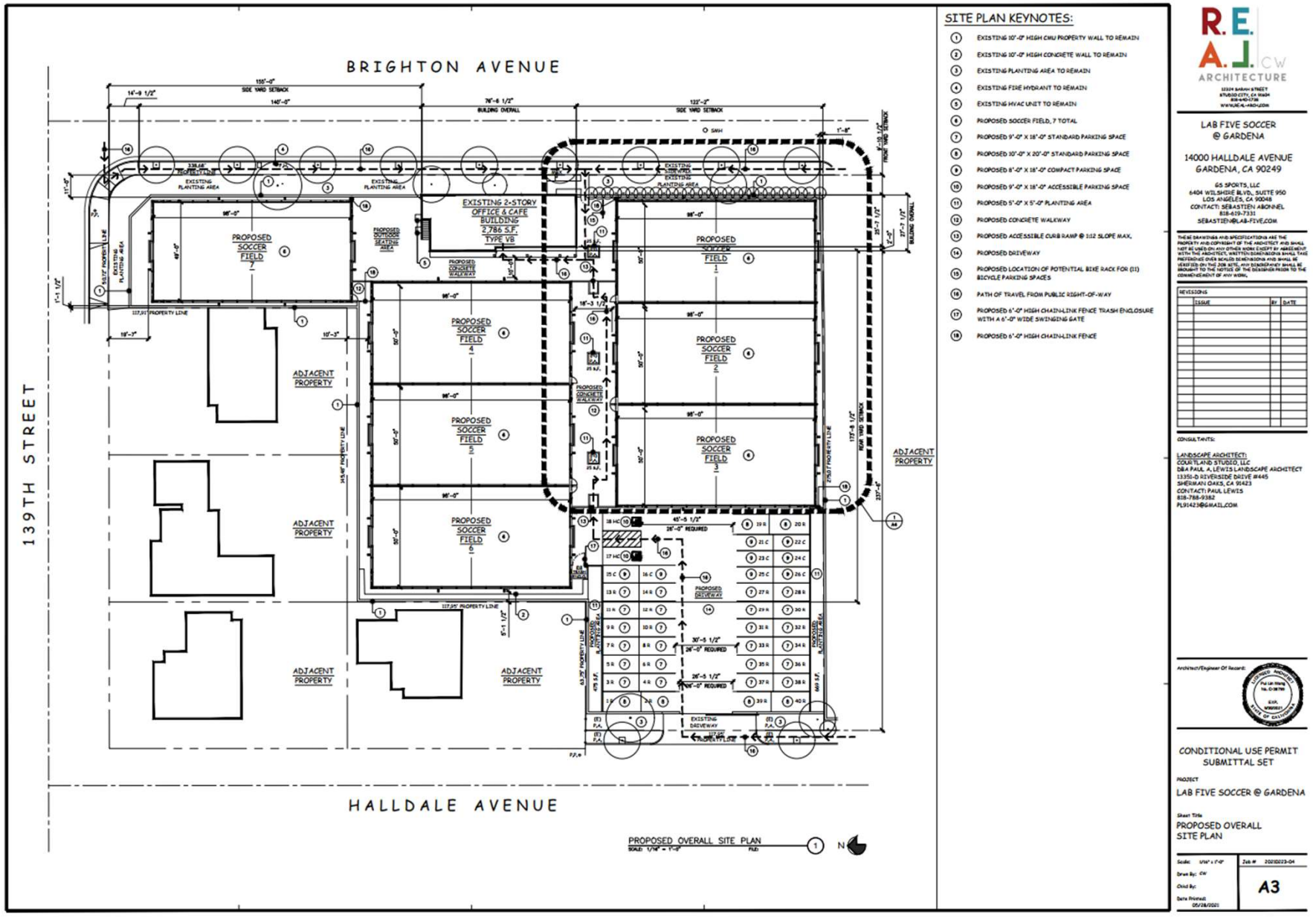
Exhibit A

Location Map



Exhibit B

Site Plan



SITE PLAN KEYNOTES:

1. EXISTING 10'-0" HIGH CMU PROPERTY WALL TO REMAIN
2. EXISTING 10'-0" HIGH CONCRETE WALL TO REMAIN
3. EXISTING PLANTING AREA TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING HVAC UNIT TO REMAIN
6. PROPOSED SOCCER FIELD, 7 TOTAL
7. PROPOSED 9'-0" X 18'-0" STANDARD PARKING SPACE
8. PROPOSED 10'-0" X 20'-0" STANDARD PARKING SPACE
9. PROPOSED 8'-0" X 18'-0" COMPACT PARKING SPACE
10. PROPOSED 9'-0" X 18'-0" ACCESSIBLE PARKING SPACE
11. PROPOSED 5'-0" X 5'-0" PLANTING AREA
12. PROPOSED CONCRETE WALKWAY
13. PROPOSED ACCESSIBLE CURB RAMP @ 1:12 SLOPE MAX.
14. PROPOSED DRIVEWAY
15. PROPOSED LOCATION OF POTENTIAL BIKE RACK FOR (11) BICYCLE PARKING SPACES
16. PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY
17. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE TRASH ENCLOSURE WITH A 6'-0" WIDE SWINGING GATE
18. PROPOSED 6'-0" HIGH CHAIN-LINK FENCE

R.E. A.J. CW ARCHITECTURE

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CONDITIONAL USE PERMIT SUBMITTAL SET

PROJECT
LAB FIVE SOCCER @ GARDENA

Sheet Title
PROPOSED OVERALL SITE PLAN

Scale: 1/16" = 1'-0"
Drawn By: CW
Chkd By:
Date Printed: 05/28/2021
Job # 20210223-04

A3

2.0 Fundamentals of Noise

This section of the report provides basic information about noise and presents some of the terms used within the report.

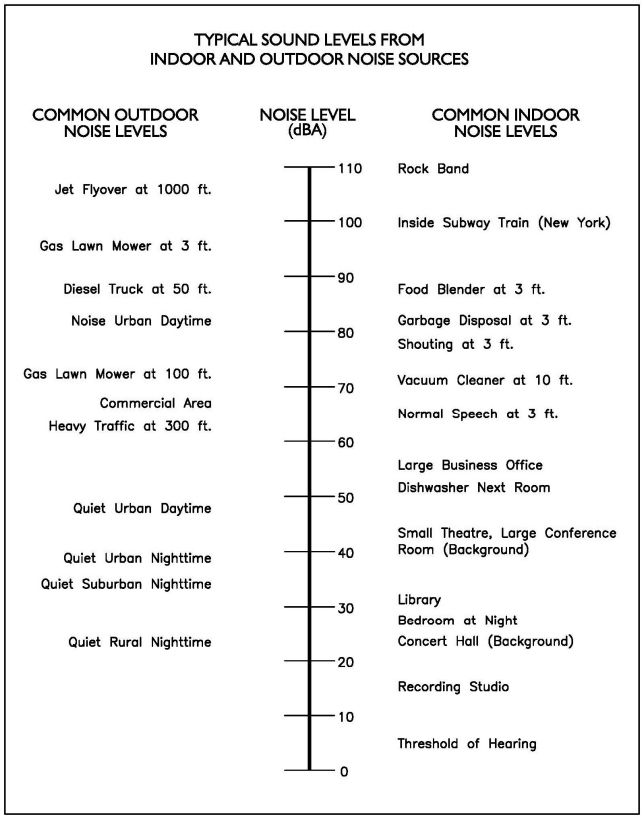
2.1 Sound, Noise, and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

2.2 Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting at 20 Hz to the high pitch of 20,000 Hz.

Exhibit C: Typical A-Weighted Noise Levels



2.3 Sound Pressure Levels and Decibels

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measure in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (µPa). One µPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels abbreviated dB. Exhibit C illustrates references sound levels for different noise sources.

2.4 Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

2.5 Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

2.6 Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such

enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90, and L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).
Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

2.7 Traffic Noise Prediction

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2 axles), and heavy truck percentage (3 axles and greater), and sound propagation. A greater volume of traffic, higher speeds and truck percentages equate to a louder volume in noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB; reasons for this are discussed in the sections above.

2.8 Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt, or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity, and turbulence can further impact have far sound can travel.

3.0 Regulatory Setting

The proposed project is located in the City of Gardena and noise regulations are addressed through the efforts of various federal, state, and local government agencies. The agencies responsible for regulating noise are discussed below.

3.1 Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Publicize noise emission standards for interstate commerce
- Assist state and local abatement efforts
- Promote noise education and research

The Federal Office of Noise Abatement and Control (ONAC) originally was tasked with implementing the Noise Control Act. However, it was eventually eliminated leaving other federal agencies and committees to develop noise policies and programs. Some examples of these agencies are as follows: The Department of Transportation (DOT) assumed a significant role in noise control through its various agencies. The Federal Aviation Agency (FAA) is responsible to regulate noise from aircraft and airports. The Federal Highway Administration (FHWA) is responsible to regulate noise from the interstate highway system. The Occupational Safety and Health Administration (OSHA) is responsible for the prohibition of excessive noise exposure to workers.

The federal government advocates that local jurisdictions use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

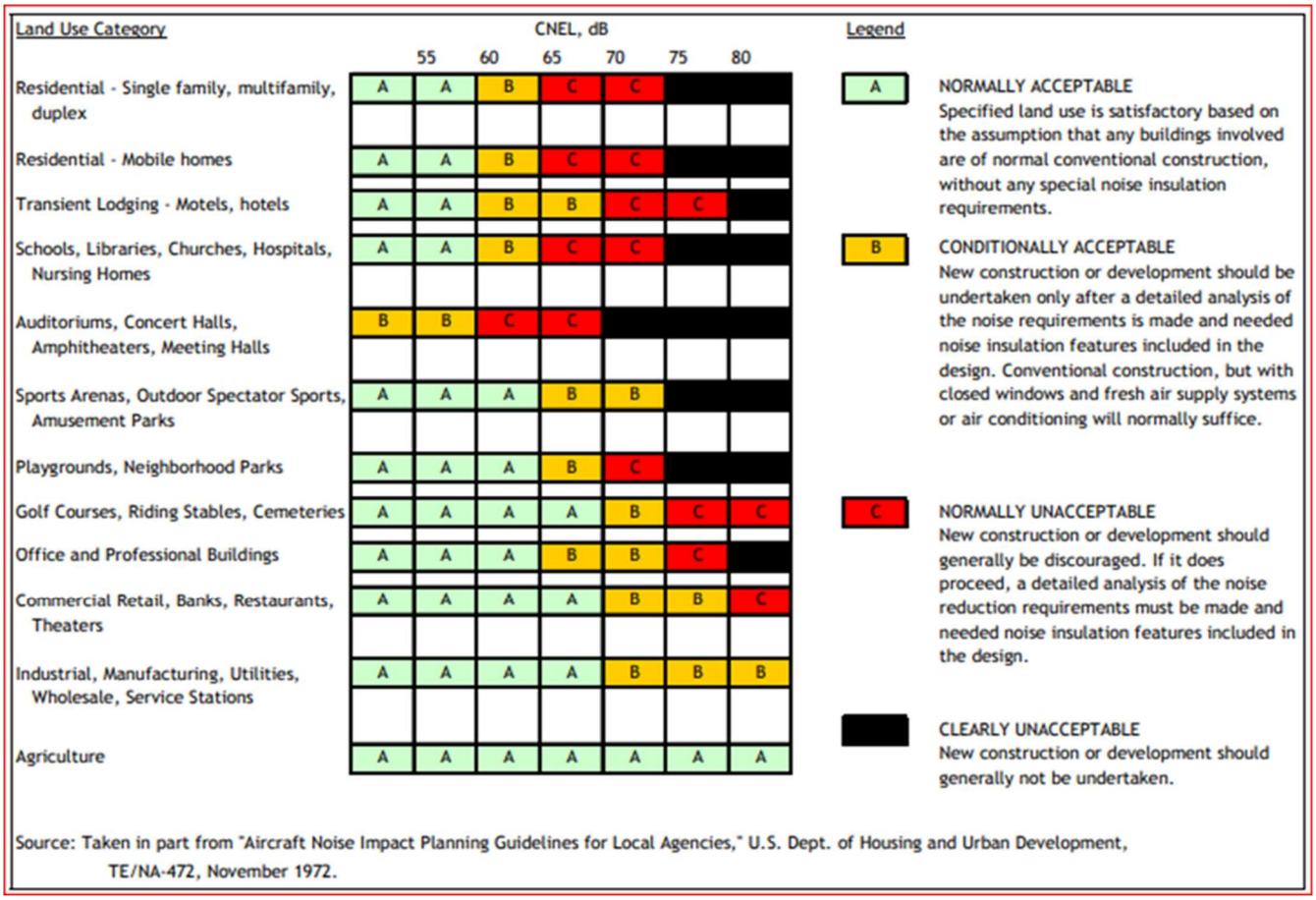
3.2 State Regulations

Established in 1973, the California Department of Health Services Office of Noise Control (ONC) was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the "Land Use Compatibility for Community Noise Environments Matrix." The matrix allows the local jurisdiction to clearly delineate the compatibility of sensitive uses with various incremental levels of noise.

The State of California has established noise insulation standards as outlined in Title 24 and the Uniform Building Code (UBC) which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold. The State mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan.

The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable as illustrated in Exhibit D.

Exhibit D: Land Use Compatibility Guidelines



3.3 City of Gardena Noise Regulations

The City of Gardena outlines their noise regulations and standards within the Noise Element of the City's General Plan and the Noise Ordinance located in the City's Municipal Code.

City of Gardena General Plan

Applicable policies and standards governing environmental noise in the City are set forth in the General Plan Noise Element. The City's noise and land use compatibility guidelines for land use planning are presented in Exhibit D. In addition to the noise standards, the City has outlined goals, policies, and implementation measures to reduce potential noise impacts and are presented below:

Goals, Policies, and Implementation Measures

Policies, goals and implementation program measures from the Noise Element that are applicable to the proposed project are presented below.

Goal N 1.0: Use noise control measures to reduce the impact from transportation noise sources.

Policy N 1.1: Minimize noise conflicts between land uses and the circulation network, and mitigate sound levels where necessary or feasible to ensure the peace and quiet of the community.

Goal N 2.0: Incorporate noise considerations into land use planning decisions.

Policy N 2.2: Require noise/land use compatibility standards to guide future planning and development.

Policy N 2.4: Require mitigation of all significant noise impacts as a condition of project approval.

Policy N 2.5: Require proposed projects to be reviewed for compatibility with nearby noise sensitive land uses with the intent of reducing noise impacts.

Policy N 2:7 Require new commercial/industrial operations located in proximity to existing or proposed residential areas to incorporate noise mitigation into the project design.

Policy N 2.9: Encourage the creative use of site and building design techniques as a means to minimize noise impacts.

Goal 3.0: Develop measures to control non-transportation noise impacts.

Policy N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.

City of Gardena Municipal Code

Sections 8.36.040 and 8.36.050 of the City's Noise Ordinance establish exterior and interior noise standards that limit how loud project operation noise can be. The allowable exterior noise levels presented in Table 1, limit project operational noise at nearby land uses; and the allowable interior noise levels presented in Table 2, limit how loud project operational noise can be inside nearby residential and mixed use structures. 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 1: Allowable Exterior Noise Level (dBA, Leq)

Type of Land Use	15-Minute Average Noise (dBA, Leq)		Maximum Noise Level (dBA, Lmax)	
	7 AM-10 PM	10 PM to 7 AM	7 AM-10 PM	10 PM to 7 AM
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

Source: City of Gardena Municipal Code Section 8.36.040.
1) Measured noise levels are shown in Tables 3 and 4.
2) Lowest measured nighttime noise level (see Table 4).
A. The exterior noise standards, unless otherwise specifically indicated, shall apply to all property within the City. The Land Use category refers to the affected receiver property. In the event the alleged offensive noise contains a pure tone such as a whine, screech, or hum, or contains repetitive, impulsive or impact noise such as hammering or riveting, or contains music or speech conveying informational content, each of the above noise standards shall be reduced by 5 dB.
B. No person shall operate or cause to be operated, any source of sound at any location within the incorporated City or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured from any other property, either incorporated or unincorporated, to exceed the noise standards presented in the above table.
C. In the event the ambient noise level exceeds the noise standard, the ambient noise level shall become the noise standard.

Table 2: Allowable Interior Noise Level (dBA, Leq)

Type of Land Use	15-Minute Average Noise (dBA, Leq)		Maximum Noise Level (dBA, Lmax)	
	7 AM-10 PM	10 PM to 7 AM	7 AM-10 PM	10 PM to 7 AM
Residential	45	40	65	60
Residential portions of mixed use	45	40	70	60

Source: City of Gardena Municipal Code Section 8.36.050.
Notes:
A. The interior noise standards presented above, unless otherwise specifically indicated, shall apply to all residential dwellings with windows in their normal seasonal configuration, where such dwelling is the receiver of intrusive noise:
In the event the alleged offensive noise contains a pure tone such as a whine, screech, or hum, or contains repetitive, impulsive or impact noise such as hammering or riveting, or contains music or speech conveying informational content, each of the above noise standards shall be reduced by 5 dB.
B. No person shall operate or cause to be operated, any source of sound at any location within the incorporated City or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured within any residential dwelling, either incorporated or unincorporated, to exceed the noise standards of paragraph (A).
C. In the event the ambient noise level exceeds the noise standard, the ambient noise level shall become the noise standard.

Construction Noise Regulations

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".

4.0 Study Method and Procedure

The following section describes the noise modeling procedures and assumptions used for this assessment.

4.1 SoundPLAN Noise Model (Operational Noise)

SoundPLAN acoustical modeling software was utilized to model project operational noise at nearby sensitive receptors. The SoundPLAN software utilizes algorithms (based on the inverse square law) to calculate noise level projections. It allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. It also calculates noise level increases due to the reflection of noise from hard surfaces.

Measured and referenced sound level data was utilized to model the various stationary on-site noise sources associated with project operation.

Noise associated with proposed sport, recreational, and parking areas was modeled using SoundPLAN methodology which takes into consideration the number of parking spaces and estimates the number of movements per hour per parking space. Modeling assumptions are summarized in Table 3. SoundPLAN noise modeling input and results are provided in Appendix B. At full capacity, all soccer fields are operational, and the parking lot is full. At half capacity half the soccer fields are operational and the parking lot is half full. Half capacity is expected from 10 PM to 11 PM.

Table 3: SoundPLAN Modeling Assumptions

Noise Source	Source Type	Source Reference	Reference Level (dBA) Sound Pressure Level
Soccer Field	Area	5’ from Soccer Field	58
Parking Lot	Area (SP Parking Tool)	1 movement per hour	--
Source: SoundPLAN 8.2.			

5.0 Existing Noise Environment

One (1) 24-hour noise measurement was conducted at the project site in order to document the existing noise environment. The measurements include the 1-hour Leq, Lmin, Lmax, and other statistical data (e.g. L2, L8). The results of the noise measurement are presented in Table 4. Noise measurement field sheets are provided in Appendix A.

Table 4: Long-Term Noise Measurement Data for (LT1) (dBA)[1]

Date	Time	1-Hour dB(A)							
		L_{EQ}	L_{MAX}	L_{MIN}	L_2	L_8	L_{25}	L_{50}	L_{90}
8/25/2021	12AM-1AM	53.4	75.4	44.4	60.1	55.8	53.7	49.4	46.8
8/25/2021	1AM-2AM	51.0	73.0	42.0	57.7	53.4	51.3	47.0	44.4
8/25/2021	2AM-3AM	49.7	71.7	40.7	56.4	52.1	50.0	45.7	43.1
8/25/2021	3AM-4AM	48.0	70.0	39.0	54.7	50.4	48.3	44.0	41.4
8/25/2021	4AM-5AM	49.0	71.0	40.0	55.7	51.4	49.3	45.0	42.4
8/25/2021	5AM-6AM	52.8	74.8	43.8	59.5	55.2	53.1	48.8	46.2
8/25/2021	6AM-7AM	59.2	81.2	50.2	65.9	61.6	59.5	55.2	52.6
8/25/2021	7AM-8AM	61.5	83.5	50.6	68.2	63.9	61.8	57.5	54.9
8/25/2021	8AM-9AM	59.7	79.5	50.7	69.8	62.6	58.5	53.6	52.1
8/25/2021	9AM-10AM	59.6	80.1	50.3	66.6	62.2	59.1	53.9	52.0
8/25/2021	10AM-11AM	58.5	80.5	49.5	65.2	60.9	58.8	54.5	51.9
8/25/2021	11AM-12PM	56.2	72.6	47.8	64.0	60.5	58.2	53.5	50.8
8/25/2021	12PM-1PM	56.2	71.0	48.2	64.6	61.6	58.8	53.3	50.8
8/25/2021	1PM-2PM	55.9	72.6	49.3	61.3	59.2	58.2	53.6	51.3
8/25/2021	2PM-3PM	59.1	81.1	50.1	65.8	61.5	59.4	55.1	52.5
8/25/2021	3PM-4PM	60.3	82.3	51.3	67.0	62.7	60.6	56.3	53.7
8/25/2021	4PM-5PM	61.8	83.8	52.8	68.5	64.2	62.1	57.8	55.2
8/25/2021	5PM-6PM	61.5	83.5	52.5	68.2	63.9	61.8	57.5	54.9
8/25/2021	6PM-7PM	59.7	81.7	50.7	66.4	62.1	60.0	55.7	53.1
8/25/2021	7PM-8PM	58.4	80.4	49.4	65.1	60.8	58.7	54.4	51.8
8/25/2021	8PM-9PM	57.3	79.3	48.3	64.0	59.7	57.6	53.3	50.7
8/25/2021	9PM-10PM	55.6	78.6	47.6	63.3	59.0	56.9	52.6	50.0
8/25/2021	10PM-11PM	55.0	77.6	46.6	62.3	58.0	55.9	51.6	49.0
8/25/2021	11PM-12AM	55.0	77.0	46.0	61.7	57.4	55.3	51.0	48.4
CNEL		62.0							

Notes:
[1] Long-term noise monitoring location (LT1) is illustrated in Exhibit E.

The data presented in Table 4 and the field notes provided in Appendix A indicate that ambient noise levels in the project vicinity range between 55.0 and 61.8 dBA Leq during operational hours. The

overall CNEL was 62.0 dBA CNEL. The field data indicates that traffic and industrial uses are the dominant noise sources.

As a worst-case scenario, the operational noise levels will be compared to the lowest hourly daytime level of 55.6 dBA Leq and nighttime level of 55.0 dBA Leq, as the project operates from 10 PM to 11 PM.

Exhibit D

Noise Measurement Location



X = Measurement location

6.0 Future Noise Environment Impacts and Mitigation

This assessment analyzes future noise impacts to and from the project compares the results to the City's Noise Standards. Traffic noise impacts are analyzed from the adjacent subject roadways. The analysis details the estimated exterior noise levels.

6.1 Traffic Noise Impact

The main source of ambient noise to the site is traffic noise and industrial uses. The CNEL levels are 62 dBA on site, which is below the normally acceptable level of 65 dBA CNEL for sports use.

The project will create approximately 198 daily trips. The main source of traffic noise to the site is Normandie Ave. which has an ADT of over 20,000 according to city-published 2018 traffic counts. The addition of 198 trips is not expected to increase the overall ambient level. Therefore, the impact is less than significant.

6.2 Noise Impacts to Off-Site Receptors Due to Stationary Noise Sources

The worst-case stationary noise was modeled using SoundPLAN 3D acoustical modeling software. This worst-case scenario models all operational noise operating at the same time for the full duration of an hour. The model utilizes the sound level data for the events specified within Section 4.2 of this report which includes parking and soccer activities. There is an existing 10' wall surrounding the site included in the model.

A total of seven (7) receptors were modeled to accurately evaluate the proposed project's operational noise impact to adjacent land uses. A receptor is denoted by a yellow dot. Exhibit F shows the model with project-only operational noise for day Leq at full operational capacity. Exhibit G shows the model with project-only operational noise for day Leq at half operational capacity. Between 10 PM and 11 PM only fields 1 through 4 will be operational.

Project Operational Noise Levels

"Project only" noise levels calculated by SoundPLAN are in Exhibit F and G and illustrate how the noise will propagate at the site. Worst-case operational noise levels are anticipated to range between 35 to 49 dBA Leq at the receptors R1 – R7.

Project Plus Ambient Operational Noise Levels

Project plus ambient noise level projections are provided in Table 5 (next page). Noise levels are anticipated to be 56 dBA Leq during the day and 55 dBA Leq at night at the receptors R1 – R7 during operational hours.

<Table 5, next page>

Table 5: Worst-Case Predicted Operational Noise Levels (dBA, Leq)

Receptor[1]	Existing Day Ambient Noise Level[2]	Full Capacity Project Noise Level[3]	Total Combined Noise Level	Daytime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	56	39	56	**70**	0
R2	56	49	56	**56**	0
R3	56	43	56	**56**	0
R4	56	48	56	**56**	0
R5	56	49	56	**70**	0
R6	56	46	56	**70**	0
R7	56	43	56	**70**	0

Notes:

1. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. See Exhibit F for the operational noise level projections at said receptors.
4. 8.36.040(C) If the ambient exceeds the noise standard the ambient becomes the noise standard.

Receptor[1]	Existing Night Ambient Noise Level[2]	Half Capacity Project Noise Level[3]	Total Combined Noise Level	Nighttime Land Use Noise Limit[4]	Change in Noise Level as Result of Project
R1	55	35	55	**70**	0
R2	55	45	55	**55**	0
R3	55	39	55	**55**	0
R4	55	45	55	**55**	0
R5	55	47	56	**70**	1
R6	55	44	55	**70**	0
R7	55	41	55	**70**	0

Notes:

1. R1 and R5 are industrial and R2 through R4 are residential.
2. FHWA projection calibrated to LT1 and traffic counts.
3. See Exhibit G for the operational noise level projections at said receptors.
4. 8.36.040(C) If the ambient exceeds the noise standard the ambient becomes the noise standard.

As demonstrated in Table 5, the combined noise levels do not exceed the City's noise limits given by Section 8.36.040 of the Municipal Code which stipulate a 70 dBA industrial noise limit and a residential noise limit that cannot exceed the ambient in cases such as this where the ambient exceeds the noise limit. Therefore, the project's impact is less than significant and no additional mitigation measures are required.

Exhibit E

Full Capacity Operational Noise Levels

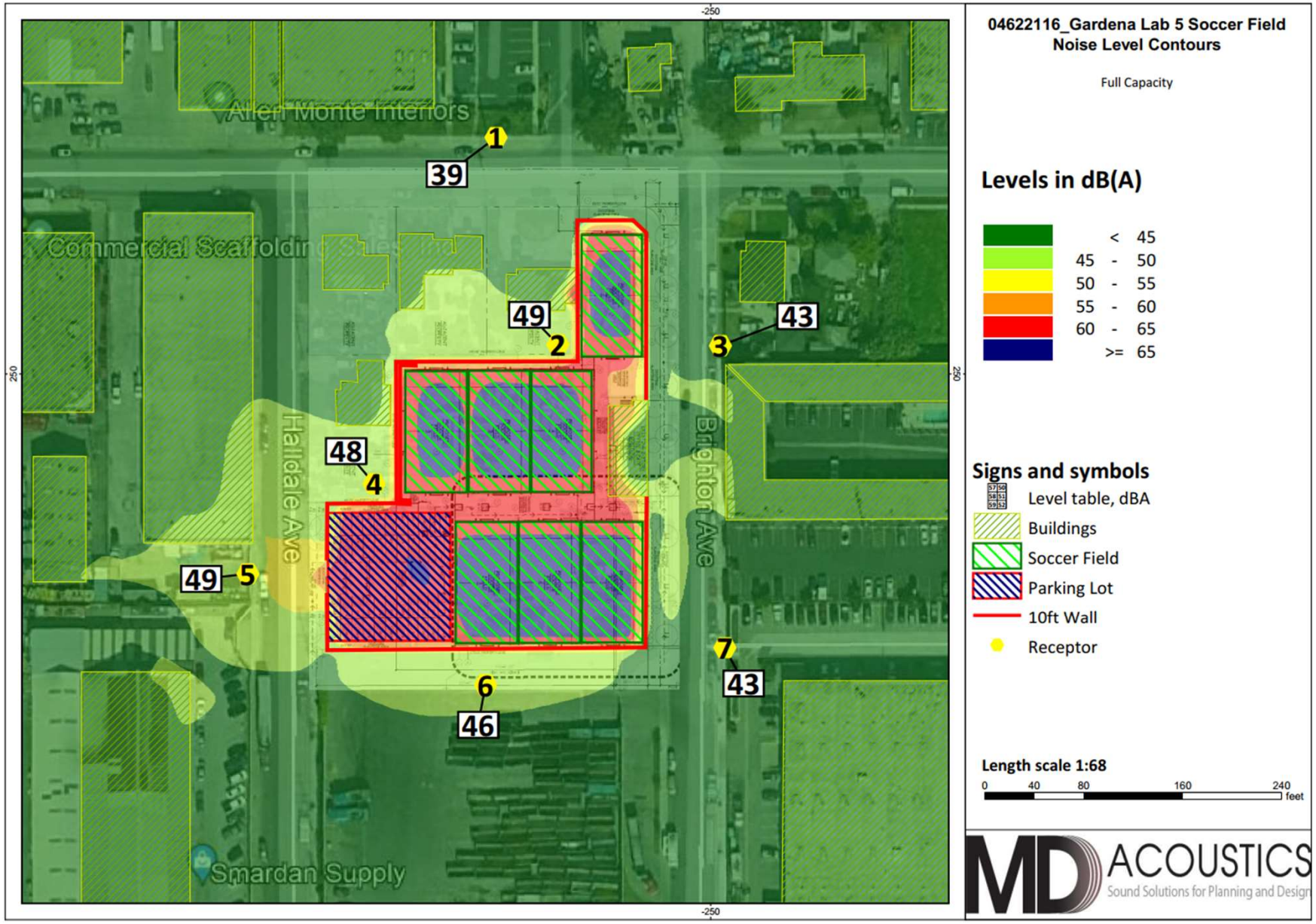
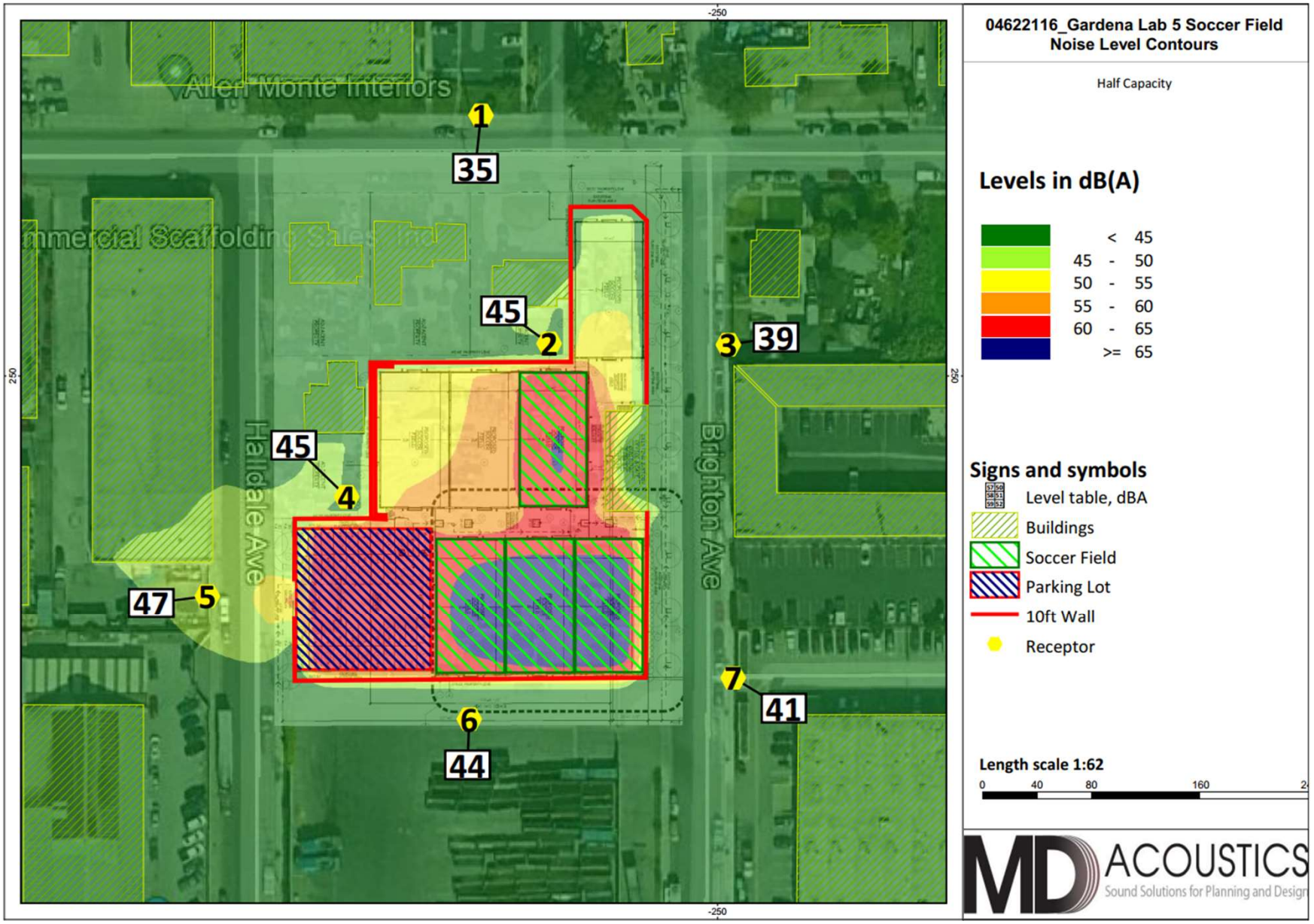


Exhibit F

Half Capacity Operational Noise Levels



7.0 Construction Noise Impact

The degree of construction noise may vary for different areas of the project site and also vary depending on the construction activities. This section summarizes discusses noise and ground-borne vibration modeling efforts, impact analysis, and mitigation, if necessary.

7.1 Construction Noise

Construction noise associated with each phase of the project was calculated at the residences to the south utilizing methodology presented in the FHWA Roadway Construction Noise Model together with several key construction parameters including distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the project site. Construction equipment typically moves back and forth across the site, and it is an industry standard to use the acoustical center of the site to model average construction noise levels.

The anticipated construction equipment was split into two phases, site preparation and building construction. Noise levels associated with each phase are shown in Table 6. The construction noise calculation output worksheet is located in Appendix C.

Table 6: Construction Noise Level by Phase (dBA, Leq)

Activity	Noise Levels at Nearest Sensitive Receptor	
	Leq	Lmax
Site Preparation	66	72
Building Construction	64	69
Note: Construction Modeling Worksheets are provided in Appendix C.		

As shown in Table 6, project construction noise will range between 64 to 66 dBA Leq and 69 to 72 dBA Lmax at nearby sensitive receptors.

The Project will be required to adhere to Section 8.36.080(G) of the City of Gardena Municipal Code which outlines the allowed times for construction. This impact is less than significant. No mitigation is required.

7.2 Construction Vibration

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.
The fundamental equation used to calculate vibration propagation through average soil conditions and distance is as follows:

$$PPV_{equipment} = PPV_{ref} (100/D_{rec})^n$$

Where: PPV_{ref} = reference PPV at 100ft.
D_{rec} = distance from equipment to receiver in ft.
n = 1.1 (the value related to the attenuation rate through the ground)

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in Table 7 (below) provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table 7: Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013.
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Table 8 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 8: Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2018.

Construction equipment has the potential to get as close as 25 feet to the adjacent residential buildings. At this distance, a large bulldozer would yield a worst-case 0.089 PPV (in/sec) which would be perceptible but would not result in architectural damage. The impact is not significant. No mitigation is required.

7.3 Construction Noise Reduction Measures

In addition to complying with Section 8.36.080(G) of the City of Gardena Municipal Code, the following measures are recommended to reduce construction noise.

1. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.

2. The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

3. Idling equipment should be turned off when not in use.

4. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

8.0 References

State of California General Plan Guidelines: 1998. Governor's Office of Planning and Research

City of Gardena: General Plan Noise Element.

City of Gardena: Noise Ordinance Chapter 8.36

Appendix A:
Field Sheets

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AZ Office
4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

CA Office
1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

24-Hour Continuous Noise Measurement Datasheet

Project: Lab 5
Site Address/Location: 14000 Halldale Ave. Gardena
Date: 8/25/2021
Field Tech/Engineer: Jason Schuyler

Site Observations: Daytime temps in the 90's, night time in the low 60's. Wind 1-3MPH from the South, South West

General Location:
Sound Meter: NTi Audio **SN:** 08562-E0
Settings: A-weighted, slow, 1-sec, 1-hr interval
Meteorological Con.: 90 F, minimal wind, partly sunny
Site ID: ST1

Site Topo: Hard site
Ground Type: Concrete

Noise Source(s) w/ Distance:
Noise Source(s) w/ Distance:
Noise comes from the area, not any 1 source mostly traffic

Figure 1: LT-1 Monitoring Location





Figure 2: LT-1 Photo



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Simi Valley, CA 93065

24-Hour Noise Measurement Datasheet - Cont.

Project: Lab 5 **Day:** 1 of 1
Site Address/Location: 14000 Halldale Ave. Gardena
Site ID: LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/25/2021	12:00 AM	1:00 AM	53.4	75.4	44.4	60.1	55.8	53.7	49.4	46.8
8/25/2021	1:00 AM	2:00 AM	51.0	73.0	42.0	57.7	53.4	51.3	47.0	44.4
8/25/2021	2:00 AM	3:00 AM	49.7	71.7	40.7	56.4	52.1	50.0	45.7	43.1
8/25/2021	3:00 AM	4:00 AM	48.0	70.0	39.0	54.7	50.4	48.3	44.0	41.4
8/25/2021	4:00 AM	5:00 AM	49.0	71.0	40.0	55.7	51.4	49.3	45.0	42.4
8/25/2021	5:00 AM	6:00 AM	52.8	74.8	43.8	59.5	55.2	53.1	48.8	46.2
8/25/2021	6:00 AM	7:00 AM	59.2	81.2	50.2	65.9	61.6	59.5	55.2	52.6
8/25/2021	7:00 AM	8:00 AM	61.5	83.5	50.6	68.2	63.9	61.8	57.5	54.9
8/25/2021	8:00 AM	9:00 AM	59.7	79.5	50.7	69.8	62.6	58.5	53.6	52.1
8/25/2021	9:00 AM	10:00 AM	59.6	80.1	50.3	66.6	62.2	59.1	53.9	52.0
8/25/2021	10:00 AM	11:00 AM	58.5	80.5	49.5	65.2	60.9	58.8	54.5	51.9
8/25/2021	11:00 AM	12:00 PM	56.2	72.6	47.8	64.0	60.5	58.2	53.5	50.8
8/25/2021	12:00 PM	1:00 PM	56.2	71.0	48.2	64.6	61.6	58.8	53.3	50.8
8/25/2021	1:00 PM	2:00 PM	55.9	72.6	49.3	61.3	59.2	58.2	53.6	51.3
8/25/2021	2:00 PM	3:00 PM	59.1	81.1	50.1	65.8	61.5	59.4	55.1	52.5
8/25/2021	3:00 PM	4:00 PM	60.3	82.3	51.3	67.0	62.7	60.6	56.3	53.7
8/25/2021	4:00 PM	5:00 PM	61.8	83.8	52.8	68.5	64.2	62.1	57.8	55.2
8/25/2021	5:00 PM	6:00 PM	61.5	83.5	52.5	68.2	63.9	61.8	57.5	54.9
8/25/2021	6:00 PM	7:00 PM	59.7	81.7	50.7	66.4	62.1	60.0	55.7	53.1
8/25/2021	7:00 PM	8:00 PM	58.4	80.4	49.4	65.1	60.8	58.7	54.4	51.8
8/25/2021	8:00 PM	9:00 PM	57.3	79.3	48.3	64.0	59.7	57.6	53.3	50.7
8/25/2021	9:00 PM	10:00 PM	55.6	78.6	47.6	63.3	59.0	56.9	52.6	50.0
8/25/2021	10:00 PM	11:00 PM	55.0	77.6	46.6	62.3	58.0	55.9	51.6	49.0
8/25/2021	11:00 PM	12:00 AM	55.0	77.0	46.0	61.7	57.4	55.3	51.0	48.4

CNEL: 62.0

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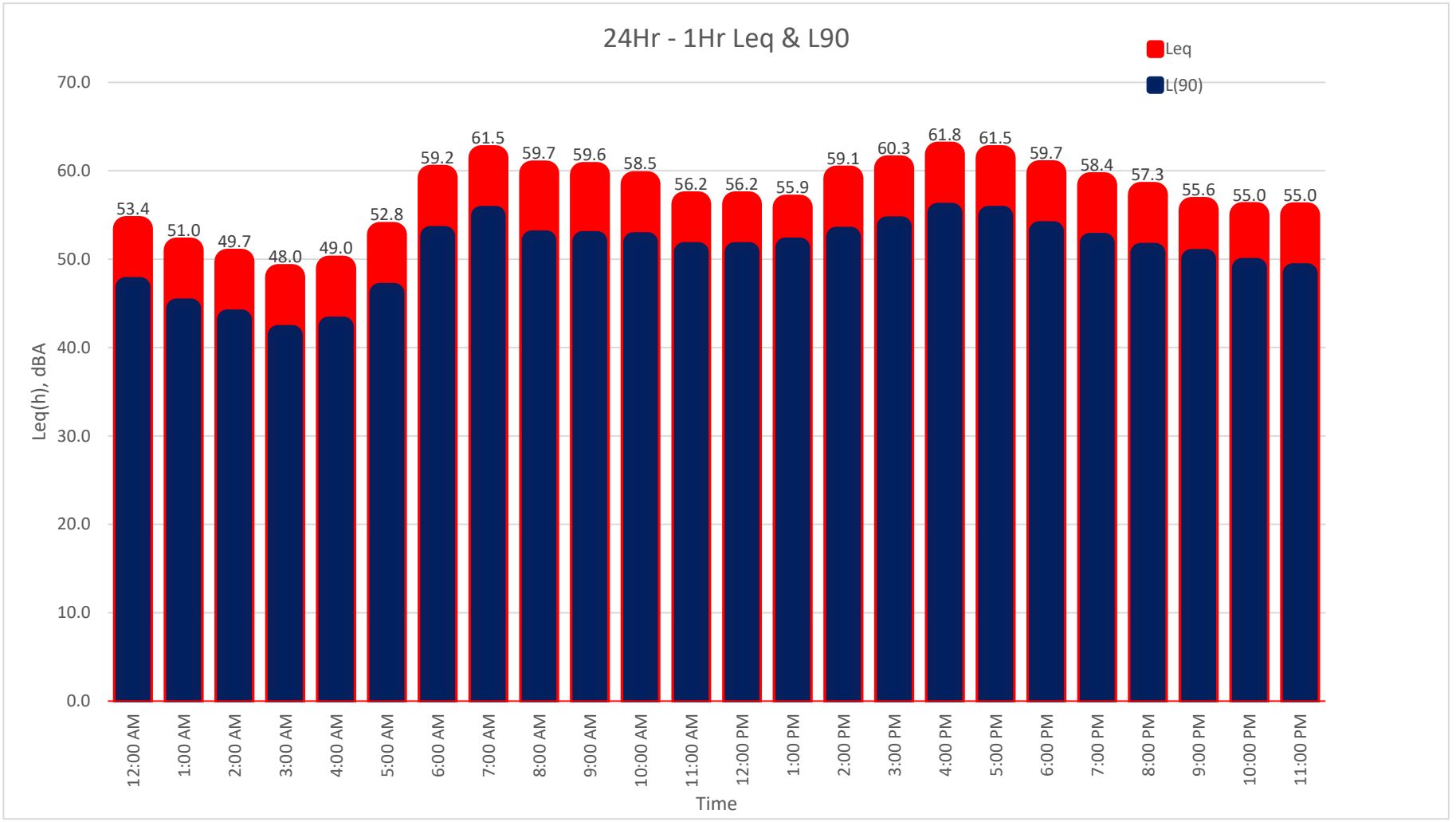
Simi Valley, CA 93065

24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: Lab 5 **Day:** 1 of 1
Site Address/Location: 14000 Halldale Ave. Gardena
Site ID: LT-1



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CA Office
1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet

Project: Lab 5 Gardena
Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Date: 8/26/2020
Field Tech/Engineer: Jason Schuyler

Site Observations: Over cast and hazy skys, measurements were performed on the site and measured the baseline noise conditions created by the teams playing socer.

General Location:
Sound Meter: NTi Audio **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-minute interval
Meteorological Con.: 87 degrees F, minimal wind, west-North west, 1-3mphs
Site ID: NM2

Site Topo: Flat
Ground Type: Flat w encolsures for socer

Noise Source(s) w/ Distance:

NM2 - 5' from socer field

Figure 1: Monitoring Locations

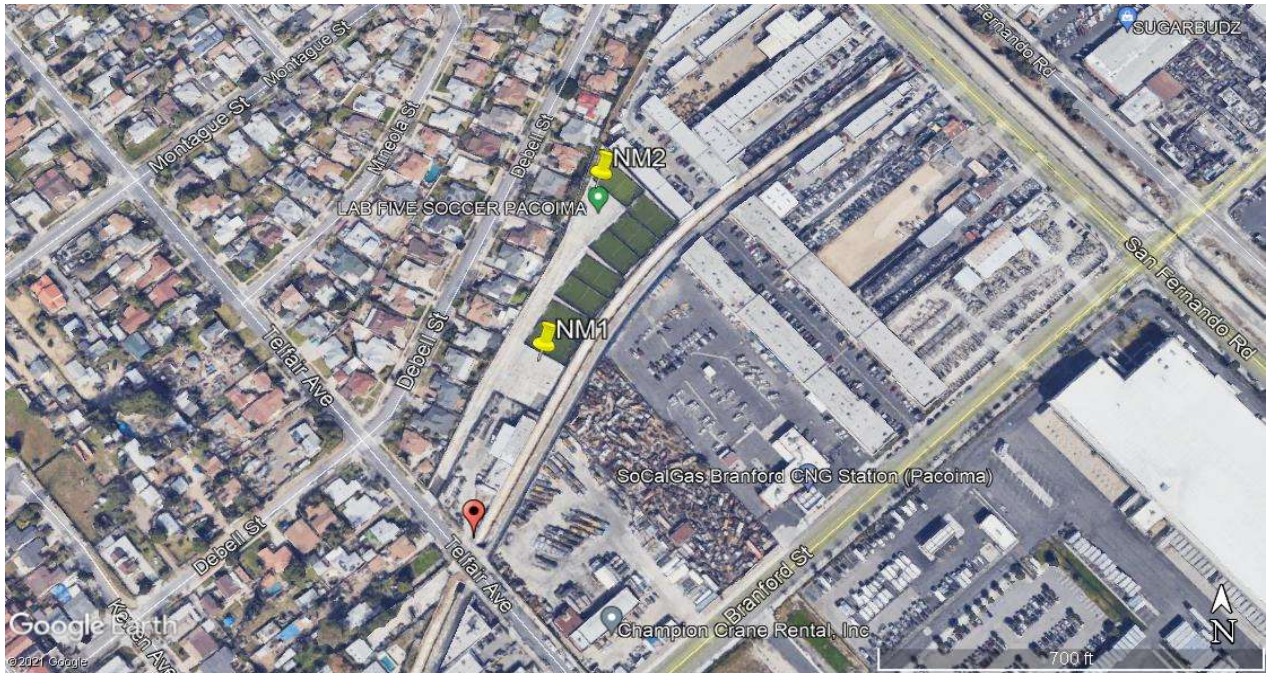

Figure 2: NM2 Photo

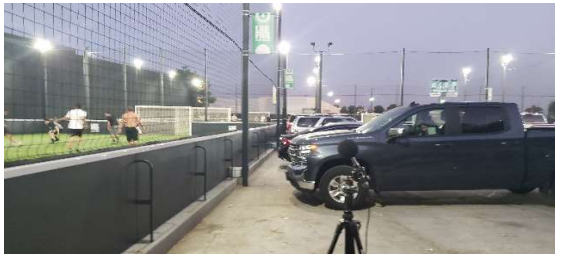

Figure 3: NM2 Photo



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15-Minute Continuous Noise Measurement Datasheet

Project: Lab 5 Gardena
Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Site ID: NM2

Figure 4: NM2 Photo

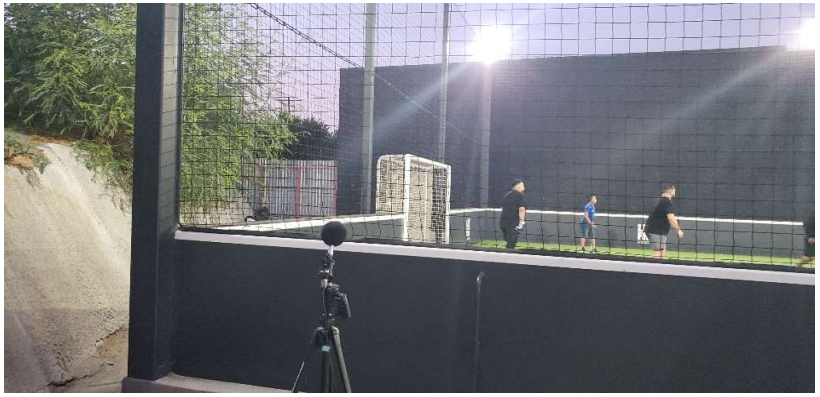

Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
1	7:27 PM	7:42 PM	57.9	79.9	42	66.2	61.8	57.7	54.6	50.2

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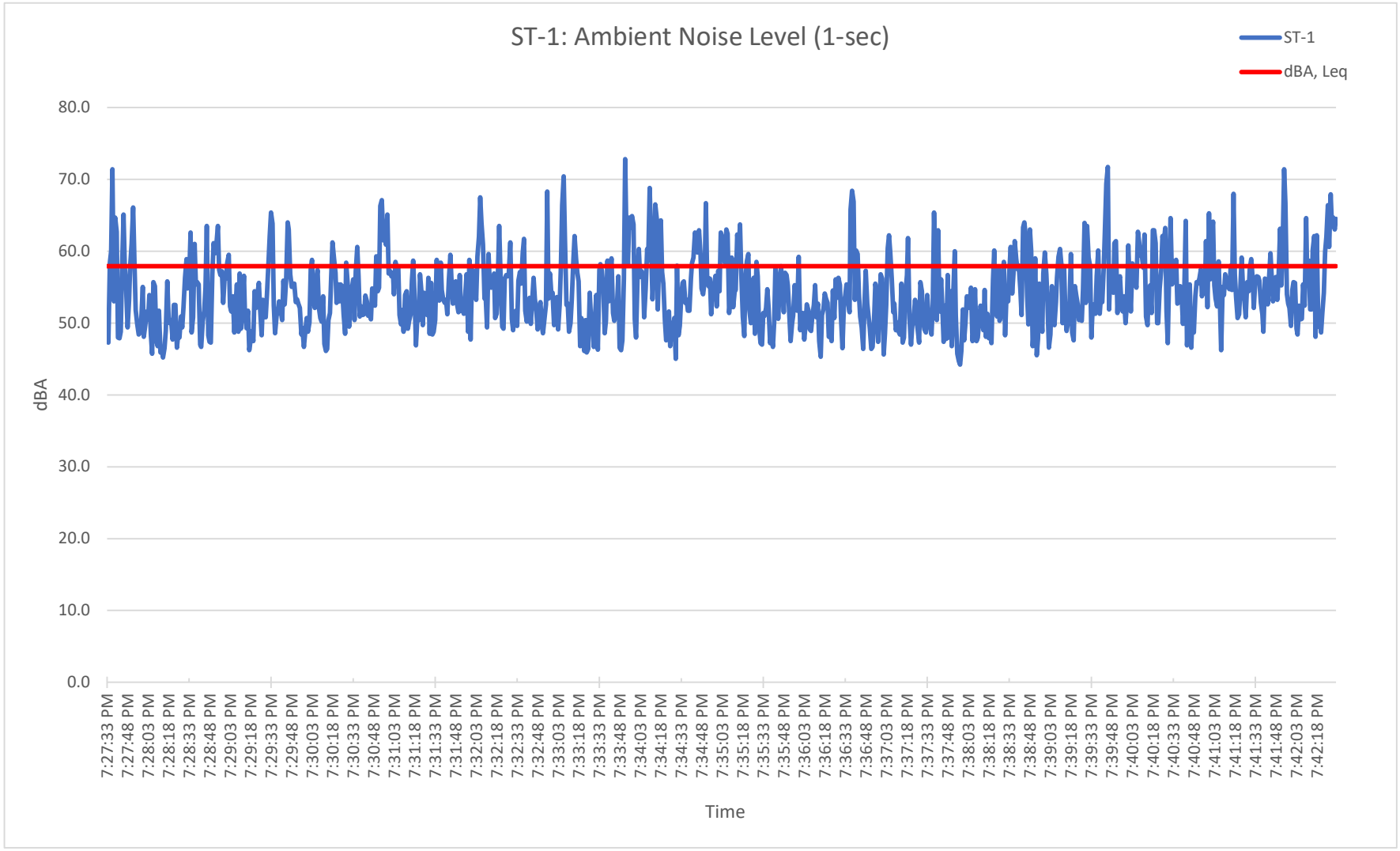
Simi Valley, CA 93065

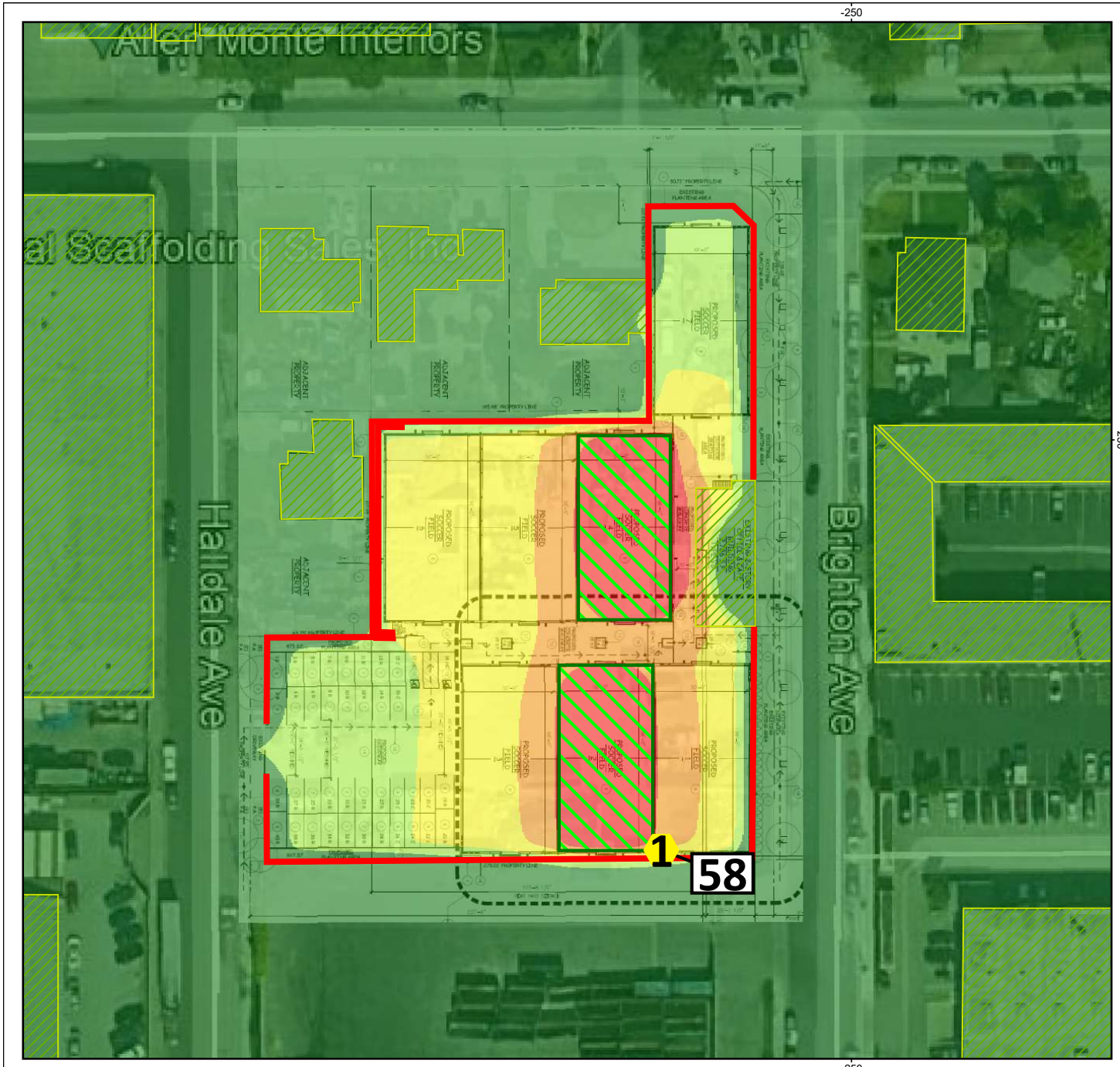
15-Minute Continuous Noise Measurement Datasheet

Project: Lab 5 Gardena
Site Address/Location: 9740 Telfair Ave Pacoima, CA 91331
Site ID: ST1



Appendix B:

SoundPLAN Input/Outputs



04622116_Gardena Lab 5 Soccer Field
Noise Level Contours

Calibration

Levels in dB(A)

	<	45
45	-	50
50	-	55
55	-	60
60	-	65
	>=	65

Signs and symbols

- Level table, dBA
- Buildings
- Soccer Field
- Parking Lot
- 10ft Wall
- Receptor

Length scale 1:52

0 30 60 120 180 feet

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Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 57.9 dB(A)						
Soccer Field 2	Default industrial noise	Area		57.7	0.0	
Soccer Field 4	Default industrial noise	Area		45.6	0.0	

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 1 Fl G LrD,lim dB(A) LrD 39.1 dB(A)						
Soccer Field 7	Default industrial noise	Area		35.1	0.0	
Soccer Field 3	Default industrial noise	Area		31.1	0.0	
Soccer Field 5	Default industrial noise	Area		30.9	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		28.2	0.0	
Soccer Field 4	Default industrial noise	Area		28.0	0.0	
Soccer Field 6	Default industrial noise	Area		27.3	0.0	
Soccer Field 2	Default industrial noise	Area		25.8	0.0	
Soccer Field 1	Default industrial noise	Area		23.8	0.0	
Receiver Receiver 2 Fl G LrD,lim dB(A) LrD 48.8 dB(A)						
Soccer Field 7	Default industrial noise	Area		42.4	0.0	
Soccer Field 4	Default industrial noise	Area		42.0	0.0	
Soccer Field 5	Default industrial noise	Area		41.3	0.0	
Soccer Field 6	Default industrial noise	Area		40.7	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		36.5	0.0	
Soccer Field 3	Default industrial noise	Area		36.3	0.0	
Soccer Field 1	Default industrial noise	Area		35.0	0.0	
Receiver Receiver 3 Fl G LrD,lim dB(A) LrD 43.2 dB(A)						
Soccer Field 7	Default industrial noise	Area		39.0	0.0	
Soccer Field 4	Default industrial noise	Area		34.3	0.0	
Soccer Field 1	Default industrial noise	Area		33.7	0.0	
Soccer Field 5	Default industrial noise	Area		33.7	0.0	
Soccer Field 6	Default industrial noise	Area		33.5	0.0	
Soccer Field 2	Default industrial noise	Area		31.2	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		30.3	0.0	
Soccer Field 3	Default industrial noise	Area		28.5	0.0	
Receiver Receiver 4 Fl G LrD,lim dB(A) LrD 48.2 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		44.9	0.0	
Soccer Field 6	Default industrial noise	Area		40.8	0.0	
Soccer Field 5	Default industrial noise	Area		37.7	0.0	
Soccer Field 3	Default industrial noise	Area		37.2	0.0	
Soccer Field 4	Default industrial noise	Area		35.8	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 1	Default industrial noise	Area		35.2	0.0	
Soccer Field 7	Default industrial noise	Area		28.0	0.0	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 49.0 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		46.3	0.0	
Soccer Field 3	Default industrial noise	Area		40.9	0.0	
Soccer Field 2	Default industrial noise	Area		39.6	0.0	
Soccer Field 1	Default industrial noise	Area		39.2	0.0	
Soccer Field 4	Default industrial noise	Area		32.8	0.0	
Soccer Field 5	Default industrial noise	Area		32.7	0.0	
Soccer Field 6	Default industrial noise	Area		32.4	0.0	

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Soccer Field 7	Default industrial noise	Area		26.3	0.0	
Receiver Receiver 6 Fl G LrD,lim dB(A) LrD 45.7 dB(A)						
Auto Parking - 40 Spaces	Default parking lot noise	PLot		40.9	0.0	
Soccer Field 3	Default industrial noise	Area		38.8	0.0	
Soccer Field 2	Default industrial noise	Area		37.7	0.0	
Soccer Field 1	Default industrial noise	Area		36.8	0.0	
Soccer Field 6	Default industrial noise	Area		33.3	0.0	
Soccer Field 4	Default industrial noise	Area		33.1	0.0	
Soccer Field 5	Default industrial noise	Area		32.7	0.0	
Soccer Field 7	Default industrial noise	Area		28.9	0.0	
Receiver Receiver 7 Fl G LrD,lim dB(A) LrD 42.9 dB(A)						
Soccer Field 1	Default industrial noise	Area		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Auto Parking - 40 Spaces	Default parking lot noise	PLot		34.6	0.0	
Soccer Field 3	Default industrial noise	Area		33.5	0.0	
Soccer Field 6	Default industrial noise	Area		33.0	0.0	
Soccer Field 5	Default industrial noise	Area		32.2	0.0	
Soccer Field 7	Default industrial noise	Area		30.9	0.0	
Soccer Field 4	Default industrial noise	Area		30.8	0.0	

Gardena Lab 5 Soccer Field
Octave spectra of the sources in dB(A) - 001 - Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Soccer Field 1	Area	448.76			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 2	Area	454.43			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 3	Area	456.44			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 4	Area	443.12			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 5	Area	452.27			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 6	Area	453.53			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 7	Area	445.38			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Auto Parking - 40 Spaces	PLot	956.80			56.9	86.7	0.0	0.0	86.7	0	E/h - Soccer Parking	Typical spectrum	70.1	81.7	74.2	78.7	78.8	79.2	76.5	70.3	57.5

Gardena Lab 5 Soccer Field
Contribution level - 002 - Outdoor SP

Source	Source group	Source ty	Tr. lane	LrD dB(A)	A dB	
Receiver Receiver 1 Fl G LrD,lim dB(A) LrD 34.6 dB(A)						
Soccer Field 3	Default industrial noise	Area		31.1	0.0	
Soccer Field 4	Default industrial noise	Area		28.0	0.0	
Soccer Field 2	Default industrial noise	Area		25.8	0.0	
Parking Lot	Default parking lot noise	PLot		25.2	0.0	
Soccer Field 1	Default industrial noise	Area		23.8	0.0	
Receiver Receiver 2 Fl G LrD,lim dB(A) LrD 44.8 dB(A)						
Soccer Field 4	Default industrial noise	Area		42.0	0.0	
Soccer Field 2	Default industrial noise	Area		36.5	0.0	
Soccer Field 3	Default industrial noise	Area		36.3	0.0	
Soccer Field 1	Default industrial noise	Area		35.0	0.0	
Parking Lot	Default parking lot noise	PLot		33.5	0.0	
Receiver Receiver 3 Fl G LrD,lim dB(A) LrD 38.8 dB(A)						
Soccer Field 4	Default industrial noise	Area		34.3	0.0	
Soccer Field 1	Default industrial noise	Area		33.7	0.0	
Soccer Field 2	Default industrial noise	Area		31.2	0.0	
Soccer Field 3	Default industrial noise	Area		28.5	0.0	
Parking Lot	Default parking lot noise	PLot		27.3	0.0	
Receiver Receiver 4 Fl G LrD,lim dB(A) LrD 45.0 dB(A)						
Parking Lot	Default parking lot noise	PLot		41.9	0.0	
Soccer Field 3	Default industrial noise	Area		37.2	0.0	
Soccer Field 4	Default industrial noise	Area		35.8	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 1	Default industrial noise	Area		35.2	0.0	
Receiver Receiver 5 Fl G LrD,lim dB(A) LrD 47.3 dB(A)						
Parking Lot	Default parking lot noise	PLot		43.3	0.0	
Soccer Field 3	Default industrial noise	Area		40.9	0.0	
Soccer Field 2	Default industrial noise	Area		39.6	0.0	
Soccer Field 1	Default industrial noise	Area		39.2	0.0	
Soccer Field 4	Default industrial noise	Area		32.8	0.0	
Receiver Receiver 6 Fl G LrD,lim dB(A) LrD 44.2 dB(A)						
Soccer Field 3	Default industrial noise	Area		38.8	0.0	
Parking Lot	Default parking lot noise	PLot		37.9	0.0	
Soccer Field 2	Default industrial noise	Area		37.7	0.0	
Soccer Field 1	Default industrial noise	Area		36.8	0.0	
Soccer Field 4	Default industrial noise	Area		33.1	0.0	
Receiver Receiver 7 Fl G LrD,lim dB(A) LrD 41.2 dB(A)						
Soccer Field 1	Default industrial noise	Area		36.6	0.0	
Soccer Field 2	Default industrial noise	Area		35.6	0.0	
Soccer Field 3	Default industrial noise	Area		33.5	0.0	
Parking Lot	Default parking lot noise	PLot		31.6	0.0	
Soccer Field 4	Default industrial noise	Area		30.8	0.0	

Gardena Lab 5 Soccer Field
Octave spectra of the sources in dB(A) - 002 - Outdoor SP

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Soccer Field 1	Area	448.76			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 2	Area	454.43			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 3	Area	456.44			60.5	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Soccer Field 4	Area	443.12			60.6	87.1	0.0	0.0	87.1	0	100%/24h	Soccer Game 15min - 5ft from corner	69.6	74.3	73.1	80.2	82.7	80.9	75.8	66.3	51.7
Parking Lot	PLot	949.93			57.0	86.7	0.0	0.0		0	E/h - Soccer Parking Non Peak	Typical spectrum	70.1	81.7	74.2	78.7	78.8	79.2	76.5	70.3	57.5

Appendix C:
Construction Noise Modeling

Receptor - Adjacent Residences

A	B	C	D	E	F	G	H	I	J
Construction Phase Equipment Item	# of Items	Item Lmax at 50 feet, dBA	Dist. To Recptr.	Item Usage Percent	Usage Factor	Dist. Correction dB	Usage Adj. dB	Recptr. Item Lmax, dBA	Recptr. Item Leq, dBA
SITE PREP									
1. Saw	1	76	110	20	0.20	-6.8	-7.0	69.2	62.2
2. Concrete Breaker	1	90	110	10	0.10	-6.8	-10.0	83.2	73.2
3. Jack Hammer	2	85	110	20	0.40	-6.8	-4.0	78.2	74.2
4. Skip Loader	1	80	110	40	0.40	-6.8	-4.0	73.2	69.2
5. Truck	1	84	110	40	0.40	-6.8	-4.0	77.2	73.2
								85.5	78.9
BUILD									
1. Skip Loader	1	80	110	40	0.40	-6.8	-4.0	73.2	69.2
2. Truck	1	84	110	40	0.40	-6.8	-4.0	77.2	73.2
3. Lift	1	85	110	20	0.20	-6.8	-7.0	78.2	71.2
4. Welding Machine	2	73	110	40	0.80	-6.8	-1.0	66.2	65.2
							Log Sum	81.5	76.6

Barrier insertion loss For Flat Ground

Receiver - North P/L

Enter variables here:

Source Height H_s(ft)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Receiver Height H_R(ft)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Barrier Height H_B(ft)	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Distance Source to barrier (ft)	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Distance Receiver to Barrier (ft)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Soft Ground = 1; Hard Ground = 0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Calculations

A	100	100.005	100.019998	100.04499	100.07997	100.12492	100.17984	100.2447	100.31949	100.40418	100.49876	100.60318	100.71743	100.84146	100.97524	101.11874
B	10.440307	10.77033	11.18033989	11.661904	12.206556	12.806248	13.453624	14.142136	14.866069	15.620499	16.401219	17.204651	18.027756	18.867962	19.723083	20.59126
C	110.0409	110.0409	110.0409015	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409	110.0409
P	0.399405	0.734428	1.159436401	1.6659922	2.2456222	2.890269	3.5925609	4.3459347	5.1446569	5.983781	6.8590742	7.7669299	8.7042814	9.6685205	10.657426	11.669101
Ground type H_{eff} (with barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Ground type H_{eff} (no barrier)	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
H_{eff} (with barrier)	14.5	15.5	16.5	17.5	18.5	19.5	20.5	21.5	22.5	23.5	24.5	25.5	26.5	27.5	28.5	29.5
H_{eff} no barrier	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
G_B	0.4910714	0.4732143	0.455357143	0.4375	0.4196429	0.4017857	0.3839286	0.3660714	0.3482143	0.3303571	0.3125	0.2946429	0.2767857	0.2589286	0.2410714	0.2232143
G_{NB}	0.6339286	0.6339286	0.633928571	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286	0.6339286
$A_{barrier}$	9.069496	11.661283	13.63711468	15.210378	16.506868	17.602862	18.547517	19.374307	20.107039	20.763231	21.356129	21.895968	22.390804	22.847075	23.269998	23.663848
$IL_{barrier}$	**8.6**	**11.1**	**13.0**	**14.3**	**14.3**	**14.2**	**14.1**	**14.1**	**14.0**	**14.0**	**13.9**	**13.8**	**13.8**	**13.7**	**13.7**	**13.6**

Barrier Height (ft)	IL (dBA)
8	9
9	11
10	13
11	14
12	14
13	14
14	14
15	14
16	14
17	14
18	14
19	14
20	14
21	14
22	14
23	14

Appendix C

City of Gardena - Lab Five - Los Angeles-South Coast County, Annual

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Annual

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

City of Gardena - Lab Five - 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					
2021	0.0367	0.3788	0.2418	4.6000e-004	0.0779	0.0181	0.0960	0.0396	0.0168	0.0564	0.0000	40.8606	40.8606	0.0113	1.4000e-004	41.1850
2022	9.9200e-003	0.0728	0.0796	1.5000e-004	2.1000e-003	3.3900e-003	5.4900e-003	5.7000e-004	3.2900e-003	3.8500e-003	0.0000	12.8571	12.8571	1.7400e-003	1.9000e-004	12.9575
Maximum	**0.0367**	**0.3788**	**0.2418**	**4.6000e-004**	**0.0779**	**0.0181**	**0.0960**	**0.0396**	**0.0168**	**0.0564**	**0.0000**	**40.8606**	**40.8606**	**0.0113**	**1.9000e-004**	**41.1850**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0367	0.3788	0.2418	4.6000e-004	0.0321	0.0181	0.0502	0.0159	0.0168	0.0327	0.0000	40.8606	40.8606	0.0113	1.4000e-004	41.1850
2022	9.9200e-003	0.0728	0.0796	1.5000e-004	2.1000e-003	3.3900e-003	5.4900e-003	5.7000e-004	3.2900e-003	3.8500e-003	0.0000	12.8570	12.8570	1.7400e-003	1.9000e-004	12.9575
Maximum	**0.0367**	**0.3788**	**0.2418**	**4.6000e-004**	**0.0321**	**0.0181**	**0.0502**	**0.0159**	**0.0168**	**0.0327**	**0.0000**	**40.8606**	**40.8606**	**0.0113**	**1.9000e-004**	**41.1850**

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	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**57.23**	**0.00**	**45.10**	**58.97**	**0.00**	**39.34**	**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	**11-1-2021**	**1-31-2022**	0.4847	0.4847
		Highest	0.4847	0.4847

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Waste						0.0000	0.0000		0.0000	0.0000	0.0264	0.0000	0.0264	1.5600e-003	0.0000	0.0654
Water						0.0000	0.0000		0.0000	0.0000	0.0000	3.5214	3.5214	3.0000e-004	4.0000e-005	3.5396
Total	**0.1042**	**0.1275**	**1.0475**	**2.1500e-003**	**0.2141**	**1.8600e-003**	**0.2159**	**0.0571**	**1.7300e-003**	**0.0588**	**0.0264**	**203.8040**	**203.8303**	**0.0162**	**9.2200e-003**	**206.9824**

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Waste						0.0000	0.0000		0.0000	0.0000	0.0264	0.0000	0.0264	1.5600e-003	0.0000	0.0654
Water						0.0000	0.0000		0.0000	0.0000	0.0000	3.5214	3.5214	3.0000e-004	4.0000e-005	3.5396
Total	**0.1042**	**0.1275**	**1.0475**	**2.1500e-003**	**0.2141**	**1.8600e-003**	**0.2159**	**0.0571**	**1.7300e-003**	**0.0588**	**0.0264**	**203.8040**	**203.8303**	**0.0162**	**9.2200e-003**	**206.9824**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	

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

4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38

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

Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

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

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0395	0.0000	0.0395	0.0217	0.0000	0.0217	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1307	0.0567	1.3000e-004		5.7400e-003	5.7400e-003		5.2800e-003	5.2800e-003	0.0000	11.3388	11.3388	3.6700e-003	0.0000	11.4305
Total	**0.0117**	**0.1307**	**0.0567**	**1.3000e-004**	**0.0395**	**5.7400e-003**	**0.0453**	**0.0217**	**5.2800e-003**	**0.0270**	**0.0000**	**11.3388**	**11.3388**	**3.6700e-003**	**0.0000**	**11.4305**

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	2.2000e-004	2.0000e-004	2.4400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5594	0.5594	2.0000e-005	2.0000e-005	0.5647
Total	**2.2000e-004**	**2.0000e-004**	**2.4400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5594**	**0.5594**	**2.0000e-005**	**2.0000e-005**	**0.5647**

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

3.2 Site Preparation - 2021

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					0.0154	0.0000	0.0154	8.4700e-003	0.0000	8.4700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0117	0.1307	0.0567	1.3000e-004		5.7400e-003	5.7400e-003		5.2800e-003	5.2800e-003	0.0000	11.3388	11.3388	3.6700e-003	0.0000	11.4305
Total	**0.0117**	**0.1307**	**0.0567**	**1.3000e-004**	**0.0154**	**5.7400e-003**	**0.0212**	**8.4700e-003**	**5.2800e-003**	**0.0138**	**0.0000**	**11.3388**	**11.3388**	**3.6700e-003**	**0.0000**	**11.4305**

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	2.2000e-004	2.0000e-004	2.4400e-003	1.0000e-005	6.6000e-004	0.0000	6.6000e-004	1.7000e-004	0.0000	1.8000e-004	0.0000	0.5594	0.5594	2.0000e-005	2.0000e-005	0.5647
Total	**2.2000e-004**	**2.0000e-004**	**2.4400e-003**	**1.0000e-005**	**6.6000e-004**	**0.0000**	**6.6000e-004**	**1.7000e-004**	**0.0000**	**1.8000e-004**	**0.0000**	**0.5594**	**0.5594**	**2.0000e-005**	**2.0000e-005**	**0.5647**

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

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0354	0.0000	0.0354	0.0171	0.0000	0.0171	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1400e-003	0.1011	0.0488	1.0000e-004		4.5800e-003	4.5800e-003		4.2100e-003	4.2100e-003	0.0000	9.0519	9.0519	2.9300e-003	0.0000	9.1251
Total	**9.1400e-003**	**0.1011**	**0.0488**	**1.0000e-004**	**0.0354**	**4.5800e-003**	**0.0400**	**0.0171**	**4.2100e-003**	**0.0213**	**0.0000**	**9.0519**	**9.0519**	**2.9300e-003**	**0.0000**	**9.1251**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	1.3100e-003	2.9000e-004	0.0000	1.1000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4124	0.4124	2.0000e-005	7.0000e-005	0.4324
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.6000e-004	2.0300e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4662	0.4662	1.0000e-005	1.0000e-005	0.4706
Total	**2.3000e-004**	**1.4700e-003**	**2.3200e-003**	**1.0000e-005**	**6.6000e-004**	**1.0000e-005**	**6.8000e-004**	**1.8000e-004**	**1.0000e-005**	**1.9000e-004**	**0.0000**	**0.8786**	**0.8786**	**3.0000e-005**	**8.0000e-005**	**0.9030**

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

3.3 Grading - 2021

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					0.0138	0.0000	0.0138	6.6800e-003	0.0000	6.6800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.1400e-003	0.1011	0.0488	1.0000e-004		4.5800e-003	4.5800e-003		4.2100e-003	4.2100e-003	0.0000	9.0519	9.0519	2.9300e-003	0.0000	9.1251
Total	**9.1400e-003**	**0.1011**	**0.0488**	**1.0000e-004**	**0.0138**	**4.5800e-003**	**0.0184**	**6.6800e-003**	**4.2100e-003**	**0.0109**	**0.0000**	**9.0519**	**9.0519**	**2.9300e-003**	**0.0000**	**9.1251**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	1.3100e-003	2.9000e-004	0.0000	1.1000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	0.4124	0.4124	2.0000e-005	7.0000e-005	0.4324
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.6000e-004	2.0300e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4662	0.4662	1.0000e-005	1.0000e-005	0.4706
Total	**2.3000e-004**	**1.4700e-003**	**2.3200e-003**	**1.0000e-005**	**6.6000e-004**	**1.0000e-005**	**6.8000e-004**	**1.8000e-004**	**1.0000e-005**	**1.9000e-004**	**0.0000**	**0.8786**	**0.8786**	**3.0000e-005**	**8.0000e-005**	**0.9030**

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

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.9700e-003	0.0985	0.0725	1.2000e-004		5.2000e-003	5.2000e-003		4.8600e-003	4.8600e-003	0.0000	10.5357	10.5357	2.6900e-003	0.0000	10.6030
Total	**9.9700e-003**	**0.0985**	**0.0725**	**1.2000e-004**	**1.0000e-004**	**5.2000e-003**	**5.3000e-003**	**1.0000e-005**	**4.8600e-003**	**4.8700e-003**	**0.0000**	**10.5357**	**10.5357**	**2.6900e-003**	**0.0000**	**10.6030**

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	1.0000e-004	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0317	0.0317	0.0000	1.0000e-005	0.0333
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	2.4000e-004	2.1000e-004	2.6400e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6061	0.6061	2.0000e-005	2.0000e-005	0.6117
Total	**2.4000e-004**	**3.1000e-004**	**2.6600e-003**	**1.0000e-005**	**7.2000e-004**	**0.0000**	**7.3000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6378**	**0.6378**	**2.0000e-005**	**3.0000e-005**	**0.6450**

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

3.4 Demolition - 2021

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					4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.9600e-003	0.0985	0.0725	1.2000e-004		5.2000e-003	5.2000e-003		4.8600e-003	4.8600e-003	0.0000	10.5357	10.5357	2.6900e-003	0.0000	10.6030
Total	**9.9600e-003**	**0.0985**	**0.0725**	**1.2000e-004**	**4.0000e-005**	**5.2000e-003**	**5.2400e-003**	**1.0000e-005**	**4.8600e-003**	**4.8700e-003**	**0.0000**	**10.5357**	**10.5357**	**2.6900e-003**	**0.0000**	**10.6030**

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	1.0000e-004	2.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0317	0.0317	0.0000	1.0000e-005	0.0333
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	2.4000e-004	2.1000e-004	2.6400e-003	1.0000e-005	7.1000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6061	0.6061	2.0000e-005	2.0000e-005	0.6117
Total	**2.4000e-004**	**3.1000e-004**	**2.6600e-003**	**1.0000e-005**	**7.2000e-004**	**0.0000**	**7.3000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6378**	**0.6378**	**2.0000e-005**	**3.0000e-005**	**0.6450**

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

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.9600e-003	0.0464	0.0534	8.0000e-005		2.5500e-003	2.5500e-003		2.3900e-003	2.3900e-003	0.0000	7.1591	7.1591	1.9500e-003	0.0000	7.2079
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9600e-003**	**0.0464**	**0.0534**	**8.0000e-005**		**2.5500e-003**	**2.5500e-003**		**2.3900e-003**	**2.3900e-003**	**0.0000**	**7.1591**	**7.1591**	**1.9500e-003**	**0.0000**	**7.2079**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.4000e-004	3.0400e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.6993	0.6993	2.0000e-005	2.0000e-005	0.7058
Total	**2.8000e-004**	**2.4000e-004**	**3.0400e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.6993**	**0.6993**	**2.0000e-005**	**2.0000e-005**	**0.7058**

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

3.5 Paving - 2021

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	4.9600e-003	0.0464	0.0534	8.0000e-005		2.5500e-003	2.5500e-003		2.3900e-003	2.3900e-003	0.0000	7.1591	7.1591	1.9500e-003	0.0000	7.2079
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.9600e-003**	**0.0464**	**0.0534**	**8.0000e-005**		**2.5500e-003**	**2.5500e-003**		**2.3900e-003**	**2.3900e-003**	**0.0000**	**7.1591**	**7.1591**	**1.9500e-003**	**0.0000**	**7.2079**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.4000e-004	3.0400e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.3000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.6993	0.6993	2.0000e-005	2.0000e-005	0.7058
Total	**2.8000e-004**	**2.4000e-004**	**3.0400e-003**	**1.0000e-005**	**8.2000e-004**	**1.0000e-005**	**8.3000e-004**	**2.2000e-004**	**1.0000e-005**	**2.2000e-004**	**0.0000**	**0.6993**	**0.6993**	**2.0000e-005**	**2.0000e-005**	**0.7058**

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

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**1.0200e-003**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	9.0000e-005	7.0000e-005	9.3000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2268	0.2268	1.0000e-005	1.0000e-005	0.2288
Total	**9.0000e-005**	**7.0000e-005**	**9.3000e-004**	**0.0000**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2268**	**0.2268**	**1.0000e-005**	**1.0000e-005**	**0.2288**

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

3.6 Architectural Coating - 2022

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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**1.0200e-003**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

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	9.0000e-005	7.0000e-005	9.3000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2268	0.2268	1.0000e-005	1.0000e-005	0.2288
Total	**9.0000e-005**	**7.0000e-005**	**9.3000e-004**	**0.0000**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2268**	**0.2268**	**1.0000e-005**	**1.0000e-005**	**0.2288**

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

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2400e-003	0.0625	0.0636	1.1000e-004		2.9400e-003	2.9400e-003		2.8400e-003	2.8400e-003	0.0000	9.0789	9.0789	1.5800e-003	0.0000	9.1184
Total	**8.2400e-003**	**0.0625**	**0.0636**	**1.1000e-004**		**2.9400e-003**	**2.9400e-003**		**2.8400e-003**	**2.8400e-003**	**0.0000**	**9.0789**	**9.0789**	**1.5800e-003**	**0.0000**	**9.1184**

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	1.1000e-004	2.8300e-003	9.4000e-004	1.0000e-005	3.5000e-004	3.0000e-005	3.7000e-004	1.0000e-004	2.0000e-005	1.2000e-004	0.0000	1.0503	1.0503	4.0000e-005	1.5000e-004	1.0963
Worker	4.6000e-004	3.9000e-004	5.0100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2245	1.2245	3.0000e-005	3.0000e-005	1.2353
Total	**5.7000e-004**	**3.2200e-003**	**5.9500e-003**	**2.0000e-005**	**1.8300e-003**	**4.0000e-005**	**1.8600e-003**	**4.9000e-004**	**3.0000e-005**	**5.2000e-004**	**0.0000**	**2.2748**	**2.2748**	**7.0000e-005**	**1.8000e-004**	**2.3316**

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3.7 Building Construction - 2022

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	8.2400e-003	0.0625	0.0636	1.1000e-004		2.9400e-003	2.9400e-003		2.8400e-003	2.8400e-003	0.0000	9.0788	9.0788	1.5800e-003	0.0000	9.1184
Total	**8.2400e-003**	**0.0625**	**0.0636**	**1.1000e-004**		**2.9400e-003**	**2.9400e-003**		**2.8400e-003**	**2.8400e-003**	**0.0000**	**9.0788**	**9.0788**	**1.5800e-003**	**0.0000**	**9.1184**

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	1.1000e-004	2.8300e-003	9.4000e-004	1.0000e-005	3.5000e-004	3.0000e-005	3.7000e-004	1.0000e-004	2.0000e-005	1.2000e-004	0.0000	1.0503	1.0503	4.0000e-005	1.5000e-004	1.0963
Worker	4.6000e-004	3.9000e-004	5.0100e-003	1.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2245	1.2245	3.0000e-005	3.0000e-005	1.2353
Total	**5.7000e-004**	**3.2200e-003**	**5.9500e-003**	**2.0000e-005**	**1.8300e-003**	**4.0000e-005**	**1.8600e-003**	**4.9000e-004**	**3.0000e-005**	**5.2000e-004**	**0.0000**	**2.2748**	**2.2748**	**7.0000e-005**	**1.8000e-004**	**2.3316**

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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	tons/yr										MT/yr					
Mitigated	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774
Unmitigated	0.1035	0.1275	1.0475	2.1500e-003	0.2141	1.8600e-003	0.2159	0.0571	1.7300e-003	0.0588	0.0000	200.2825	200.2825	0.0144	9.1800e-003	203.3774

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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

Unmitigated

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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

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	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Unmitigated	6.2000e-004	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005

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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**6.1000e-004**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

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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	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	4.0000e-005
Total	**6.1000e-004**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**4.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

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	3.5214	3.0000e-004	4.0000e-005	3.5396
Unmitigated	3.5214	3.0000e-004	4.0000e-005	3.5396

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.78722	3.5214	3.0000e-004	4.0000e-005	3.5396
Total		**3.5214**	**3.0000e-004**	**4.0000e-005**	**3.5396**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.78722	3.5214	3.0000e-004	4.0000e-005	3.5396
Total		**3.5214**	**3.0000e-004**	**4.0000e-005**	**3.5396**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0264	1.5600e-003	0.0000	0.0654
Unmitigated	0.0264	1.5600e-003	0.0000	0.0654

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.13	0.0264	1.5600e-003	0.0000	0.0654
Total		**0.0264**	**1.5600e-003**	**0.0000**	**0.0654**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.13	0.0264	1.5600e-003	0.0000	0.0654
Total		**0.0264**	**1.5600e-003**	**0.0000**	**0.0654**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

City of Gardena - Lab Five - Los Angeles-South Coast County, Summer

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Summer

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

City of Gardena - Lab Five - 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					
2021	2.0425	20.4906	15.0577	0.0255	7.2183	1.0421	8.1376	3.4608	0.9726	4.3067	0.0000	2,468.7179	2,468.7179	0.6533	0.0172	2,485.0653
2022	1.7638	13.1101	13.9753	0.0270	0.3723	0.5959	0.9682	0.1003	0.5755	0.6759	0.0000	2,513.8849	2,513.8849	0.3640	0.0401	2,534.9384
Maximum	**2.0425**	**20.4906**	**15.0577**	**0.0270**	**7.2183**	**1.0421**	**8.1376**	**3.4608**	**0.9726**	**4.3067**	**0.0000**	**2,513.8849**	**2,513.8849**	**0.6533**	**0.0401**	**2,534.9384**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.0425	20.4906	15.0577	0.0255	2.8972	1.0421	3.8166	1.3716	0.9726	2.2175	0.0000	2,468.7179	2,468.7179	0.6533	0.0172	2,485.0653
2022	1.7638	13.1101	13.9753	0.0270	0.3723	0.5959	0.9682	0.1003	0.5755	0.6759	0.0000	2,513.8849	2,513.8849	0.3640	0.0401	2,534.9384
Maximum	**2.0425**	**20.4906**	**15.0577**	**0.0270**	**2.8972**	**1.0421**	**3.8166**	**1.3716**	**0.9726**	**2.2175**	**0.0000**	**2,513.8849**	**2,513.8849**	**0.6533**	**0.0401**	**2,534.9384**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	56.93	0.00	47.45	58.67	0.00	41.93	0.00	0.00	0.00	0.00	0.00	0.00

City of Gardena - Lab Five - 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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Total	**0.5943**	**0.6407**	**5.8298**	**0.0122**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5000e-003**	**0.3290**		**1,253.6979**	**1,253.6979**	**0.0848**	**0.0529**	**1,271.5656**

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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Total	**0.5943**	**0.6407**	**5.8298**	**0.0122**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5000e-003**	**0.3290**		**1,253.6979**	**1,253.6979**	**0.0848**	**0.0529**	**1,271.5656**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	
4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40

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

Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.2693	0.0000	5.2693	2.8965	0.0000	2.8965			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041		1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**5.2693**	**0.7654**	**6.0347**	**2.8965**	**0.7041**	**3.6006**		**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

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

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0300	0.0230	0.3451	8.4000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		85.5430	85.5430	2.5200e-003	2.1800e-003	86.2562
Total	**0.0300**	**0.0230**	**0.3451**	**8.4000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**85.5430**	**85.5430**	**2.5200e-003**	**2.1800e-003**	**86.2562**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0550	0.0000	2.0550	1.1296	0.0000	1.1296			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041	0.0000	1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**2.0550**	**0.7654**	**2.8204**	**1.1296**	**0.7041**	**1.8338**	**0.0000**	**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0300	0.0230	0.3451	8.4000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		85.5430	85.5430	2.5200e-003	2.1800e-003	86.2562
Total	**0.0300**	**0.0230**	**0.3451**	**8.4000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**85.5430**	**85.5430**	**2.5200e-003**	**2.1800e-003**	**86.2562**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0837	0.0000	7.0837	3.4249	0.0000	3.4249			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**7.0837**	**0.9158**	**7.9995**	**3.4249**	**0.8425**	**4.2674**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.5800e-003	0.2484	0.0573	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	8.9900e-003		90.9160	90.9160	4.7600e-003	0.0144	95.3312
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	0.0376	0.0288	0.4314	1.0600e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		106.9287	106.9287	3.1500e-003	2.7300e-003	107.8203
Total	**0.0461**	**0.2771**	**0.4887**	**1.8900e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0393**		**197.8447**	**197.8447**	**7.9100e-003**	**0.0172**	**203.1515**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7627	0.0000	2.7627	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7627**	**0.9158**	**3.6784**	**1.3357**	**0.8425**	**2.1782**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.5800e-003	0.2484	0.0573	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	8.9900e-003		90.9160	90.9160	4.7600e-003	0.0144	95.3312
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	0.0376	0.0288	0.4314	1.0600e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		106.9287	106.9287	3.1500e-003	2.7300e-003	107.8203
Total	**0.0461**	**0.2771**	**0.4887**	**1.8900e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0393**		**197.8447**	**197.8447**	**7.9100e-003**	**0.0172**	**203.1515**

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0197	0.0000	0.0197	2.9800e-003	0.0000	2.9800e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.0197**	**1.0409**	**1.0606**	**2.9800e-003**	**0.9715**	**0.9745**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.6000e-004	0.0191	4.4100e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9935	6.9935	3.7000e-004	1.1100e-003	7.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0488	0.0374	0.5608	1.3700e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		139.0073	139.0073	4.1000e-003	3.5500e-003	140.1663
Total	**0.0495**	**0.0565**	**0.5652**	**1.4300e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**146.0009**	**146.0009**	**4.4700e-003**	**4.6600e-003**	**147.4995**

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					7.6800e-003	0.0000	7.6800e-003	1.1600e-003	0.0000	1.1600e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**7.6800e-003**	**1.0409**	**1.0486**	**1.1600e-003**	**0.9715**	**0.9726**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.6000e-004	0.0191	4.4100e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9935	6.9935	3.7000e-004	1.1100e-003	7.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0488	0.0374	0.5608	1.3700e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		139.0073	139.0073	4.1000e-003	3.5500e-003	140.1663
Total	**0.0495**	**0.0565**	**0.5652**	**1.4300e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**146.0009**	**146.0009**	**4.4700e-003**	**4.6600e-003**	**147.4995**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770		1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**		**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0563	0.0431	0.6471	1.5800e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		160.3931	160.3931	4.7300e-003	4.0900e-003	161.7304
Total	**0.0563**	**0.0431**	**0.6471**	**1.5800e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**160.3931**	**160.3931**	**4.7300e-003**	**4.0900e-003**	**161.7304**

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	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770	0.0000	1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**	**0.0000**	**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0563	0.0431	0.6471	1.5800e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		160.3931	160.3931	4.7300e-003	4.0900e-003	161.7304
Total	**0.0563**	**0.0431**	**0.6471**	**1.5800e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**160.3931**	**160.3931**	**4.7300e-003**	**4.0900e-003**	**161.7304**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Unmitigated Construction Off-Site

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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Mitigated Construction Off-Site

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

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**		**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0217	0.5388	0.1847	2.1500e-003	0.0705	5.1300e-003	0.0756	0.0203	4.9100e-003	0.0252		231.5078	231.5078	7.7400e-003	0.0334	241.6427
Worker	0.0935	0.0682	1.0642	2.7600e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		280.8343	280.8343	7.6000e-003	6.7600e-003	283.0377
Total	**0.1151**	**0.6071**	**1.2489**	**4.9100e-003**	**0.3723**	**7.0600e-003**	**0.3793**	**0.1003**	**6.6900e-003**	**0.1070**		**512.3421**	**512.3421**	**0.0153**	**0.0401**	**524.6804**

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**	**0.0000**	**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0217	0.5388	0.1847	2.1500e-003	0.0705	5.1300e-003	0.0756	0.0203	4.9100e-003	0.0252		231.5078	231.5078	7.7400e-003	0.0334	241.6427
Worker	0.0935	0.0682	1.0642	2.7600e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		280.8343	280.8343	7.6000e-003	6.7600e-003	283.0377
Total	**0.1151**	**0.6071**	**1.2489**	**4.9100e-003**	**0.3723**	**7.0600e-003**	**0.3793**	**0.1003**	**6.6900e-003**	**0.1070**		**512.3421**	**512.3421**	**0.0153**	**0.0401**	**524.6804**

City of Gardena - Lab Five - 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	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652
Unmitigated	0.5909	0.6407	5.8297	0.0122	1.1995	0.0102	1.2097	0.3195	9.5000e-003	0.3290		1,253.6976	1,253.6976	0.0848	0.0529	1,271.5652

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Unmitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004

City of Gardena - Lab Five - 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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

City of Gardena - Lab Five - 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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

City of Gardena - Lab Five

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.50	Acre	1.50	65,340.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	8			**Operational Year**	2022
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 - Land Uses: 1.5 acres park (soccer field)

Construction Phase - Construction schedule as provided by Project applicant. Phases estimated based on Project type.

Off-road Equipment -

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment - Project construction equipment provided by project applicant.

Off-road Equipment -

Trips and VMT -

Demolition - ~200 s.f. of building demolished (per Project Applicant).

Grading - Grading would occur during grading phase only. Estimated total of 100 cubic yards of sand (soil) import.

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

Vehicle Trips - Operational mobile trips provided by Kittelson & Associates, Inc. (198 trips per day) = 132 trips per acre per day.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves -

Energy Use -

Construction Off-road Equipment Mitigation - Reductions include: Water Exposed Area 3 times daily; Unpaved Road Mitigation (Moisture Content at 12%; Vehicle Speed 15 MPH).

Mobile Land Use Mitigation -

Mobile Commute Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	PhaseEndDate	11/2/2021	11/19/2021
tblConstructionPhase	PhaseEndDate	11/8/2021	12/3/2021
tblConstructionPhase	PhaseStartDate	11/3/2021	11/20/2021
tblGrading	AcresOfGrading	14.06	0.00
tblGrading	MaterialImported	0.00	100.00
tblVehicleTrips	ST_TR	1.96	132.00
tblVehicleTrips	SU_TR	2.19	132.00
tblVehicleTrips	WD_TR	0.78	132.00

2.0 Emissions Summary

City of Gardena - Lab Five - 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					
2021	2.0457	20.5035	15.0112	0.0255	7.2183	1.0421	8.1377	3.4608	0.9726	4.3068	0.0000	2,461.3462	2,461.3462	0.6534	0.0173	2,477.7675
2022	1.7701	13.1395	13.8946	0.0268	0.3723	0.5960	0.9682	0.1003	0.5756	0.6759	0.0000	2,499.1235	2,499.1235	0.3640	0.0406	2,520.3295
Maximum	**2.0457**	**20.5035**	**15.0112**	**0.0268**	**7.2183**	**1.0421**	**8.1377**	**3.4608**	**0.9726**	**4.3068**	**0.0000**	**2,499.1235**	**2,499.1235**	**0.6534**	**0.0406**	**2,520.3295**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.0457	20.5035	15.0112	0.0255	2.8972	1.0421	3.8166	1.3716	0.9726	2.2176	0.0000	2,461.3462	2,461.3462	0.6534	0.0173	2,477.7675
2022	1.7701	13.1395	13.8946	0.0268	0.3723	0.5960	0.9682	0.1003	0.5756	0.6759	0.0000	2,499.1235	2,499.1235	0.3640	0.0406	2,520.3295
Maximum	**2.0457**	**20.5035**	**15.0112**	**0.0268**	**2.8972**	**1.0421**	**3.8166**	**1.3716**	**0.9726**	**2.2176**	**0.0000**	**2,499.1235**	**2,499.1235**	**0.6534**	**0.0406**	**2,520.3295**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	56.93	0.00	47.45	58.67	0.00	41.93	0.00	0.00	0.00	0.00	0.00	0.00

City of Gardena - Lab Five - 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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Total	**0.5830**	**0.6904**	**5.7036**	**0.0117**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5100e-003**	**0.3290**		**1,200.0975**	**1,200.0975**	**0.0876**	**0.0553**	**1,218.7589**

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	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Total	**0.5830**	**0.6904**	**5.7036**	**0.0117**	**1.1995**	**0.0102**	**1.2097**	**0.3195**	**9.5100e-003**	**0.3290**		**1,200.0975**	**1,200.0975**	**0.0876**	**0.0553**	**1,218.7589**

City of Gardena - Lab Five - 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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	11/19/2021	5	15	
2	Grading	Grading	11/20/2021	12/3/2021	5	10	
3	Demolition	Demolition	12/4/2021	12/17/2021	5	10	
4	Paving	Paving	12/18/2021	12/31/2021	5	10	
5	Architectural Coating	Architectural Coating	1/15/2022	1/28/2022	5	10	
6	Building Construction	Building Construction	1/1/2022	1/14/2022	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40

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

Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Air Compressors	1	6.00	78	0.48
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	13.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	27.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	5	13.00	0.00	1.00	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	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

City of Gardena - Lab Five - Los Angeles-South Coast County, Winter

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

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.2693	0.0000	5.2693	2.8965	0.0000	2.8965			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041		1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**5.2693**	**0.7654**	**6.0347**	**2.8965**	**0.7041**	**3.6006**		**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0321	0.0254	0.3164	8.0000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		81.0061	81.0061	2.5500e-003	2.3300e-003	81.7648
Total	**0.0321**	**0.0254**	**0.3164**	**8.0000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**81.0061**	**81.0061**	**2.5500e-003**	**2.3300e-003**	**81.7648**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0550	0.0000	2.0550	1.1296	0.0000	1.1296			0.0000			0.0000
Off-Road	1.5558	17.4203	7.5605	0.0172		0.7654	0.7654		0.7041	0.7041	0.0000	1,666.5174	1,666.5174	0.5390		1,679.9920
Total	**1.5558**	**17.4203**	**7.5605**	**0.0172**	**2.0550**	**0.7654**	**2.8204**	**1.1296**	**0.7041**	**1.8338**	**0.0000**	**1,666.5174**	**1,666.5174**	**0.5390**		**1,679.9920**

City of Gardena - Lab Five - 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 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0321	0.0254	0.3164	8.0000e-004	0.0894	6.1000e-004	0.0900	0.0237	5.7000e-004	0.0243		81.0061	81.0061	2.5500e-003	2.3300e-003	81.7648
Total	**0.0321**	**0.0254**	**0.3164**	**8.0000e-004**	**0.0894**	**6.1000e-004**	**0.0900**	**0.0237**	**5.7000e-004**	**0.0243**		**81.0061**	**81.0061**	**2.5500e-003**	**2.3300e-003**	**81.7648**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0837	0.0000	7.0837	3.4249	0.0000	3.4249			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425		1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**7.0837**	**0.9158**	**7.9995**	**3.4249**	**0.8425**	**4.2674**		**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.4500e-003	0.2582	0.0583	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	9.0000e-003		90.9262	90.9262	4.7500e-003	0.0144	95.3418
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	0.0401	0.0318	0.3955	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		101.2576	101.2576	3.1800e-003	2.9200e-003	102.2059
Total	**0.0485**	**0.2900**	**0.4538**	**1.8300e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0394**		**192.1837**	**192.1837**	**7.9300e-003**	**0.0173**	**197.5478**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.7627	0.0000	2.7627	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.8271	20.2135	9.7604	0.0206		0.9158	0.9158		0.8425	0.8425	0.0000	1,995.6114	1,995.6114	0.6454		2,011.7470
Total	**1.8271**	**20.2135**	**9.7604**	**0.0206**	**2.7627**	**0.9158**	**3.6784**	**1.3357**	**0.8425**	**2.1782**	**0.0000**	**1,995.6114**	**1,995.6114**	**0.6454**		**2,011.7470**

City of Gardena - Lab Five - 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 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.4500e-003	0.2582	0.0583	8.3000e-004	0.0228	2.8800e-003	0.0256	6.2400e-003	2.7600e-003	9.0000e-003		90.9262	90.9262	4.7500e-003	0.0144	95.3418
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	0.0401	0.0318	0.3955	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		101.2576	101.2576	3.1800e-003	2.9200e-003	102.2059
Total	**0.0485**	**0.2900**	**0.4538**	**1.8300e-003**	**0.1345**	**3.6500e-003**	**0.1382**	**0.0359**	**3.4700e-003**	**0.0394**		**192.1837**	**192.1837**	**7.9300e-003**	**0.0173**	**197.5478**

3.4 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0197	0.0000	0.0197	2.9800e-003	0.0000	2.9800e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715		2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**0.0197**	**1.0409**	**1.0606**	**2.9800e-003**	**0.9715**	**0.9745**		**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.5000e-004	0.0199	4.4800e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9943	6.9943	3.7000e-004	1.1100e-003	7.3340
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	0.0521	0.0413	0.5142	1.3000e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		131.6348	131.6348	4.1400e-003	3.7900e-003	132.8677
Total	**0.0527**	**0.0612**	**0.5187**	**1.3600e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**138.6292**	**138.6292**	**4.5100e-003**	**4.9000e-003**	**140.2017**

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					7.6800e-003	0.0000	7.6800e-003	1.1600e-003	0.0000	1.1600e-003			0.0000			0.0000
Off-Road	1.9930	19.6966	14.4925	0.0241		1.0409	1.0409		0.9715	0.9715	0.0000	2,322.7171	2,322.7171	0.5940		2,337.5658
Total	**1.9930**	**19.6966**	**14.4925**	**0.0241**	**7.6800e-003**	**1.0409**	**1.0486**	**1.1600e-003**	**0.9715**	**0.9726**	**0.0000**	**2,322.7171**	**2,322.7171**	**0.5940**		**2,337.5658**

City of Gardena - Lab Five - 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 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.5000e-004	0.0199	4.4800e-003	6.0000e-005	1.7500e-003	2.2000e-004	1.9700e-003	4.8000e-004	2.1000e-004	6.9000e-004		6.9943	6.9943	3.7000e-004	1.1100e-003	7.3340
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	0.0521	0.0413	0.5142	1.3000e-003	0.1453	1.0000e-003	0.1463	0.0385	9.2000e-004	0.0395		131.6348	131.6348	4.1400e-003	3.7900e-003	132.8677
Total	**0.0527**	**0.0612**	**0.5187**	**1.3600e-003**	**0.1471**	**1.2200e-003**	**0.1483**	**0.0390**	**1.1300e-003**	**0.0401**		**138.6292**	**138.6292**	**4.5100e-003**	**4.9000e-003**	**140.2017**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770		1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**		**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0601	0.0477	0.5933	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		151.8864	151.8864	4.7800e-003	4.3700e-003	153.3089
Total	**0.0601**	**0.0477**	**0.5933**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**151.8864**	**151.8864**	**4.7800e-003**	**4.3700e-003**	**153.3089**

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	0.9928	9.2691	10.6744	0.0165		0.5094	0.5094		0.4770	0.4770	0.0000	1,578.3145	1,578.3145	0.4304		1,589.0752
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9928**	**9.2691**	**10.6744**	**0.0165**		**0.5094**	**0.5094**		**0.4770**	**0.4770**	**0.0000**	**1,578.3145**	**1,578.3145**	**0.4304**		**1,589.0752**

City of Gardena - Lab Five - 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 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	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	0.0601	0.0477	0.5933	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		151.8864	151.8864	4.7800e-003	4.3700e-003	153.3089
Total	**0.0601**	**0.0477**	**0.5933**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**151.8864**	**151.8864**	**4.7800e-003**	**4.3700e-003**	**153.3089**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	**0.0185**	**0.0140**	**0.1809**	**4.8000e-004**	**0.0559**	**3.6000e-004**	**0.0563**	**0.0148**	**3.3000e-004**	**0.0152**		**49.2567**	**49.2567**	**1.4200e-003**	**1.3400e-003**	**49.6907**

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**0.2045**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

City of Gardena - Lab Five - 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 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	**0.0185**	**0.0140**	**0.1809**	**4.8000e-004**	**0.0559**	**3.6000e-004**	**0.0563**	**0.0148**	**3.3000e-004**	**0.0152**		**49.2567**	**49.2567**	**1.4200e-003**	**1.3400e-003**	**49.6907**

3.7 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**		**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.5610	0.1911	2.1600e-003	0.0705	5.1500e-003	0.0756	0.0203	4.9300e-003	0.0252		231.5947	231.5947	7.7100e-003	0.0334	241.7418
Worker	0.1000	0.0754	0.9771	2.6100e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		265.9860	265.9860	7.6900e-003	7.2200e-003	268.3296
Total	**0.1214**	**0.6364**	**1.1682**	**4.7700e-003**	**0.3723**	**7.0800e-003**	**0.3793**	**0.1003**	**6.7100e-003**	**0.1070**		**497.5807**	**497.5807**	**0.0154**	**0.0406**	**510.0715**

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	**1.6487**	**12.5031**	**12.7264**	**0.0221**		**0.5889**	**0.5889**		**0.5689**	**0.5689**	**0.0000**	**2,001.5429**	**2,001.5429**	**0.3486**		**2,010.2581**

City of Gardena - Lab Five - 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 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0214	0.5610	0.1911	2.1600e-003	0.0705	5.1500e-003	0.0756	0.0203	4.9300e-003	0.0252		231.5947	231.5947	7.7100e-003	0.0334	241.7418
Worker	0.1000	0.0754	0.9771	2.6100e-003	0.3018	1.9300e-003	0.3037	0.0800	1.7800e-003	0.0818		265.9860	265.9860	7.6900e-003	7.2200e-003	268.3296
Total	**0.1214**	**0.6364**	**1.1682**	**4.7700e-003**	**0.3723**	**7.0800e-003**	**0.3793**	**0.1003**	**6.7100e-003**	**0.1070**		**497.5807**	**497.5807**	**0.0154**	**0.0406**	**510.0715**

City of Gardena - Lab Five - 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	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585
Unmitigated	0.5796	0.6904	5.7034	0.0117	1.1995	0.0102	1.2097	0.3195	9.5100e-003	0.3290		1,200.0971	1,200.0971	0.0876	0.0553	1,218.7585

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	198.00	198.00	198.00	569,753	569,753
Total	198.00	198.00	198.00	569,753	569,753

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

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

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Unmitigated	3.3800e-003	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004

City of Gardena - Lab Five - 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

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

City of Gardena - Lab Five - 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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		3.3000e-004	3.3000e-004	0.0000		3.5000e-004
Total	**3.3800e-003**	**0.0000**	**1.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**3.3000e-004**	**3.3000e-004**	**0.0000**		**3.5000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

RESOLUTION NO. 4951

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA TO UPHOLD THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION ACTION TO APPROVE CONDITIONAL USE PERMIT 4-06 AND SITE PLAN REVIEW 4-06 FOR PROPERTY LOCATED AT 1440 WEST 139th STREET.

WHEREAS, the applicant has filed a Conditional Use Permit ("CUP 4-06") and a Site Plan Review ("SPR 4-06") application to develop a 1.56-acre lot with a 2,403.3 sq. ft. office building for a demolition contractor with 58 parking spaces, 25 of which will be for truck parking, on an M-1 zoned lot; and

WHEREAS, the Planning and Environmental Quality Commission ("Commission") considered CUP 4-06 and SPR 4-06 at a duly noticed public hearing on July 18, 2006 at which time all interested parties were given an opportunity to address the Commission on this application; and

WHEREAS, the Commission adopted a MND and MMP for this project. Said documents reflect the independent judgment of the City that the project as conditioned will not have a significant effect on the environment; and

WHEREAS, after taking into consideration all testimony and evidence presented, whether oral or written, the Commission adopted Memorandum 22-06 approving CUP 4-06 and SPR 4-06; and

WHEREAS, the City Council ("Council") appealed CUP 4-06 and SPR 4-06 to enable the Council to consider the findings and conditions of Commission Memorandum 22-06; and

WHEREAS, the Council held a duly noticed hearing on September 26, 2006 to consider CUP 4-06 and SPR 4-06 at which time all interested parties were given an opportunity to address the Council.

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

Section 1. The project site plan has been modified to mitigate potential impacts from their request to extend operating hours to 5:30 a.m. to 5:00 p.m., Monday through Saturday and to address compatibility concerns expressed by adjacent residential uses during public hearings relating to truck traffic, which plan is dated received November 1, 2006.

Section 2. Based on the analysis set forth in the staff report and after taking into consideration all of the evidence received, the Council finds that the proposed project and use, as revised, meets all of the criteria for approval as set forth in Section 18.44.030 and 18.46.040 of the Gardena Municipal Code. Analysis of the criteria contained in the staff report is hereby incorporated by reference. The proposal as conditioned will not be detrimental to the health, peace and safety of persons residing or working in the neighborhood, or to property and improvements in the general vicinity, nor will it adversely effect the orderly and harmonious development of the area.

Section 3. The proposed facility is consistent with the Light Industrial land use designation of the General Plan and with the General Plan Land Use Element Industrial Objectives. Conditions of approval and mitigation measures for CUP 4-06 and SPR 4-06 will ensure that the operations of the facility will be compatible with, and not detrimental to, the industrial land uses in the vicinity

Section 4. The site for the intended use, as conditioned, has been found to be adequate in size and shape to accommodate the proposed use. The conditions of approval and mitigation measures will ensure that the facility complies with the property development standards of the M-1 zone.

Section 5. The site will be served by 139th Street, Halldale Avenue, and 141st Street, which are properly designed and improved to carry the type and quantity of traffic generated by the proposed use as conditioned. The vehicular trips generated by project operations, as conditioned, will not detrimentally alter the level of service on 139th Street, or other streets in the project vicinity.

Section 6. The proposed project will comply with the Regional Water Quality Plan (commencing with Section 13000) of the Water Code. It will not result in the discharge of waste

into the sewer system that is in violation of the Plan. The development will be constructed and operated in compliance with all applicable laws prescribed and it will be served by the required infrastructure facilities

Section 7. The mitigation measures and conditions of approval are deemed necessary to protect the public health, safety and general welfare of the community, and will assist in enhancing and maintaining the physical appearance along one of the City's industrial local streets.

Section 8. The Council hereby approves CUP 4-06 and SPR 4-06 subject to the following conditions:

CONDITIONS OF APPROVAL

1. Applicant accepts all of the conditions of approval set forth in this document. This memorandum shall be recorded with the County Recorder on the property. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Department, prior to issuance of a certificate of occupancy.

2. The applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code § 65009. The City shall promptly notify the applicant/developer of any claim, action or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify or hold harmless the City. The applicant/developer shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the applicant/developer of any obligation under this condition.

3. In the event that the applicant does not comply with any one of the conditions of approval, the City may commence proceedings to suspend or revoke this approval, in accordance with the Gardena Municipal Code.

4. SPR #4-06 and CUP #4-06 shall be utilized within a period not to exceed twelve (12) months from the date of approval. Utilization shall mean the issuance of building permits for the required work, compliance with all of the conditions of approval, and compliance

with all applicable City and State requirements. If said permit is not utilized within the 12-month period, said approval shall be considered null and void, or the applicant, with a showing of good cause, can request an extension for up to six (6) months from the Community Development Director for SPR #4-06 and up to (6) months for CUP #4-06 from the Planning Commission, in accordance with the Gardena Municipal Code.

5. SPR #4-06 and CUP #4-06 shall be utilized in accordance with the provisions of the Gardena Municipal Code and as noted on Exhibit "A," dated November 1, 2006 and as modified by these conditions.

6. The applicant shall comply with all written policies, resolutions and ordinances, and all Federal, State, and County laws in effect at the time of approval. No final approval shall be given until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications and dimensions, which may be shown on the project development plans.

7. The site and floor plans, and the physical appearance of the proposed Alexander Demolition and Hauling project shall be as shown on Exhibit "A". The final completed project shall be in substantial compliance with the plans and elevations upon which the Planning Commission based their decision, as modified by these conditions of approval. Minor modifications or alterations to the design, style, colors, materials, and vegetation shall be subject to the review and approval of the Community Development Director.

8. The adopted resolution and mitigation monitoring program shall be printed/typed on a sheet that shall be included with all plans submitted for plan check.

9. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize installation noise levels, including sound-reduction equipment as deemed necessary by the City. The contractor/developer shall prepare and implement a construction management plan to be approved by the City prior to issuance of permits.

10. All paving and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and holidays are strictly prohibited.

11. Exterior lighting of all entrances, exits, and parking lot area shall be maintained during hours of darkness. Parking lot lighting fixtures shall be sufficient to illuminate the parking lot to monitor activity as well as be fully shielded and directed to confine illumination entirely on parking areas of the subject site. Lighting standards shall be a maximum of 24 feet in height. Lighting shall be of the lowest intensity necessary for security, safety and architectural purposes, while still adhering to the recommended levels of the Illuminating Engineering Society of North America. A lighting plan shall be approved by the Community Development Director.

12. The entire site, all masonry block walls, building walls and signage shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

13. Repaving, re-striping and landscaping of the subject site shall comply with the requirements and regulations of Title 18 (Zoning) of the Gardena Municipal Code and all applicable building and safety regulations.

14. All driveway and parking areas shall be paved and striped in accordance with the General Standards for Parking Areas, as noted in Sections 18.40.050 of the Gardena Municipal Code. The site shall be controlled and monitored to prevent blockage of the driveways and parking areas at all times.

15. Detailed landscaping and irrigation plans reflecting the approved schematic plan which has been signed by a licensed landscape architect shall be submitted along with the final tenant improvement plans during plan check, and shall be implemented prior to the issuance of a certificate of occupancy. The landscape plan shall delineate the number of each species to be planted. All existing and proposed landscaped areas shall be planted as required in accordance with Section 18.40.090 of the Gardena Municipal Code, and shall be maintained in a flourishing manner at all times.

16. The street address on the building shall be uniform and plainly visible and legible in accordance with the Uniform Fire Code.

17. Any and all roof-mounted equipment, devices or materials shall be screened from view. The enclosures shall be of the same or similar materials, colors and textures as the building.

18. No wall, fence, gate, hedge or obstruction shall be permitted adjacent to the driveways to the facility that will obstruct driver visibility entering and exiting the site. Parking shall be prohibited in the driveways.

19. In the event noise/lighting or traffic circulation nuisances or public safety issues are brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the operation activities on the site to ensure land use compatibility.

20. Outdoor equipment and activities shall not generate noise greater than 75 dB(A) as measured from any site perimeter lines. Applicant shall demonstrate compliance with this condition prior to issuance of building, mechanical or electrical permits.

21. Parking lot sweeping, trash pick-up, and other exterior cleaning activities shall be restricted to the hours of 7 a.m. to 10 p.m., seven days a week, in accordance with Chapter 8.36 of the Gardena Municipal Code.

22. All parking spaces shall comply with the parking design standards of Section 18.40.050 of the Gardena Municipal Code.

23. To reduce the volume of solid waste generated by the installation and operation of the proposed project, a recycling/conservation program shall be established on-site by the project applicant and approved by the City, prior to the issuance of building permits. The collection and recycling of waste materials shall comply with the City of Gardena Source Reduction and Recycling Element (SRRE).

24. The project applicant shall demonstrate that all construction and demolition debris, to the maximum extent feasible, will be salvaged and recycled in a practical, available and accessible manner during the interior modification/installation phase. Documentation of this recycling program will be provided to the City of Gardena, Public Works Department.

25. The proposed project shall include paths for disabled persons from public property to the building.

26. The project applicant shall submit a sign plan. All signs must be consistent with the City of Gardena Municipal Code Section 18.58 Signs.

27. All utilities shall be installed underground.

28. Contractor shall demonstrate prior to issuance of demolition and grading permits that they have made a good faith effort to hire local and minority subcontractors and suppliers.

29. Applicant shall install a temporary fence to secure the property from unauthorized access prior to and during construction and shall maintain the site free of any weeds, debris, trash, and other violations of the Gardena Municipal Code as relates to real property nuisance.

30. Landscape Architect shall certify the landscape material delivered to the site is consistent with the approved landscape plans and industry standards and shall oversee the planting of landscape material and certify when the job is completed that the landscape installation has been done per approved plans.

31. CUP #4-06 shall be null and void if said use is changed to a use other than an industrial building. In the event that the use authorized by CUP #4-06 is terminated or discontinued for a period of 180 days or more, the permit shall be deemed null and void. Any future uses must conform to all applicable codes and regulations.

32. A refuse enclosure shall be provided and shall have minimum inside dimensions of 5 feet by 7 feet, and a height of 6 feet; and shall be constructed to match the exterior color and materials of the building pursuant to Section 18.42.130 of the Code. A refuse bin shall be

stored in the enclosure at all times, and the bin cover closed at all times, except when the bin is being used.

33. Smoke detectors, fire sprinklers and smoke barriers shall be installed to the satisfaction of the Los Angeles County Fire Department.

34. Applicant shall comply with all applicable provisions of the City of Gardena Standard Urban Storm Water Management Program and shall institute at all times Best Management Practices in the operation of the proposed facility. All features and Best Management Practices shall be printed on a separate sheet and submitted at the time of plan check.

35. The proposed lots shall be merged in accordance with Section 17.08.250 of the City of Gardena Municipal Code prior to the Certificate of Occupancy.

36. The hours of operation shall be limited to 5:00 am to 6:00 pm, Monday through Friday and 6am to 6pm on Saturdays.

37. A trash enclosure shall be provided on the site with solid doors in a location that is not visible from the public right of way.

38. A 45-foot wide driveway shall be provided and truck turn radius shown on the site plan to demonstrate ample circulation.

39. The size of the truck parking spaces shall be adequate to accommodate the trucks that will operate on the project site.

40. 25 employee parking spaces shall be provided in accordance with Chapter 18.40 of the Municipal Code.

41. The Site Plan shall indicate the total square footage of landscaping provided for the proposed project.

42. Standard parking spaces shall be a minimum of 9 by 20 feet, per Municipal Code section 18.40.050.

43. The applicant shall submit a lighting plan indicating the placement, height and direction of illumination of light standards prior to the issuance of building permits. The lighting plan shall be in compliance with the City's Municipal Code.

44. The applicant shall comply with the following requirements of the **Building and Safety Department of the City of Gardena:**

a. Compliance with 2001 California Uniform Building Codes and the Gardena Municipal Code.
b. Need grading plans with all appropriate SWPPP, SUSMP for separate plan check/approval.

45. The applicant shall comply with the following requirements of the **Fire Department of the County of Los Angeles:**

a. Submit two complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.

The following information shall be provided on the Site Plan:

- Fire Department access shall comply with Section 902 of the Los Angeles County Fire Code.
- Cross-hatch any on-site Fire Department vehicular access.
- Show any existing fire hydrants within 300 feet of the lot frontage.
- Submit a fire flow availability form along with plans.
- All fire hydrants shall measure 6" x 4" x 2 1/2", conforming to AWWA standard C503-75 or approved equal.
- Section 903 of the Los Angeles County Fire Code and Los Angeles County Fire Department Regulation 8 will be used to determine the fire flow requirements and if installation of additional fire hydrants is required.
- Show type of construction, occupancy classification, square footage of structure per floor and number of floors.
- Indicate address of subject property.

46. The applicant shall comply with the following requirements of the **City of Gardena Public Works Department:**

a. Provide NPDES permit from SCRWQCB.
b. Provide 7' street easement on Brighton and Halldale Avenues.
c. Provide industrial waste clearance.
d. Pay sewer fee to be determined.
e. Remove and replace all sidewalks.
f. Remove and replace all curbs and gutters.
g. Remove and replace curb ramp.
h. Construct new sidewalk and curb/gutter.
i. Remove all abandoned driveways and replace with new curb, gutter and sidewalk.
j. Remove and replace A.C. pavement to center line of street.
k. Remove/plant street trees per parks superintendent (310) 217-9564.
l. Remove and replace traffic markings.
m. Re-paint existing curbs and install traffic signs per City of Gardena.
n. Show all sidewalk structures (i.e. poles, hydrants and traffic signal conduits).
o. Provide erosion control plan with retention basin.
p. Provide curb drains.
q. Provide street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.
r. Complete indemnification form.
s. Provide Certificate of Insurance (General Liability, Auto & Worker's Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.

t. Pay permit fee to be determined.
u. Pay Plan Check fee to be determined.
v. Pay Surety to be determined.
w. Encroachment/Excavation permit required.
x. Relocate entrance to Brighton Avenue or Halldale Avenue.
y. Construct new A.C. pavement on Brighton Avenue.

The applicant shall comply with the following mitigation measures from the **Mitigation Monitoring Program:**

47. The project applicant shall require project contractors to implement the following SCAQMD-approved dust control measures during project construction:

a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more).
b. Replace ground cover in disturbed areas as quickly as possible.
c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.
d. Water active grading sites at least twice daily.
e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
f. Provide temporary wind fencing consisting of three- to five-foot barriers with 50% or less porosity along the perimeter of sites that have been cleared or are being graded.
g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).
i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
j. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.
k. Enforce traffic speed limits of 15 mph or less on all unpaved roads.
l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.

48. To prevent non-stormwater discharges from entering the storm drain system, the project shall be equipped with both structural and non-structural methods, such as sand and gravel filters at the mouth of the storm drains, or other equally effective mechanisms deemed necessary by the City to comply with applicable City and County regulations for controlling urban storm water and cleansing the water to eliminate non-storm water before entering the drainage system.

49. The developer shall be required to comply with applicable fire and life safety standards and code requirements such as fire hydrant flows, hydrants spacing, adequate fire lane turning radius, access, and design. Water supply connections to the project site shall be adequately sized to the satisfaction of the County of Los Angeles Fire Department.

50. The project applicant would pay all necessary school fees set for by the Los Angeles Unified School District at the time of building permit issuance.

51. The proposed driveway shall be shown in detail on the site plan and must provide adequate access for emergency vehicles and the proposed truck traffic that would access the site. The truck turn radius shall be shown on the site plan at critical locations, including right turns into the project site. The required driveway width for the project shall be based on the type of trucks used, turning radius, etc. Driveway improvements shall be made in coordination with the Director of the City of Gardena, Community Development Department and the City traffic engineer.

52. The gated access shall be located at lease 50 from the property line, so that the trucks entering or exiting will not create traffic conflicts while waiting for the gates to open. .

53. The project applicant shall provide 8 parking spaces for office employees.

54. The project applicant shall prepare and implement a storm water pollution prevention plan (SWPP) for the project to be approved by the City, which incorporates controls during construction and post-construction and shall obtain a General Permit prior to issuance of Building Permits. The applicant shall comply with all of Best Management Practices applicable to industrial developments pursuant to Chapter 8.70 of the Gardena Municipal Code, including but not limited to the following requirements related to this permit, to the extent that they apply to the project.

    a. Materials Management activities, such as:

    - Materials Use Controls, which include good housekeeping practices (storage, use and cleanup) when handling potentially harmful materials, such as cleaning materials, fertilizers, paint, pool chemicals and, where possible, using safer alternative products;

    - Material Exposure Controls, which prevent and reduce pollutant discharge to storm water by minimizing the storage of hazardous materials (such as pesticides) on site, storing materials in a designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors; and

    - Material Disposal and Recycling, which includes storm drain system signs and stenciling with language to discourage illegal dumping of unwanted materials. Household hazardous waste and used oil recycling at collection centers and round-up activities are very productive BMPs.

b. Spill Prevention and Cleanup activities which are directed toward reducing the risk of spills during the outdoor handling and transport of chemicals, and toward developing plans and programs to contain and rapidly clean up spills before they get into a storm drain system. This BMP also deals with the prevention and reduction of pollution from vehicle leaks and spills from vehicles during transport, as well as aboveground storage tanks.

c. Illegal Dumping Controls, which consist of laws, ordinances and public education programs intended to prevent the dumping of waste products (solid waste/liquid waste and yard trash) into storm drain systems and watercourses.

d. Street and Storm Drain Maintenance activities that control the movement of pollutants and remove them from pavement through catch basin cleaning, storm drain flushing, street sweeping, and by regularly removing illegally-dumped material from storm channels and creeks. Modification of channels/creek characteristics to improve hydraulics and increase pollutant removals also enhances aesthetic and habitat value.

e. Oil/water separators, which are designed to remove one specific group of contaminants: petroleum compounds and grease. However, separators would also remove floating debris and settleable solids.

55. Any utilities and service system upgrades deemed necessary by the Golden State Water Company for the purpose of serving the proposed project site would be at the cost of the project applicant.

56. To reduce the volume of solid waste generated by the demolition, construction and operation of the project, a recycling/conservation program shall be established on-site by the project applicant and approved by the Director of Community Development prior to issuance of demolition or building permits.

57. The project applicant shall comply with the City's Municipal Code, Section 8.20.060, which subjects the project to a waste diversion performance standard of 50 percent of the total wastes generated.

58. A lot merger shall be filed and approved for the Easterly one-half of Lot 21, the Easterly one-half of Lot 30 and all of Lots 22, 23, and 38 of Tract 4744 in accordance with Section 17.08.250 of the Gardena Municipal Code prior to the issuance of Certificate of Occupancy.

59. No more than 25 hauling trucks are permitted on the site at one time.

60. Storage of debris, construction materials, or demolition materials shall not be permitted on site. Trucks parked on the site containing building or demolition material shall be securely covered to prevent escape of debris/material. Trucks carrying loads shall be removed within 12 hours or the next business day. Business days are defined as Monday through Saturday.

61. The applicant shall plant vines along the street frontages of the block walls. the perimeter wall shall be 10-feet in height and covered with Boston ivy.

62 The location of 25 truck parking spaces shall be delineated on the site plan.. No portion of any truck shall be parked closer than 130 feet from the Brighton Avenue curb.

63. Access to and from the site shall be from Halldale Avenue, only.

64. Trucks shall be directed to not use Brighton Avenue between 139th Street to 141st Street.

65. Trucks parked on the site shall be parked in a way that does not require backing-up and back up warning noise shall not be emitted between the hours of 5am to 9 am..

Section 9. This resolution shall take effect immediately.

Section 10. The City Clerk shall certify the adoption of this resolution.

Passed, approved and adopted this 14th day of November, 2006.

Mayor of the City of Gardena, California

ATTEST

City Clerk

APPROVED AS TO FORM

Edward W. Lee, City Attorney

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000045

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

I, MARIA ELENA MARQUEZ, City Clerk of the City of Gardena, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution, being **Resolution No. 4951**, was duly passed and adopted by the City Council of said City, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of said City Council held on the **14th** day of **November, 2006**, and that the same was so passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS IKEJIRI, JOHNSON, BRADFORD, AND MEDRANO, JR., AND MAYOR TANAKA

NOES: NONE

ABSENT: NONE

Pamela Modelo Morris

for City Clerk of the City of Gardena, California

(SEAL)

R.E.A.J. CW
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Lab Five @ Gardena Project Description

The proposed project is a creational use of 5-a-side soccer center facility. The project tenant is called Lab Five Soccer and it currently has two other facilities, one in City of Pacoima and the other one is in San Jose. Lab Five will open from 9 am to 11 pm daily. After 10 pm, Lab Five will only use fields #1 to 4 as shown on the drawings. The project scope of work includes construction of seven 50-ft by 98-ft soccer fields over the existing concrete slab-on-grade involving synthetic turf material, low rebound walls, netting and 20-ft high light poles. Each soccer field will be illuminated by 8 LED down lights. In addition, there is an existing 2-story, 2,786 SF of office building in which 878 SF will be converted to an incidental café use for the patrons of the soccer center. Also, the proposed scope of work includes reconstruction of existing restrooms to 3 new single-use occupancy accessible restrooms.

The project includes a proposal of 40 parking spaces – 2 handicapped parking spaces, 8 compact tandem parking spaces and 30 standard tandem parking spaces. The proposed soccer fields will require 10 parking spaces at a maximum. Since the building will be occupied by 4 maximum employees only and the soccer players, 9 total required parking spaces will be required based on a 300 gross SF per parking space ratio (2,786/200 = 9). A parking study provided by Walker Consultants is included in this Conditional Use Permit submittal to analyze the potential on-street and off-site parking spaces available. Lastly, potential bicycle parking spaces can be provided to offset required parking spaces.

The project is anticipated to have a Conditional Use Permit by July 20th, 2021. Plan check process will last for 2 months and is anticipated to be completed by September 23rd, 2021. Construction will take 10 weeks to complete, and the grand opening is scheduled for December 13th, 2021. See attached project schedule. The construction valuation for this project is $550,000.

The project site located in an industrial zone with industrial buildings surrounding the site mainly. There are several residential homes abutting the subject property and across the street from Brighton Avenue. The site is paved with concrete slab and was used for a hauling and demolition business prior to this proposed use. The proposed soccer field construction will not alter the existing drainage of the site. There are existing landscaping fronting Brighton Avenue, 139th Street and Halldale Avenue. There is no other existing on-site landscaping. However, the proposed project will include required landscape for the

parking lot as well as additional planting areas between the soccer fields. See attached landscape drawings for proposed scope of work. The project will not have an adverse effect on existing animals since none are in existence. There are not significant cultural or historical effects on the site.


LAB™
FIVE
MY SOCCER HOME

Creating and operating the new generation of the Soccer Entertainment

Since its founding in 2018, LAB FIVE has grown into the world's preeminent sports entertainment company.

We work in every aspect of the modern soccer entertainment including the new technology to serve the game as data tracking system, high performance analysis equipment and video system analytics.

We are a full-service organization, supporting the installation and the operations of the new state of the art five a side soccer sport (See pictures below : LAB FIVE Los Angeles).

Soccer players deserve better. At LAB FIVE we create something truly unique….



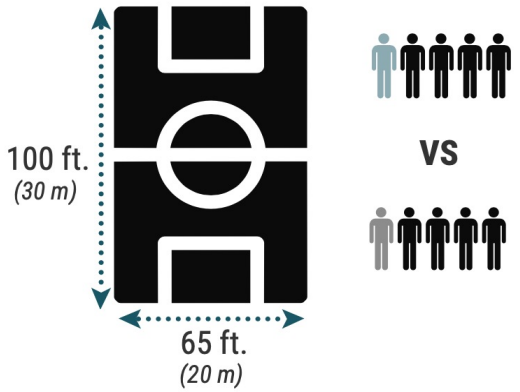
What is the LAB FIVE soccer center ? What we are doing ?

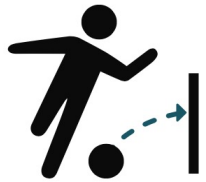
LAB FIVE centers provide between 7 to 10 five-a-side fields (mini soccer fields) where you play the new beautiful 5 vs 5 games, each field is equipped with the latest generation of turf, high quality rebound walls, and a net surrounding the field.

With the five a side games, players get more meaningful touches with the ball and more opportunities to score: it is fast, fun, and there are no timeouts!
Each center will be given life with various offers such as rentals, pick up games, leagues & tournaments, birthday parties & private events, and a soccer academy and camps for kids.

Five a side soccer is accepted worldwide as the most effective game for developing youth players, which helps us in welcoming local schools and club teams for practice sessions. For the comfort and convenience of our customers, each center will be equipped with high quality “Welcome area” to enjoy games on the TVs or just to relax after the game…

After their game, players can watch their performances on our screen and on our website, thanks to the cameras that each field is equipped with.
The strategic location allows us to offer another activity like E-sport area for competitions and alike (See page N.8) as at LAB FIVE we want to implement the technology to serve the game.





Ability to play with the side walls



Tackling is not permitted



HD Camera recording the game





Data tracking system - Performances analysis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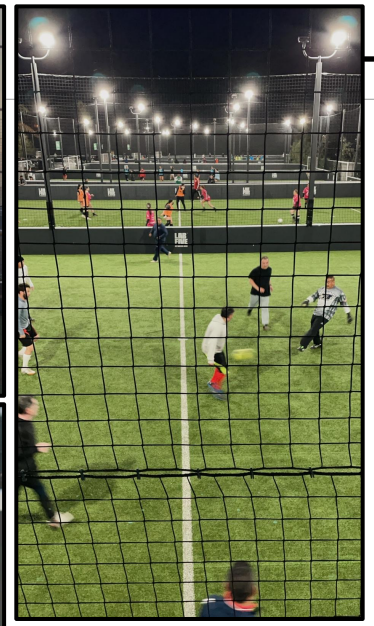
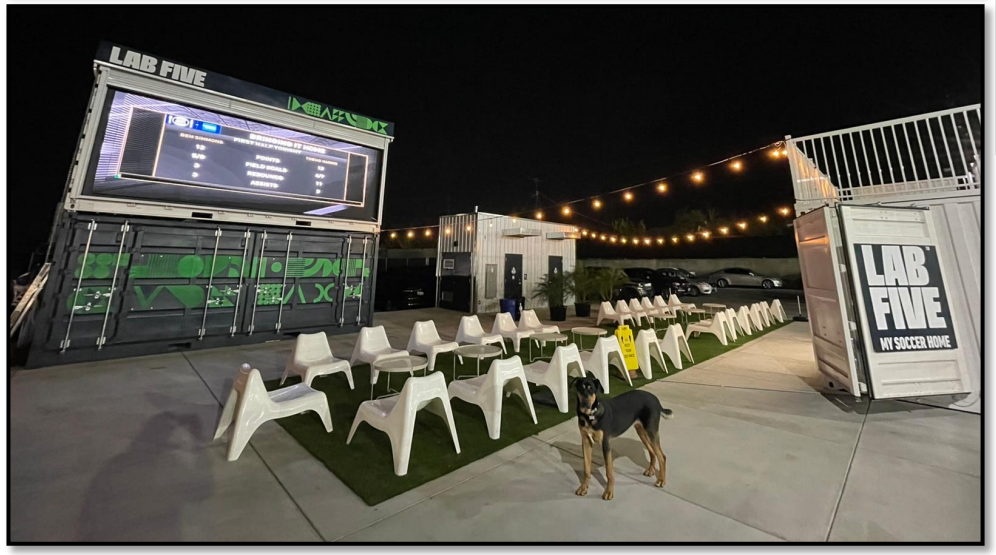
KIDS TOURNAMENT
DAY 2
LAB FIVE SOCCER



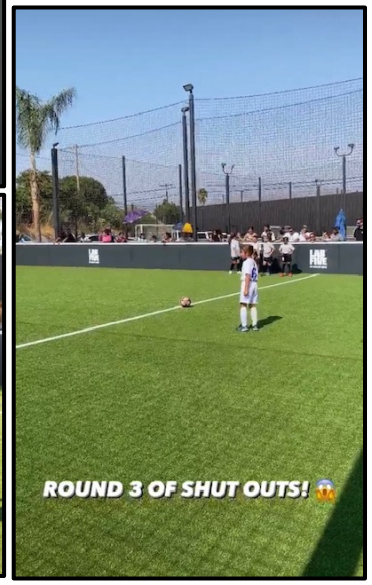





LAB FIVE
LAB FIVE
MY SOCCER HOME






ROUND 3 OF SHUT OUTS!

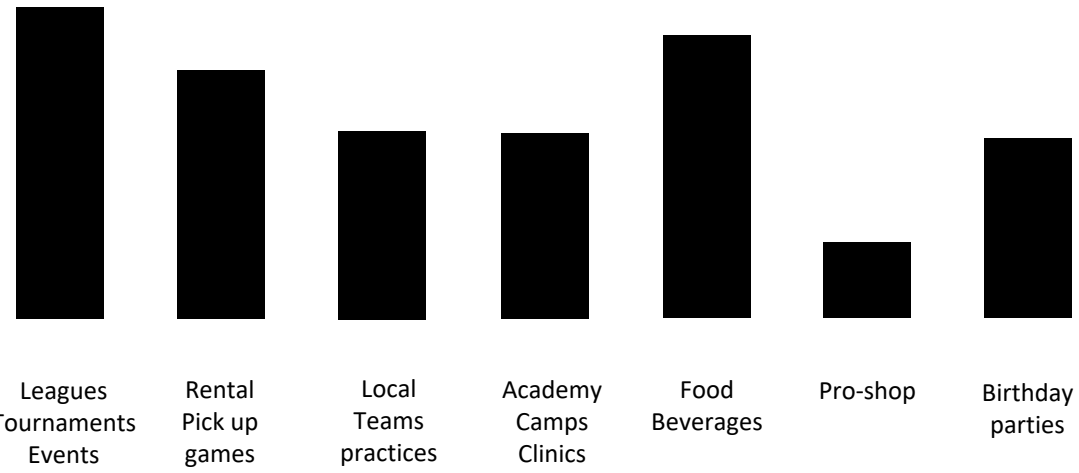
BUSINESS MODEL & REVENUE BREAKDOWN



BUSINESS MODEL & BUSINESS UNITS

KIDS	CORPORATE	FRIENDS	LIFESTYLE
Academy	Events	Rental	TV- Games
Camps	Rental	Pick up games	Private Events
Clinics	Packages	Leagues	Pro - Shop
Birthday Parties		Tournaments	F&B Offers
After School		Events	Partners events
Tournaments		Data tracking	Pop up events
Teams practice			E - Sport

Breakdown of the revenue

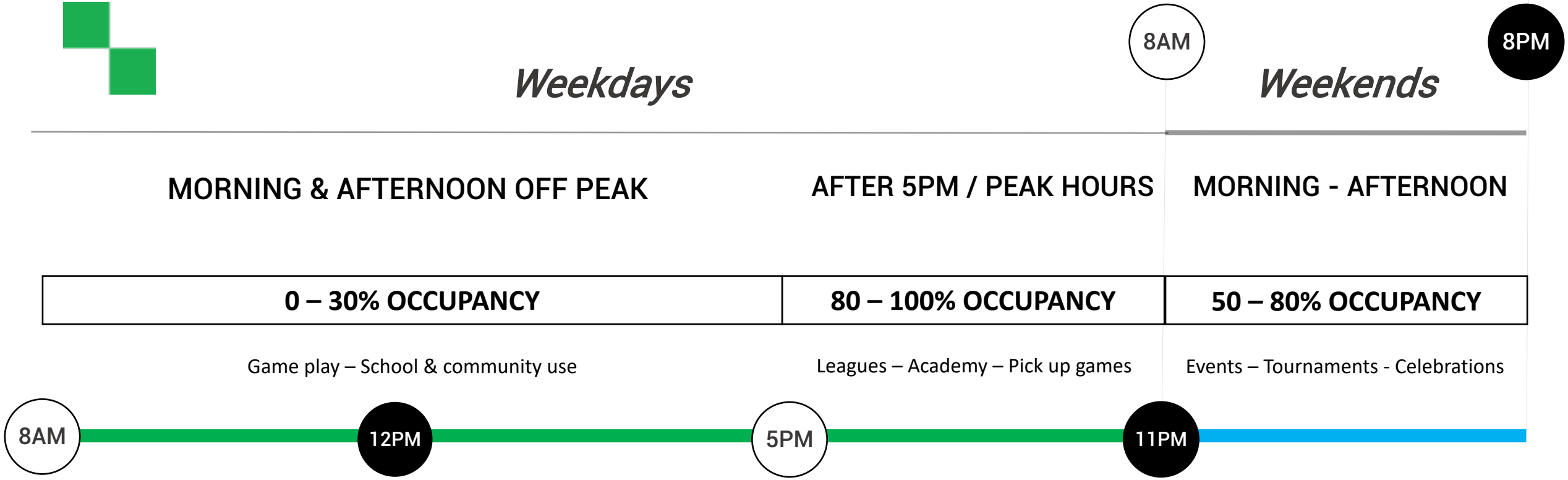


Dedicated to entertain and be THE place to practice Soccer with an high quality infrastructure as new generation of non infill artificial turf LAB FIVE works with 4 departments / Units. The direct income from soccer activity adds up to be 78% of the business's total revenue. This total includes hourly reservations, leagues & tournaments, birthday parties, private events, the soccer academy for kids, and team practices.

Each hour rented averages $100 /$110 ($10/$11 per person.)

The remaining 22% of the revenue is coming from the shop and the food and beverages. The performances of the pro shop and the F&B are, however, related to amount of players who come in and rent the fields. Keep in mind that each hour rented gathers at least 10 people per field.

OPERATIONS SCHEDULE



Yield management

The operations at LAB FIVE are based on the OFF / PEAK hours management which means that during the day we have less frequentation then the rate is low but at the opposite, after 5pm we have more people on site, it is our “peak hours” (After hours when people have finished to work) so the rate is higher. LAB FIVE operations are scheduled and operated according these time periods

BIRTHDAY PARTIES

Birthday Parties

2h games on fields (Soccer and/or multisport)
1h private space
LAB FIVE Birthday decoration Kit (Tablecloth, napkins and accessories…)
Birthday cake
Refreshments - Pitchers of soda & water
Candies
Electronic invitation

Add-ons

Medals and trophies
Additional kids
Photographer
Futbak statistic data tracking system
Food options (On demand)
Signed Soccer ball
Personalized LAB FIVE jersey
2h birthday party Host







PRICE RANGE - $250 to $350

Working to advance social good & impact locally and globally

Our Community

LAB FIVE maintains an unwavering commitment to humanitarianism across its operations, working to advance social good and impact locally and globally.

LAB FIVE serves as a social impact hub, helping local athletes, partners and non profit organization the company as a whole maximize the impact of charitable giving and activism by providing a financial support in the following key areas: foundation services, client initiatives, counsel parents programs and fundraising campaigns, events.

We also proud to support the women's empowerment with the Football For Her program – A women dedicated program based on training and mentoring. The Football For Her program created and develop by Shawna Gordon (Ex professional female soccer player and Nike Athlete).
The clinics and training session will be part of our FOR HER program…

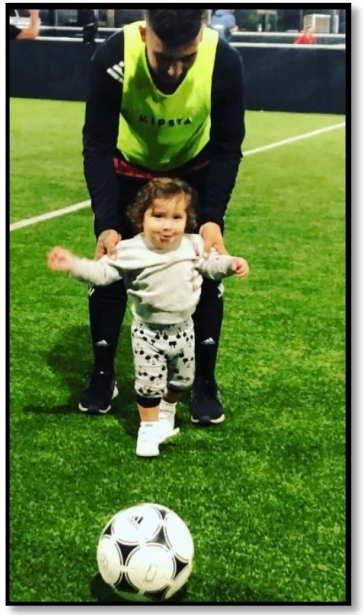






FAMILY & FRIENDS SAFE ENVIRONMENT

FAMILY & KIDS REPRESENT
60% OF OUR CUSTOMERS





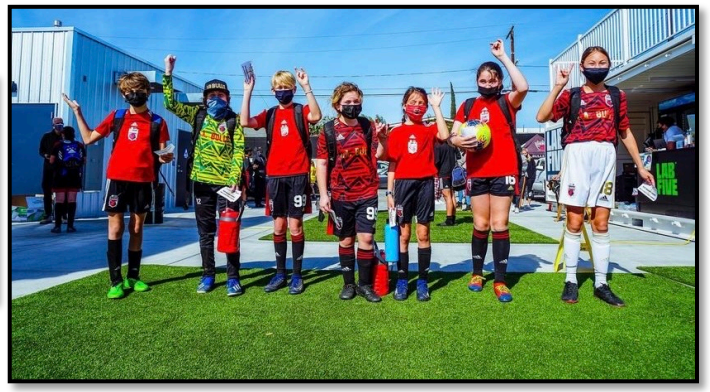
COMMITTED TO PROVIDE
BEST SOCCER KIDS EXPERIENCE



HELP TO GUIDE PLAYERS ON
AND OFF THE FIELDS

COMITTED TO EDUCATE
AND DEVELOP PLAYER'S
GROWTH

+







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sebastien@lab-five.com



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Lab Five Soccer Center at Gardena | 1440 139th Street Gardena, CA. 90249 | BIRD'S-EYE VIEW 1

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BIRD'S-EYE VIEW 2

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VIEW OF PROPERTY AT HALLDALE AVENUE

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VIEW OF SOCCER FIELDS

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VIEW OF CENTER WALKWAY

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VIEW OF PARKING LOT

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VIEW OF OFFICE BUILDING ENTRY

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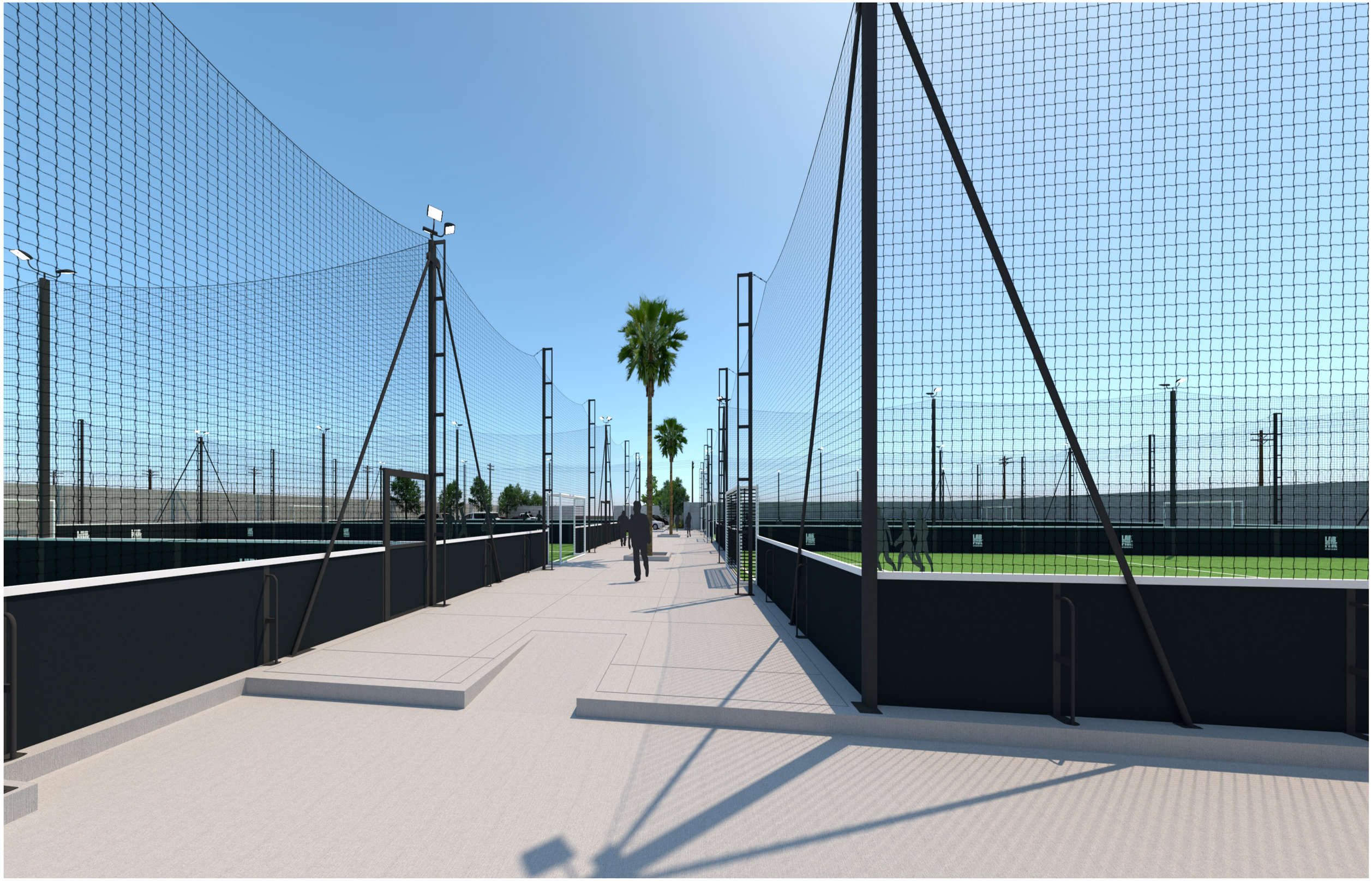

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VIEW OF CENTER PATHWAY

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VIEW OF OFFICE BUILDING PATHWAY

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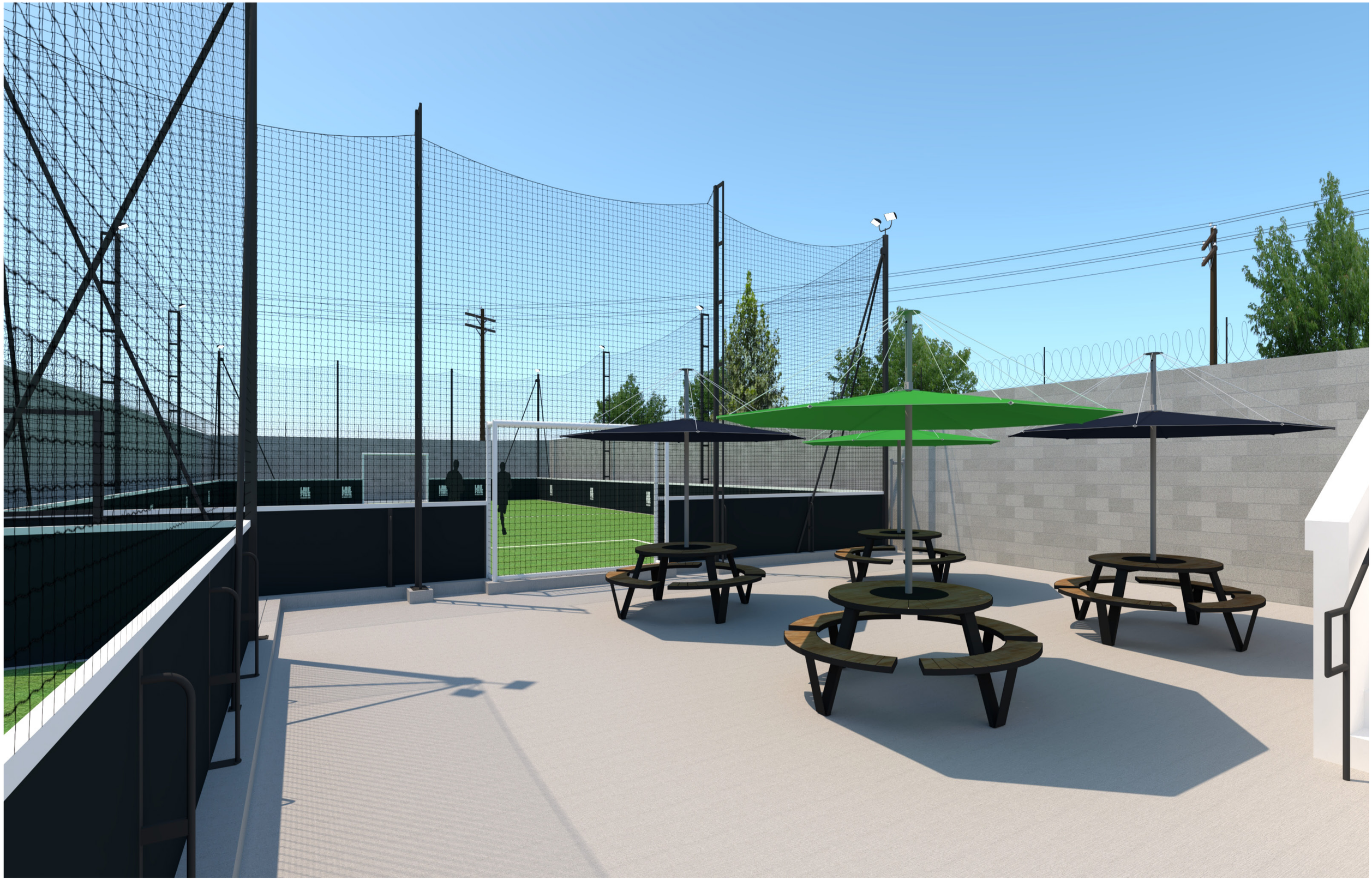

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VIEW OF OUTDOOR SEATING AREA

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VIEW OF SINGLE SOCCER FIELD

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VIEW OF OFFICE BUILDING PATHWAY

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VIEW OF PROPERTY AT BRIGHTON AVENUE

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VIEW OF PROPERTY AT BRIGHTON AVENUE

LAB FIVE MY SOCCER HOME

DATE:	May 28, 2021
TO:	Sebastien Abonnel
COMPANY:	Lab Five
ADDRESS:	6404 Wilshire Boulevard, Suite 950
CITY/STATE:	Los Angeles, CA
COPY TO:	Crystal Wong, Steffen Turoff
FROM:	Daniel Garcia
PROJECT NAME:	Lab Five Soccer Parking Study - Gardena
PROJECT NUMBER:	37-009295.00

The following memorandum summarizes the parking study conducted for the proposed Lab Five Soccer Center located at 14000 Halldale Avenue in the City of Gardena.

INTRODUCTION AND DEVELOPMENT PROGRAM

The owner of the Lab Five Soccer Center in the neighborhood of Pacoima in the City of Los Angeles, is planning to open a second location at 14000 Halldale Avenue in the City of Gardena. The project includes the development of seven (7) small-sized soccer fields designed for five versus five games, remodeling of an existing onsite 2,700+ square foot office building, and provision of 40 onsite parking spaces. The building will remain as office use and will contain the check-in desk, restrooms, administrative office, and café area.

The hours of operation for the center are anticipated to be 5:00 pm - 11:30 pm on weekdays, and by appointment only on weekends between 8:00 am - 12:00 pm. The peak for this type of center generally occurs weekday evenings after 5:00 pm, after the conventional “9-5” workday.

Since a soccer center of this type is not listed as a land use with a specified number of parking spaces required in the City of Gardena Municipal Code, the City of Gardena would like to see a study to determine if the planned supply of parking for the center is adequate. As such, Walker has prepared the following parking analysis.

The subsequent analysis includes a determination of the adequacy of the off- and on-street parking supply to accommodate the center’s parking needs.

SUMMARY OF FINDINGS

The following list highlights the findings from the parking analysis:

- Use of the proposed Lab Five Soccer Center in Gardena and its need for parking spaces are projected to peak at 7:00 pm on a weekday.
- Most businesses surrounding the soccer center are closed by the time the center is scheduled to open. As a result, available on-street and off-street parking in the surrounding area of the project is plentiful and sparsely utilized during weekday evenings, and when the center is projected to peak at 7:00 pm.
- The parking needs projection for the soccer center is adequately accommodated when the available on-street parking spaces are factored into the supply of usable spaces. Without the on-street spaces, the center is projected to have a deficiency of approximately 27 spaces during the busiest hours of the week (6:00 pm - 8:00 pm). It is important to note however that at peak hours for the parking facility, most other land uses in the area are closed, leaving on-street parking spaces in the area available. Outside of peak hours, the center’s off-street parking spaces are projected to provide adequate parking.

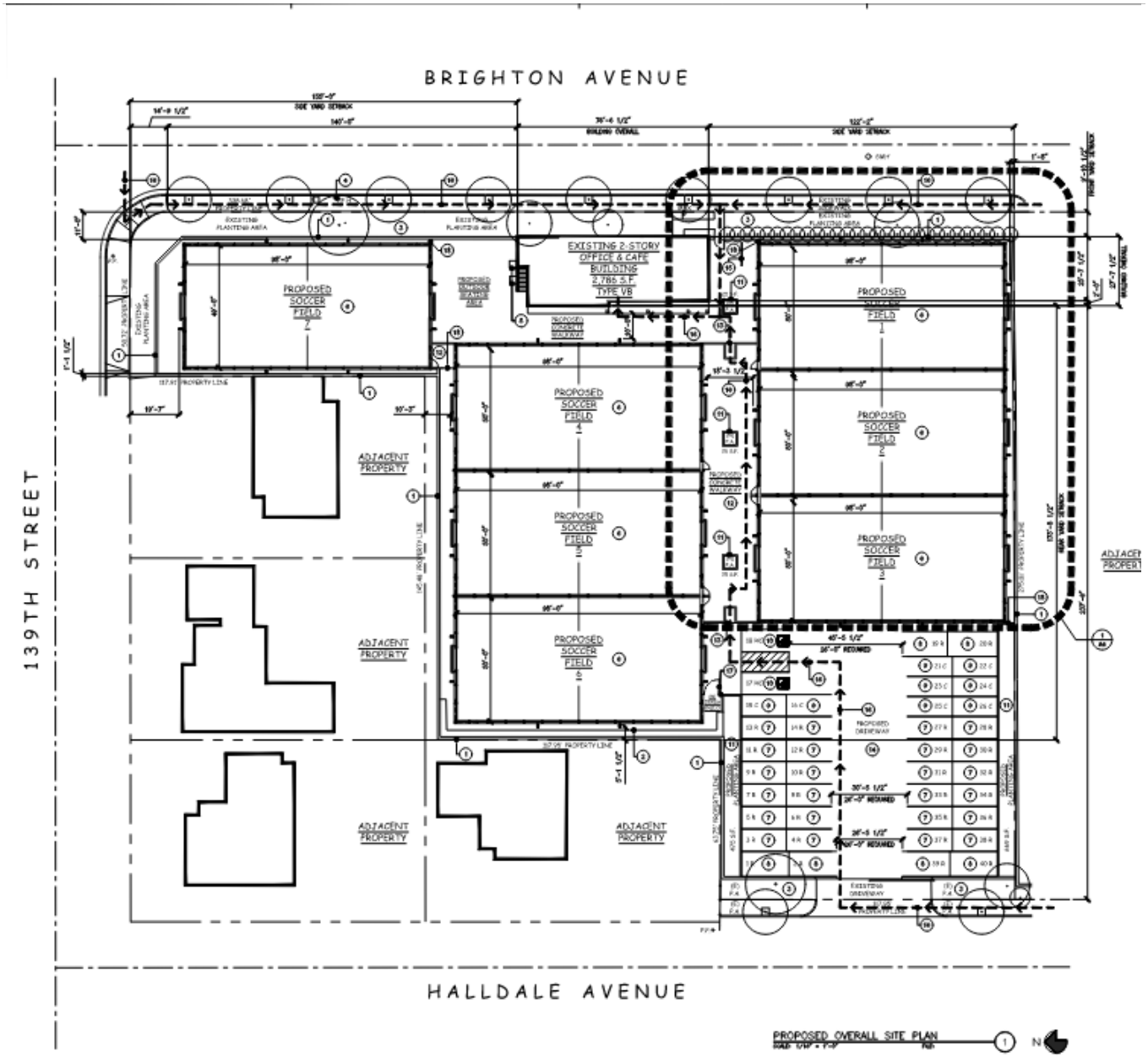
- In Walker's professional opinion, available on-street parking spaces are an asset that should be utilized for public goods such as economic development, facilitation of the transportation system, and general public use. Providing parking for a business and public use during off hours for other area businesses is efficient and desirable and the use for which on-street parking in a generally commercial area is intended.
- Ultimately, Walker projects that there will be no material parking impact to the surrounding community as there is sufficient on-street parking available to appropriately accommodate parking demand generated by the center during peak periods and because a remaining 63+ space on-street parking space surplus is projected.

PROJECT SITE PLAN

The proposed development is a 1.5-acre soccer center located at 14000 Halldale Avenue. The project is bounded by 139th Street on the north, Brighton Street on the east, 141st Street on the south, and Halldale Avenue on the west.

Figure 1 below shows the project site plan.

Figure 1: Site Plan

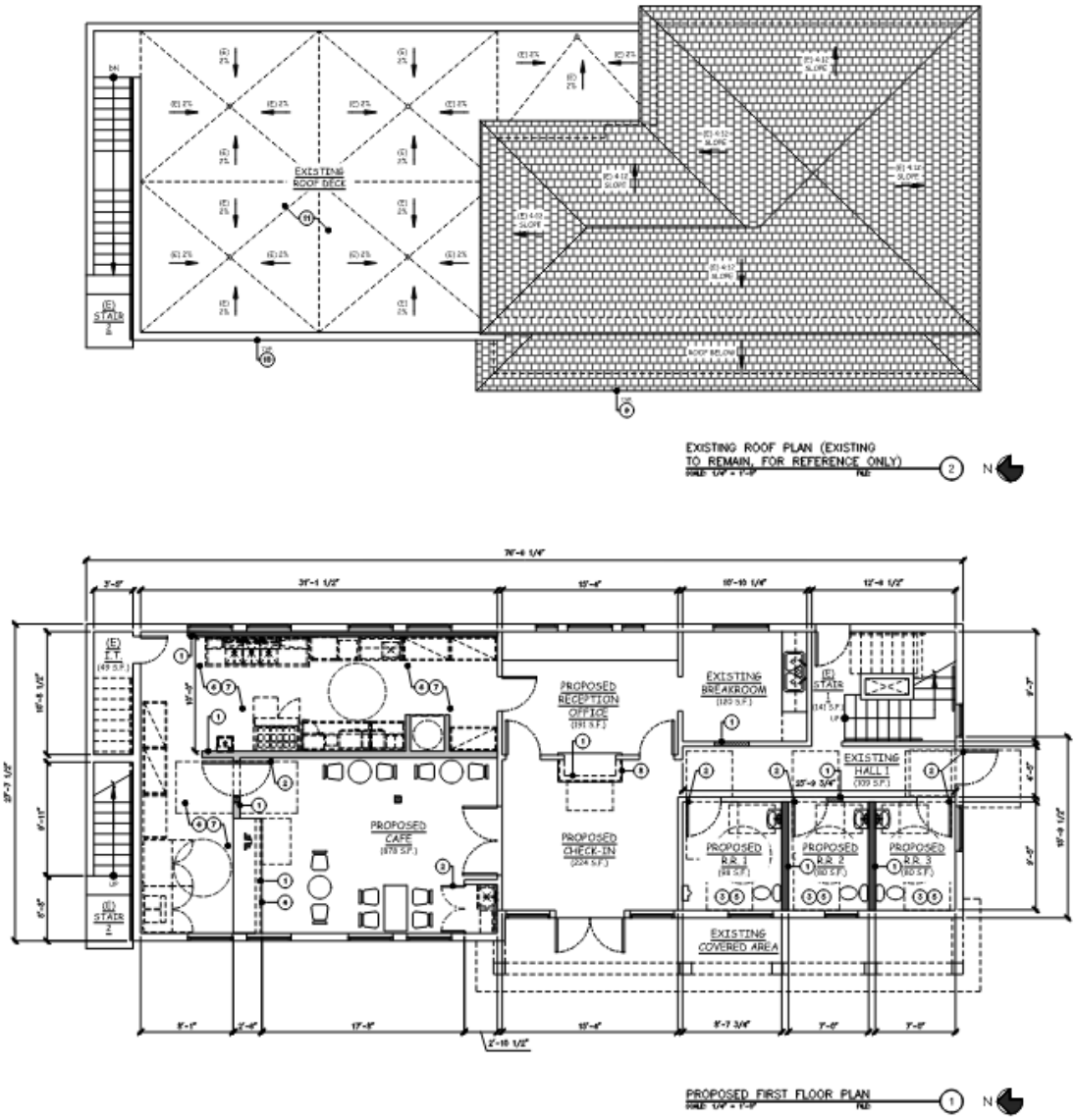


Source: *Image.* R.E.A.L.|cw Architecture, 2021.

As shown in Figure 1, the project consists of seven (7) 50 by 98-foot soccer fields, an existing 2,700+ square foot building, and 40 parking spaces (2 ADA and 38 tandem spaces).

Figure 2 shows the building floor plans.

Figure 2: Building Floor Plans (1st and 2nd Level)



Source: *Image.* R.E.A.L.|cw Architecture, 2021.

As shown in Figure 2, the second level is open office space and will not be accessible to the public. The first level contains the check-in desk, restrooms, administrative office, and a café. The café will only operate during the same hours as the soccer fields, as it is meant to serve the players and spectators that are already onsite. The café will offer refreshments and a limited pre-prepared food menu that does not require cooking skills on the part of employees.

While the building technically contains office space, per Lab Five ownership there will only be a maximum of three (3) employees present at the center at any given time. This includes staff to check teams/players in, service the café, and utilize the administrative office.

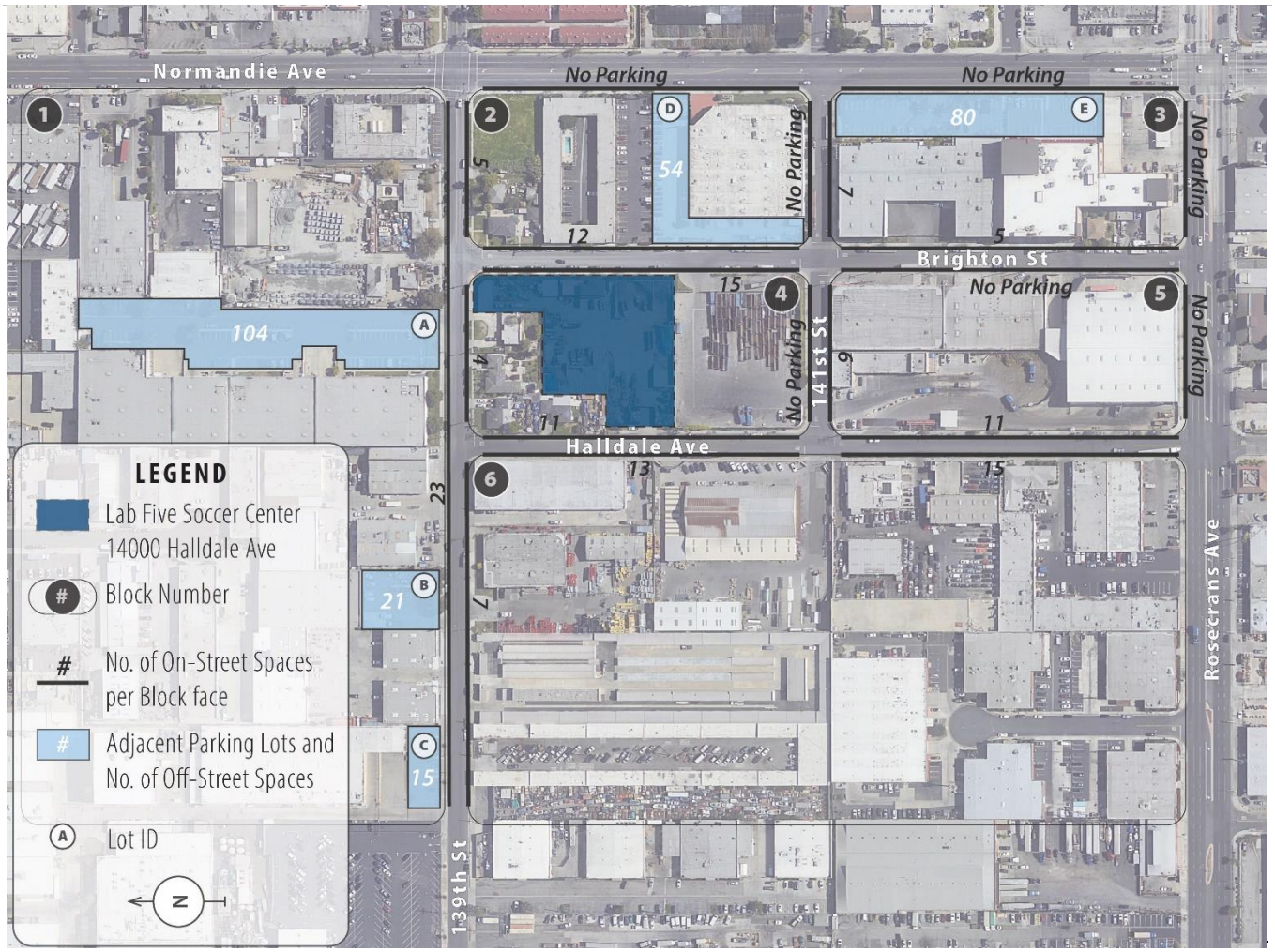
CURRENT CONDITIONS

The soccer center is replacing a demolition and hauling business, resulting in an intensification of land uses. With that intensification comes a likely increase in parking demand. As a result, it is important to understand the supply of parking surrounding the center, how it is used, and who it serves.

EXISTING PARKING SUPPLY

While the soccer center is planning for a total of 40 parking spaces onsite, there is a supply of parking that exists in the area surrounding the center. For this analysis, the study area includes the block on which the soccer center is located, as well as several surrounding blocks. Figure 3 shows a map of the study area for this analysis.

Figure 3: Parking Study Area



Source: *Image.* Google Earth Pro, 2021; *Graphics*. Walker Consultants, 2021.

As shown in Figure 3, there are six (6) blocks included in the study area. The blocks shown were included because of their proximity to the project site. Both on- and off-street parking spaces in the study area were quantified by block.

A summary of the current supply of parking in the study area is shown in Table 1.

Table 1: Current Study Area Parking Supply

	ON-STREET					OFF-STREET					
Block Number	**North**	**South**	**East**	**West**	***Block Total***	**A**	**B**	**C**	**D**	**E**	**Block Total**
1	-	23	-	-	*23*	104	21	15	-	-	*140*
2	5	-	-	12	*17*	-	-	-	54	-	*54*
3	7	-	-	5	*12*	-	-	-	-	80	*80*
4	4	-	15	11	*30*	-	-	-	-	-	*0*
5	6	-	-	11	*17*	-	-	-	-	-	*0*
6	7	-	28	-	*35*	-	-	-	-	-	*0*
Total	***29***	***23***	***43***	***39***	***134***	***104***	***21***	***15***	***54***	***80***	***274***

Source: *Data.* Walker Consultants, 2021.

There are 134± on-street spaces and 274± off-street spaces in the study area, for a total study area supply of 408± spaces.

With the addition of the 40 spaces planned for the soccer center, the total future study area supply would be 448± spaces.

EXISTING PARKING DEMAND

Walker conducted parking occupancy counts on a weekday between 5:00 pm and 8:00 pm to understand the level of parking demand surrounding the soccer center. Both on-street and off-street lot counts were conducted every hour from 5:00 pm to 8:00 pm. The results are shown in Table 2.

Table 2: Study Area Parking Demand

Block	On-Street/ Off-Street	Direction/ Lot ID	5:00 PM	6:00 PM	7:00 PM	8:00 PM
1	On-Street	South	10	6	6	7
	Off-Street	A	13	4	4	4
		B	5	3	3	3
		C	1	1	1	1
2	On-Street	North	4	4	4	4
		South	-	-	0	0
		East	-	-	-	-
		West	5	8	11	11
	Off-Street	D	0	0	0	0
3	On-Street	North	2	1	1	1
		South	-	-	-	-
		East	-	-	-	-
		West	4	3	3	3
	Off-Street	E	3	2	0	0
4	On-Street	North	2	2	2	3
		South	-	-	-	-
		East	5	5	4	4
		West	6	6	6	7
5	On-Street	North	0	0	0	0
		South	-	-	-	-
		East	-	-	-	-
		West	0	1	0	0
6	On-Street	North	1	1	1	0
		East	5	4	4	4
Subtotal	On-Street	Occupied Spaces	44	41	42	44
		Occupancy	33%	31%	31%	33%
		Available Spaces	90	93	92	90
	Off-Street	Occupied Spaces	22	10	8	8
		Occupancy	*8%*	*4%*	*3%*	*3%*
		Available Spaces	252	264	266	266
		Total Occupied Spaces	**66**	**51**	**50**	**52**
		Total Occupancy	*16%*	*13%*	*12%*	*13%*
		Total Available Spaces	**342**	**357**	**358**	**356**

Source: Data. Walker Consultants, 2021.

As shown in Table 2, the weekday evening counts revealed a low utilization of on-street and off-street spaces. The peak utilization on the street was 33 percent, and 8 percent for all of the off-street lots combined. This means that on the street, there were 90+ parking spaces available, and during each of the counts. In the off-street lots, there were over 250+ spaces available. In total there were 340+ parking spaces available in the study area at any given time between 5:00 pm and 8:00 pm on a weeknight, when the soccer center is scheduled to be in operation and at its busiest. The high availability of spaces during the evening hours is attributed to the types of land uses found in the study area.

EXISTING LAND USES

Most of the land uses in the study area are characterized as industrial and manufacturing. There are some residential single-family units on the same block as the proposed center, and a multi-family building across the street on Brighton Street, but overall, the number of residential units is small compared to industrial and manufacturing uses.

Figures 4-7 show photographs of the streets surrounding (i.e., the perimeter) the project site.

Figure 4: 139th St at Halldale Ave Looking Eastbound



Source: *Image.* Walker Consultants, 2021

Figure 5: Halldale Ave at Entrance to Project Site Looking Southbound



Source: *Image.* Walker Consultants, 2021

Figure 6: 141st St at Halldale Ave Looking Eastbound



Source: *Image.* Walker Consultants, 2021

Figure 7: 141st St at Brighton Ave Looking Northbound



Source: *Image.* Walker Consultants, 2021

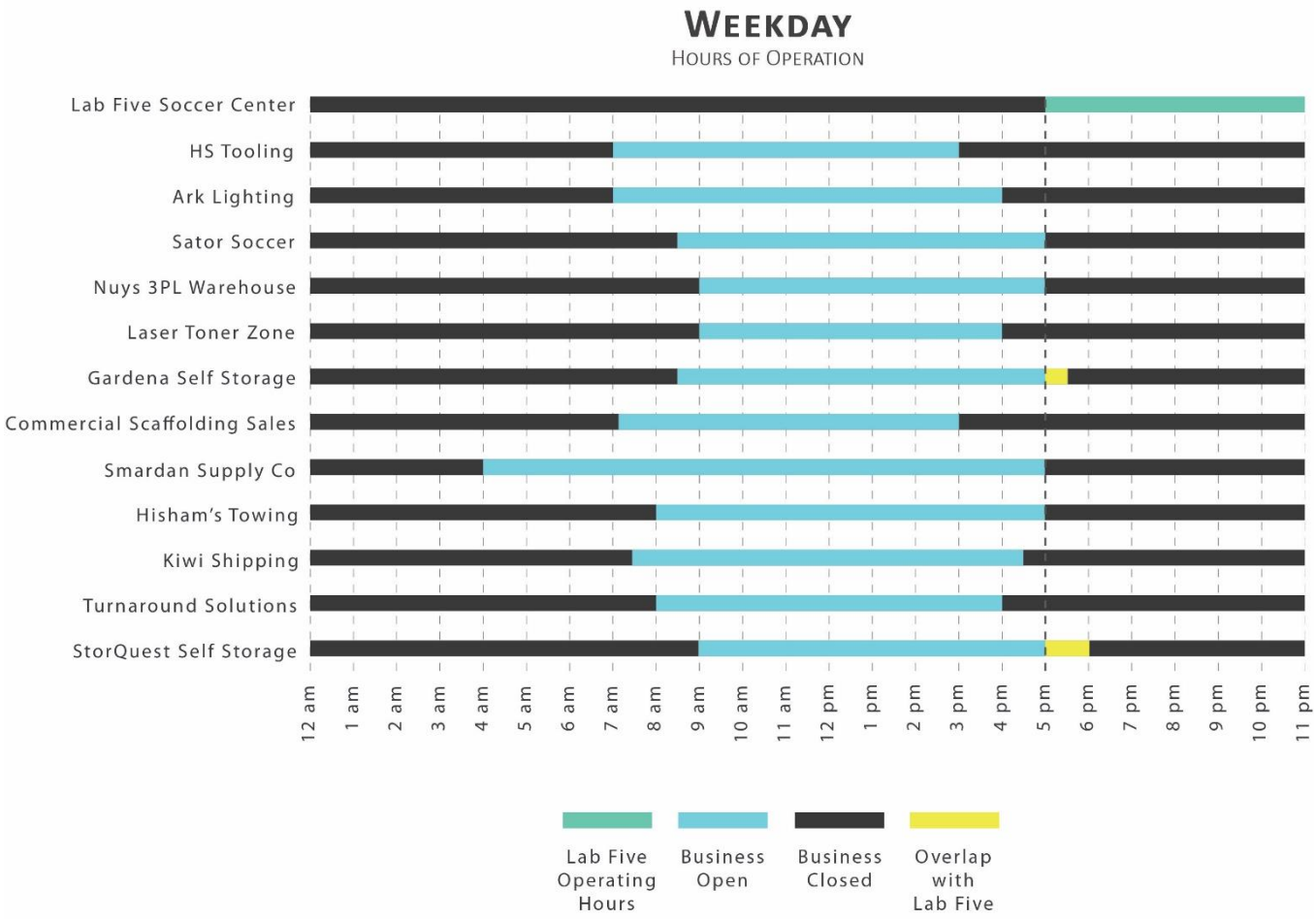
As shown in Figures 3-7, the project is located in a primarily industrial setting with low demand for on-street parking. The photographs shown in the figures were taken on a weekday evening between 5:00 pm and 8:00 pm, coinciding with the projected peak for the soccer center. Parking availability on the street at this time is ample.

HOURS OF OPERATION FOR EXISTING LAND USES

The new soccer center is slated to operate between 5:00 pm and 11:30 pm on weekdays and between 8:00 and 12:00 pm on weekends. The peak usage typically occurs weekdays. As such, a survey of the weekday operating hours of surrounding businesses was conducted.

Figure 7 illustrates the operating hours of the proposed Lab Five Soccer Center as well as those of several surrounding businesses.

Figure 8: Hours of Operation for Surrounding Businesses



Source: *Graphics.* Walker Consultants, 2021

As shown in Figure 8, most businesses in the area are closed by 5:00 pm on weekdays, which is the same time that the soccer center is slated to open. Only two businesses that were surveyed remained open past 5:00 pm, with the latest closure occurring at 6:00 pm. The results of the survey indicate that almost all businesses around the project site are closed even before the soccer center opens. This supports the finding that demand for on and off-street parking in the study area is very low during the evening hours (5:00 pm – 9:00 pm).

PARKING NEEDS ANALYSIS

DESIGN DAY PARKING DEMAND

In projecting parking needs, it is important to consider the appropriate "design day" which represents the level of parking demand that the parking system is designed to accommodate. The design day is typically equal to the 85th to 95th percentile of absolute peak activity. Although we will occasionally design to a higher-than-typical design standard, such as one exceeded less than one day per month or even the absolute peak level of demand, we do not typically design to these extreme conditions because the result is an overabundance of parking spaces that remain unused most of the time.

To determine the design day, we analyzed the parking demand at Lab Five's existing soccer center in Pacoima.

METHODOLOGY

While there are many soccer centers operating in the greater Los Angeles area, the most appropriate comparable for the soccer center in Gardena is the existing Lab Five soccer center in Pacoima. Therefore, Walker conducted vehicle counts at the Pacoima Lab Five during the busiest weekday between the hours of 5:00 pm and 9:00 pm, thus capturing the planned hours of operation and peak.

Figure 9: Lab Five Pacoima



Source: *Image.* Walker Consultants, 2021

LAB FIVE PACOIMA PARKING DEMAND

The Pacoima site contains eight (8) fields (one more than Gardena), 24 parking spaces (2 ADA, 22 regular striped stalls) and unmarked spaces for approximately 54 vehicles, for a total onsite capacity of 78 spaces. During our site visit the center was operating at full capacity.

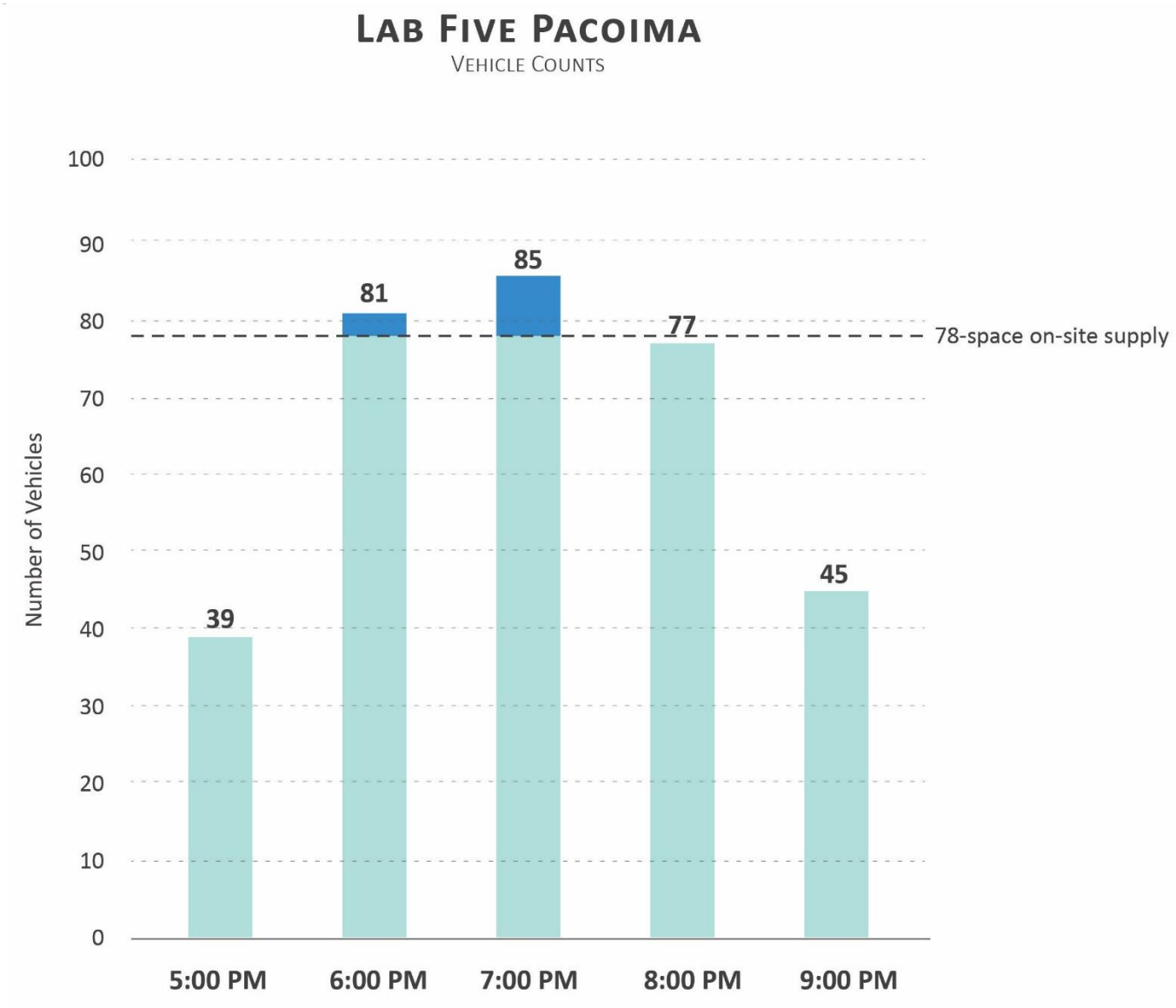
Figure 10: Lab Five Pacoima Parking Demand



Source: *Image.* Walker Consultants, 2021

Vehicle counts at the Pacoima soccer center were conducted every hour from 5:00 pm to 9:00 pm. The results of the counts are shown in Figure 10.

Figure 11: Lab Five Pacoima Parking Demand



Source: *Graphics.* Walker Consultants, 2021

As shown in Figure 11, peak parking demand occurred at the 7:00 pm hour, where 85 vehicles were counted. This means that there were seven (7) more vehicles counted than can be accommodated on site. However, it is important to understand why that number exceeded the capacity.

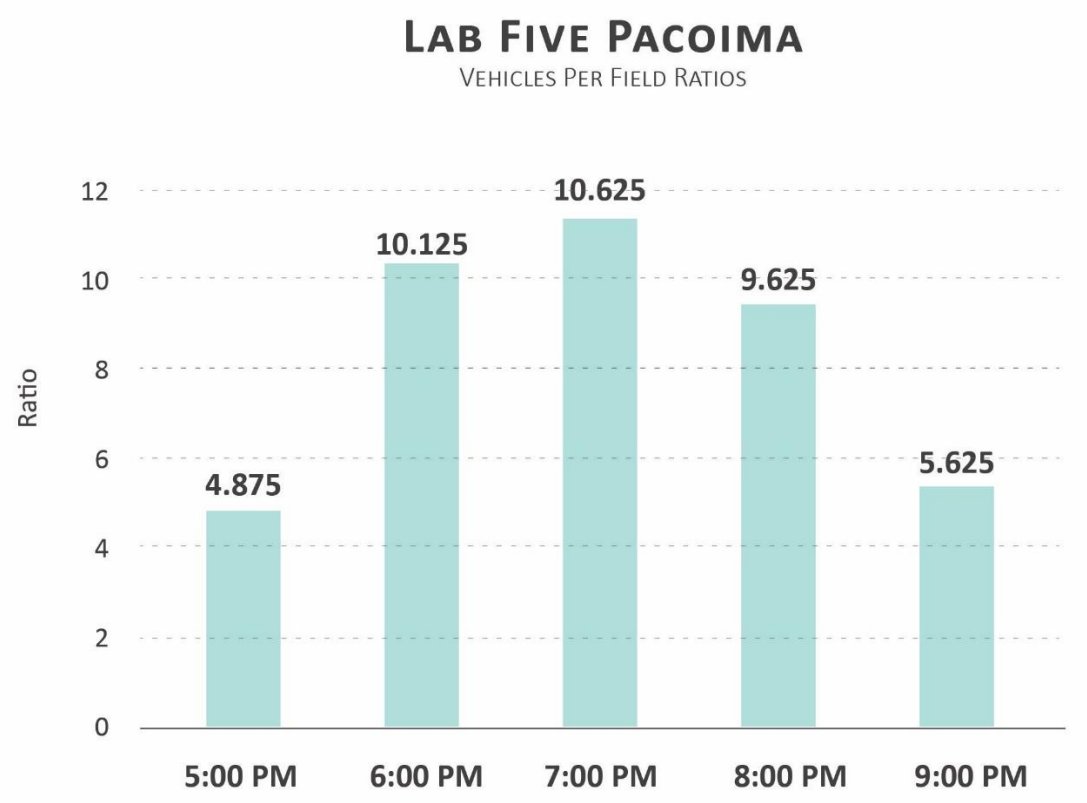
The operation of a soccer center of this type is such that at every hour there is a “shift change,” meaning new teams, players, and games replace those of the previous hour. The result is often a slow egress of departing players, while arriving players are parking thus creating an overlap. As such, there could be some capture of egressing vehicles that were still parked at the time of the count.

Additionally, at the 6:00 pm and 7:00 pm counts, Walker field staff noted that a handful of patrons parked on the street and walked to the center, thereby resulting in a vehicle count that is higher than the on-site supply.

Nonetheless, the takeaway from the Pacoima counts is that the busiest periods were from 6:00 pm to 8:00 pm. To apply the findings from the Pacoima site and project demand for the Gardena site, we employ a vehicles per field ratio.

In the case of Pacoima, the ratio of vehicles per field was observed to peak at 7:00 pm, with a ratio of 10.625 vehicles per field. Figure 12 shows the resulting demand ratios at each hour of observation.

Figure 12: Pacoima Demand Ratios – Vehicles Per Field



Source: *Graphics.* Walker Consultants, 2021

The current planned ratio of spaces per field at the Gardena site is 5.7, which as indicated by the Pacoima demand data, is adequate for the non-peak hours (5:00 pm and 9:00 pm). However, there is a projected deficit during peak hours.

Taking the peak demand ratio of 10.625 vehicles per field and applying it to the Gardena site (10.625 x 7 fields), we see a resulting demand for approximately 75 spaces at the peak hour. In turn, this results in a projected deficit of approximately 35 spaces.

However, parking systems are not typically designed to absolute peak conditions as that often results in an oversupply of parking and in this case would mean less land available for recreation. As such, if we look at the 85th percentile of peak demand, the resulting design day ratio is 10.125 spaces per field. Applying the design day ratio results in a projected parking space demand of approximately 71, resulting in a projected deficiency of 31 spaces off-street spaces during the busiest period.

FACTORING IN THE ON STREET SUPPLY

While there is a projected deficit of planned off-street spaces for the soccer center only during peak periods, it is important to consider how the surrounding on-street street parking supply might provide parking availability. From our survey of on-street spaces, we determined that there is a generous supply of on-street spaces surrounding the project site that experience very low usage in the evening. When these spaces are factored into the supply of parking for the soccer center there is a resulting surplus.

As shown in the existing demand analysis, on a weeknight between 5:00 pm and 8:00 pm there are over 90+ on-street parking spaces available for use adjacent to the proposed soccer center. This means that even if 31 additional vehicles (the projected deficit) ended up parking on the street, there would still be 59 (approximately 44%) open on-street parking spaces at the busiest time.

This is a significant finding, as it shows that the impact on the supply of parking on the streets surrounding the soccer center is negligeable, as it is contained to only a couple hours (roughly 6:00 pm-8:00 pm) of the busiest weeknight, concurrent with a time when most of the surrounding land uses have closed for the day.

Factoring in the on-street supply is beneficial to both the community and the City of Gardena as it serves as an opportunity to maximize the efficiency of existing parking resources while maintaining as much recreational space as possible for the benefit and use of the community.

CARPOOL DISCOUNT PROGRAM

One operational difference between the proposed Gardena soccer center and the one in Pacoima is that, at the Gardena facility, the operator plans to introduce a discount for patrons that arrive at the site via carpool. This incentive is meant to encourage more patrons to carpool with the goal of reducing parking demand on site. A ten (10) percent discount will be offered during peak periods.

Accounting for the discount, in which we assume a 10% demand reduction (from 71 spaces), we project a 64-space parking generation total during the busiest period with a resulting 24-space onsite deficit, and overall on-street surplus of 66+ spaces.

EMPLOYEE PRESENCE FACTOR

A final consideration in the projection of parking generation for the soccer center is demand for parking from employees. It is our understanding that there will be a maximum of three (3) employees onsite at any given time. Given this assumption of employee presence, rather than basing a projection on the square footage of the building (a typical metric for calculating parking demand), which might result in an over projection of parking needs, we calculate the number of parking spaces needed per employee and assume a 100 percent employee drive ratio. The result is an additional three (3) vehicles in the demand calculation, a variance of 27 spaces, and an overall on-street surplus of 63+ spaces during peak periods.

PARKING NEEDS ANALYSIS FINDINGS

Despite a deficit in the number of planned spaces for the soccer center at the projected peak demand, the context in which this deficit appears is favorable for both the community and the City. Based on the occupancy counts that Walker conducted in the study area, demand for parking on weeknights, when the center is projected to be at its busiest, is quite low meaning that there is prime opportunity for the efficient use of on-street spaces. In other words, utilizing the available on-street parking allows for providing more space for recreation rather than more asphalt for vehicles, when ample spaces are available on the street.

Ultimately, Walker projects that there will be no material impact on parking availability to the surrounding community as there is ample on-street parking available to capture demand from the center during peak periods and because a remaining surplus of 63+ on-street spaces is projected.

MITIGATION MEASURES

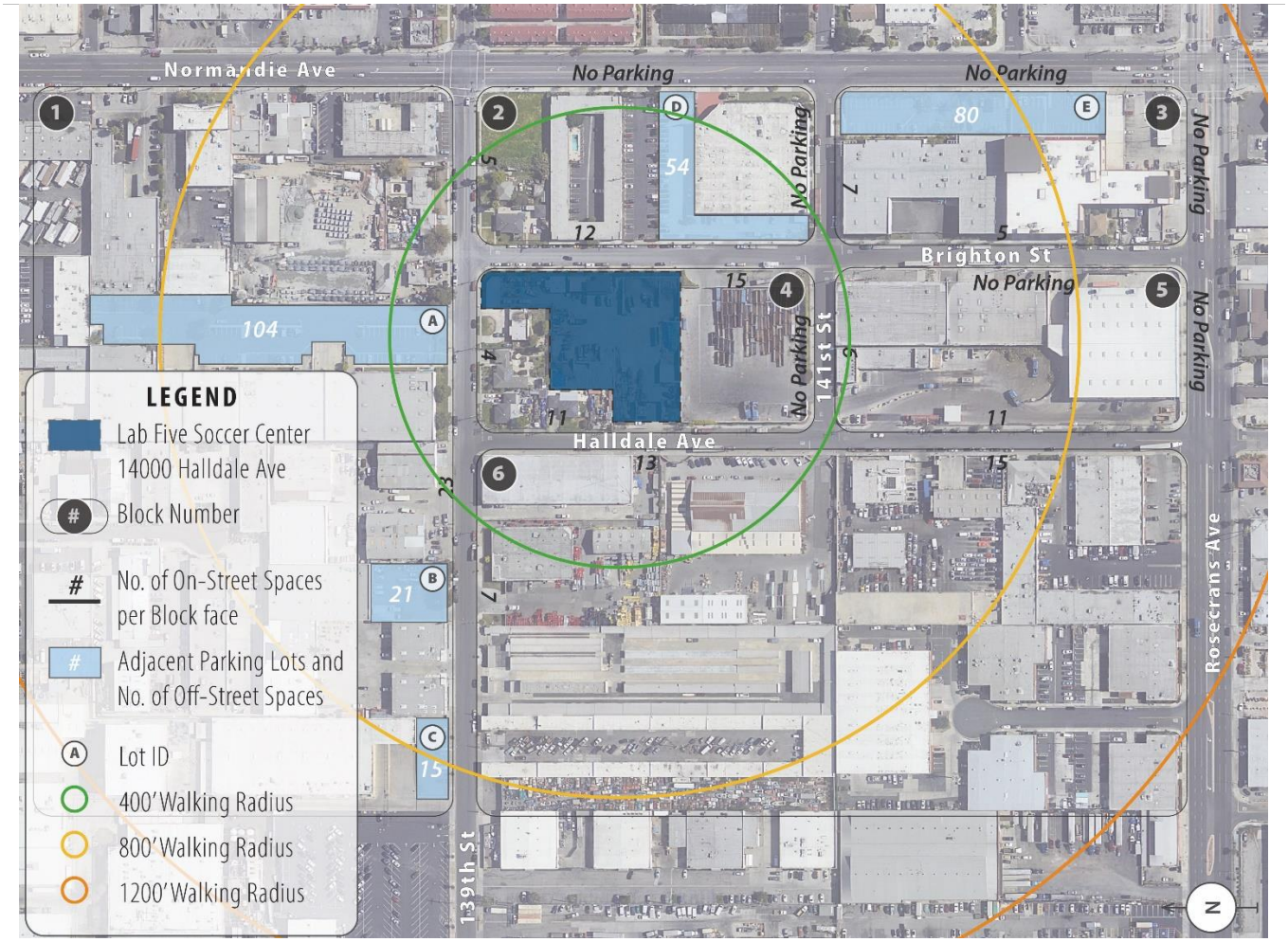
Walker's analysis of parking demand for the soccer center resulted in a surplus when the on-street parking supply is factored in. However, there other ways in which to mitigate the impact of parking demand if it is deemed necessary. One way is to utilize the off-street parking supply of a surrounding business via a shared parking agreement.

OFFSITE PARKING

While the soccer center is not projected to have a material impact on the surrounding neighborhood in terms of the availability of on-street parking spaces, the 250+ spaces documented as unoccupied located adjacent to the project during our occupancy counts present an additional parking resource that could be used to park Lab Five players and staff. While none of the surrounding off-street lots are directly next to the soccer center, they are within walking distance. Moreover, given that the land use in question is a soccer center, it is likely to attract a more athletic clientele, thus the walking distances to these lots are more flexible.

Figure 13 illustrates the walking distances of the study area parking lots from the proposed soccer center.

Figure 13: Walking Radii



Source: *Image.* Google Earth Pro, 2021; *Graphics.* Walker Consultants, 2021.

As shown in Figure 13, the parking lots that are closest in proximity to the soccer center are lots A and D which are within 400 feet (measured 'as the crow flies') and contain approximately 158 parking spaces combined. Lots B, C, and E are within 800 feet of the soccer center and contain approximately 116 spaces.

While the walking distances to the surrounding lots are favorable, even when measured 'as the crow flies,' it must be noted that patrons may opt to park on the street first prior to looking for remote parking. However, given that on-street parking availability is plentiful, concerns of impact on the street are minimal.

ALTERNATIVE MODES OF TRANSPORTATION

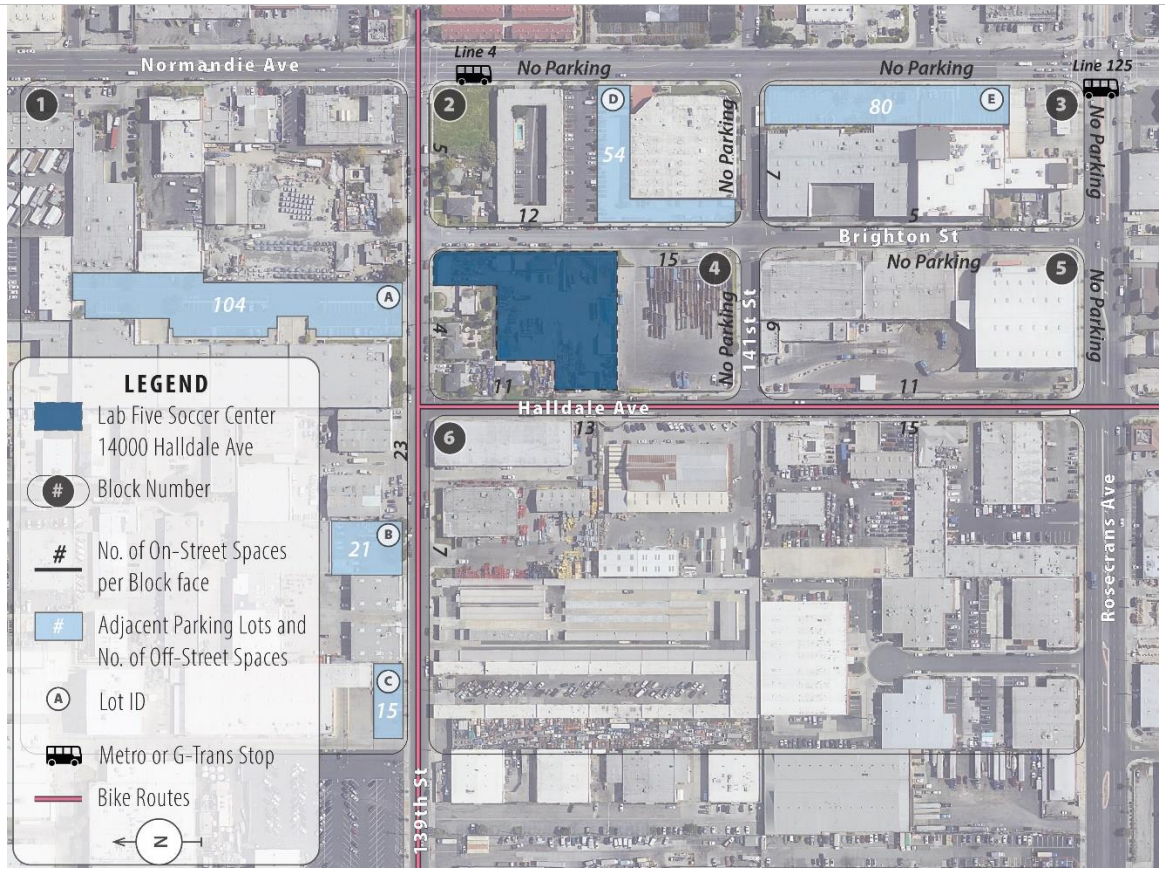
While most patrons will likely arrive to the soccer center in a vehicle, the presence of alternative modes of transportation are available in the study area. The following section highlights those options.

METRO, G-TRANS, AND BIKE INFRASTRUCTURE

While Walker projects no material parking impacts to the neighborhood from the soccer center, it is worthwhile to explore ways of potentially mitigating the demand for parking. In the study area there are a couple of bus stops. One is for the G-Trans system Line 4 located at the corner of Normandie Avenue and 139th Street, the

other is a Metro Line 125 stop at the corner of Normandie Avenue and Rosecrans Avenue. In addition to transit options, 139th Street and Halldale Avenue in the study area serve as class III bike routes. Figure 14 shows the location of the two bus stops and the bike routes.

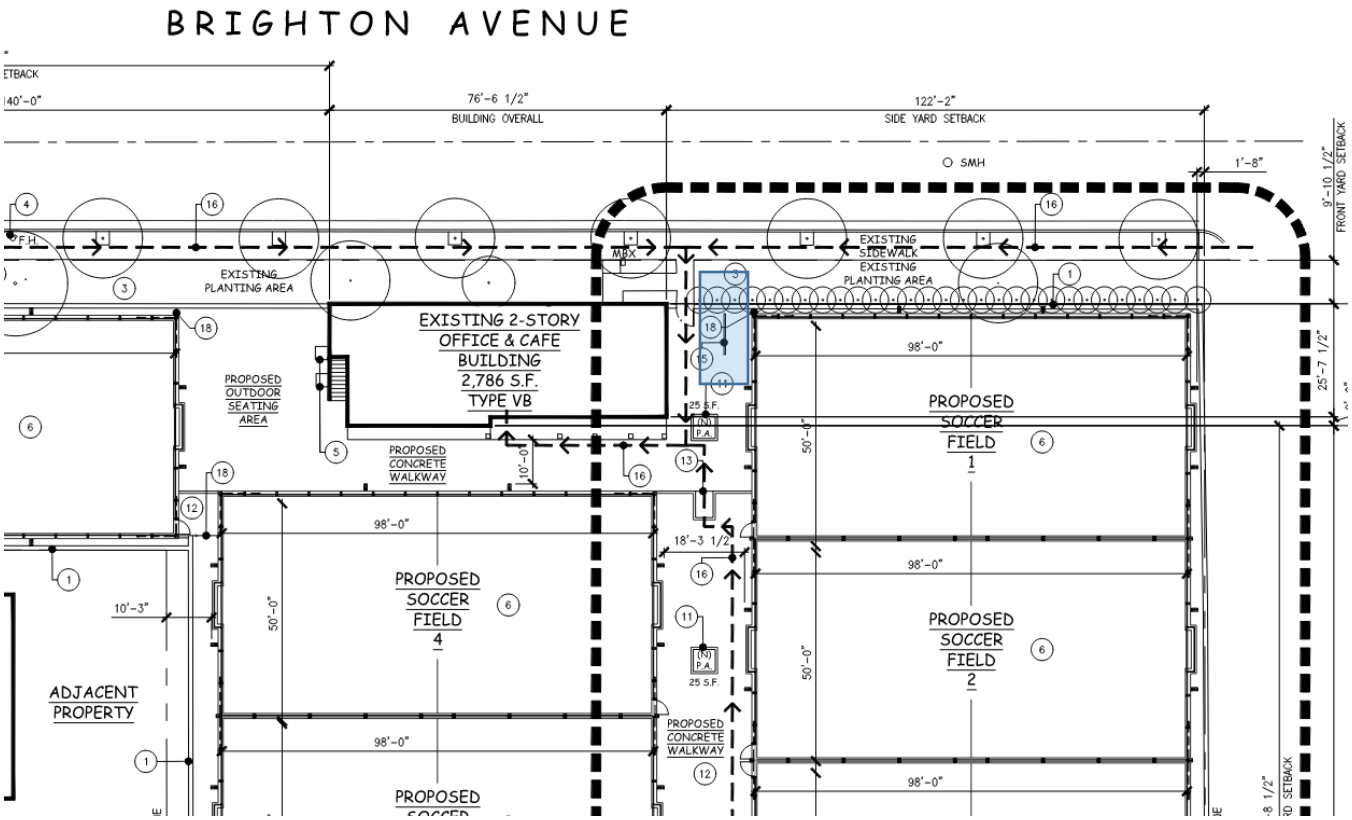
Figure 14: Transit Stops and Bike Routes



Source: *Image.* Google Earth Pro, 2021; *Graphics.* Walker Consultants, 2021.

Given that there are bike routes surrounding the project, Lab Five could potentially allocate space onsite for bike rack parking. Figure 15 shows the potential bike parking location on the site with a capacity for eleven (11) bikes.

Figure 15: Onsite Bike Rack Location



Source: *Image.* R.E.A.L.|cw Architecture, 2021.

FINDINGS

- Usage and parking demand for the proposed Lab Five Soccer Center in Gardena is projected to peak at 7:00 pm on a weekday.
- Most businesses surrounding the soccer center are closed by the time the center is scheduled to open. As a result, on-street and off-street parking in the surrounding area of the project is plentiful and sparsely utilized during weekday evenings, and when the center is projected to peak at 7:00 pm. As a result, the location of the business in this location creates a synergistic shared-parking opportunity.
- The parking needs projection for the soccer center is adequate when the on-street spaces are factored into the supply of usable spaces. Without the on-street spaces, the center is projected to have a deficiency of approximately 27 spaces during the busiest hours of the week (6:00 pm - 8:00 pm). It is important to note however that at peak hours, most other land uses in the area are closed. Outside of peak hours the center is projected to have adequate parking.
- Ultimately, Walker projects that there will be no material parking impact to the surrounding community as there is sufficient on-street parking available to capture demand for the center during peak periods and because a remaining 63+ space on-street surplus is projected.

OCTOBER 19, 2021
PLANNING COMMISSION

Environmental Assessment #10-21

Site Plan Review #8-21

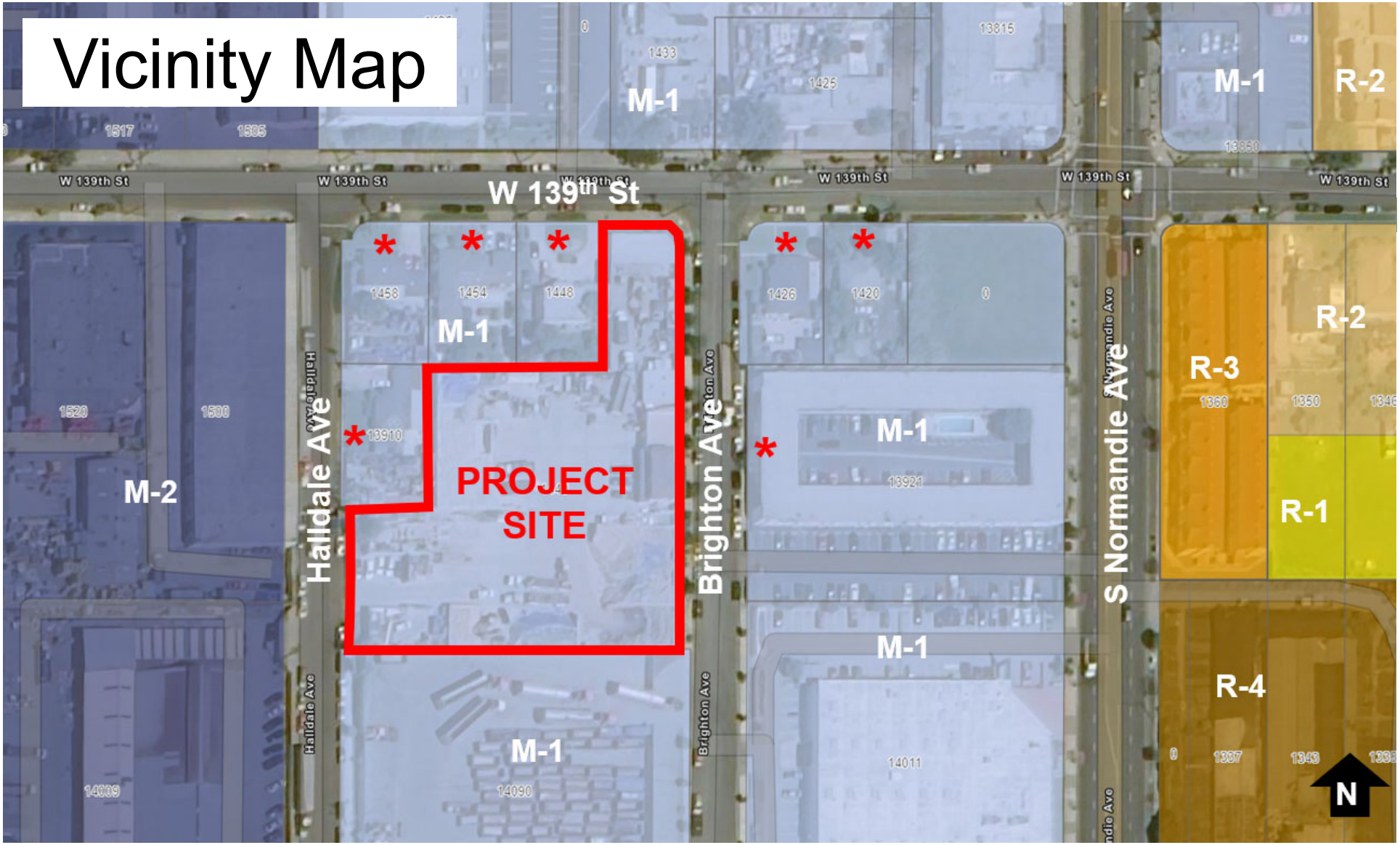
Conditional Use Permit #3-21

New Soccer Facility on a 1.49-Acre Site

1440 W. 139th Street

(14000 Halldale Avenue)

Vicinity Map



*Legal nonconforming residential

- 1.49 AC
- 2,696 SF Office Building
- Previous Use: Demolition & Hauling



View from Halldale Ave. looking northeast toward Project Site



View from Brighton Ave
Looking Toward Office Building



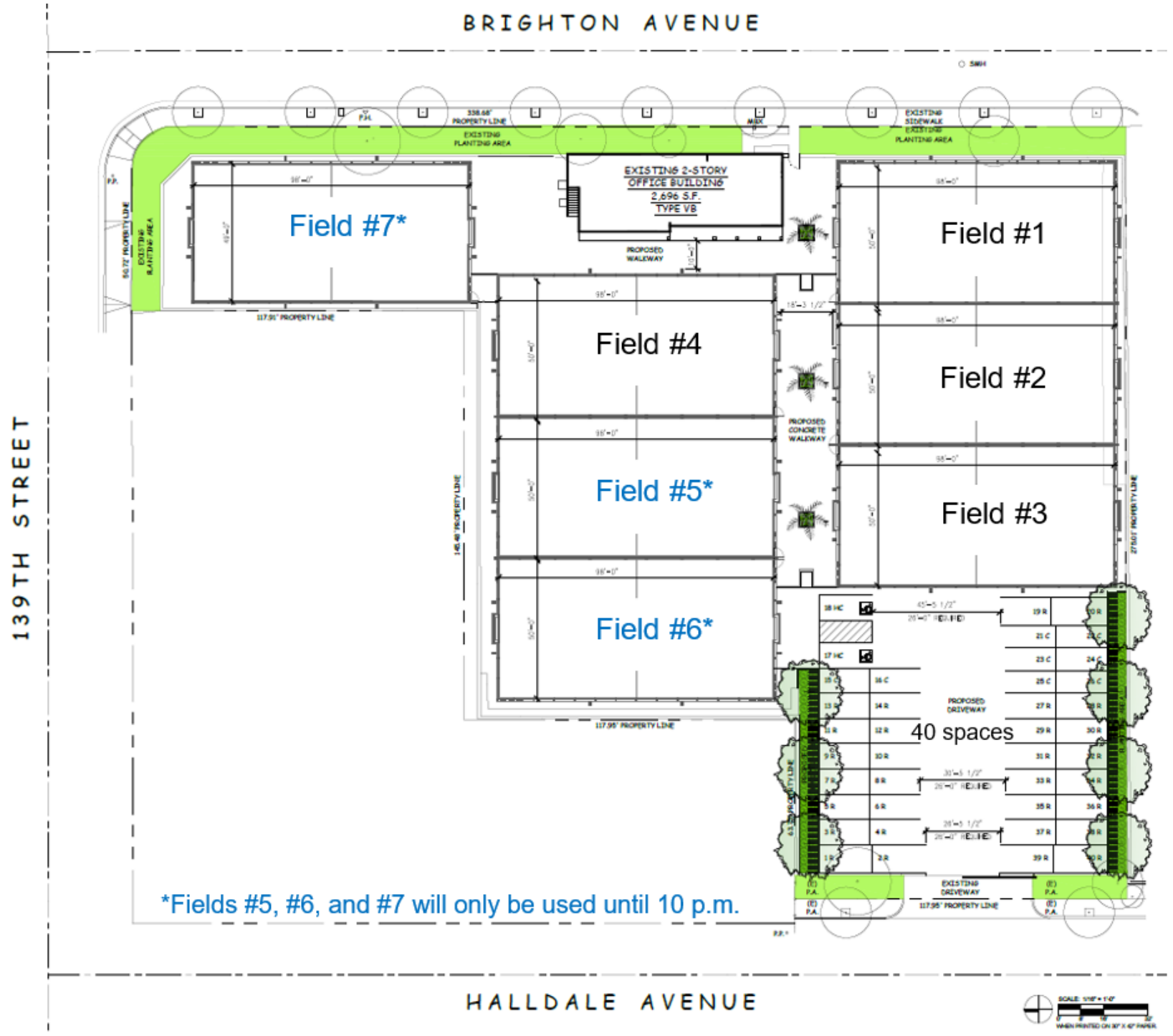
View Looking Toward
Office Building

Project Description

- Lab Five proposes a "5-a-side" soccer facility
  - Utilizes smaller soccer fields and fewer players
- Seven 50-foot by 98-foot soccer fields
  - Synthetic turf placed on top of existing pavement
  - Low rebound walls, netting, and light poles
- Open from 9 a.m. to 11 p.m. daily
  - After 10 p.m., only fields #1 to #4 will be used
- Existing building used for office and operational uses
  - Converting 878 SF into incidental café
  - Upgrades to 3 new single-use occupancy accessible restrooms
  - Roof deck with an exterior staircase on north side

Project Description

- Storage building to be demolished
- Three employees on-site at a time
- 40 parking spaces
  - 2 handicapped spaces
  - 8 compact tandem spaces
  - 30 standard tandem spaces
- 11 bicycle parking spaces
- Existing landscaping along streets to be maintained
- New landscaping in parking lot and between fields


BRIGHTON AVENUE
139TH STREET
HALLDALE AVENUE
Field #1
Field #2
Field #3
Field #4
Field #5*
Field #6*
Field #7*
EXISTING 2-STORY OFFICE BUILDING 2,696 S.F. TYPE VB
PROPOSED DRIVEWAY
40 spaces
EXISTING DRIVEWAY
PROPOSED WALKWAY
PROPOSED CONCRETE WALKWAY
EXISTING PLANTING AREA
EXISTING SIDEWALK
*Fields #5, #6, and #7 will only be used until 10 p.m.


139th St.
Brighton Ave.
Halldale Ave.
N







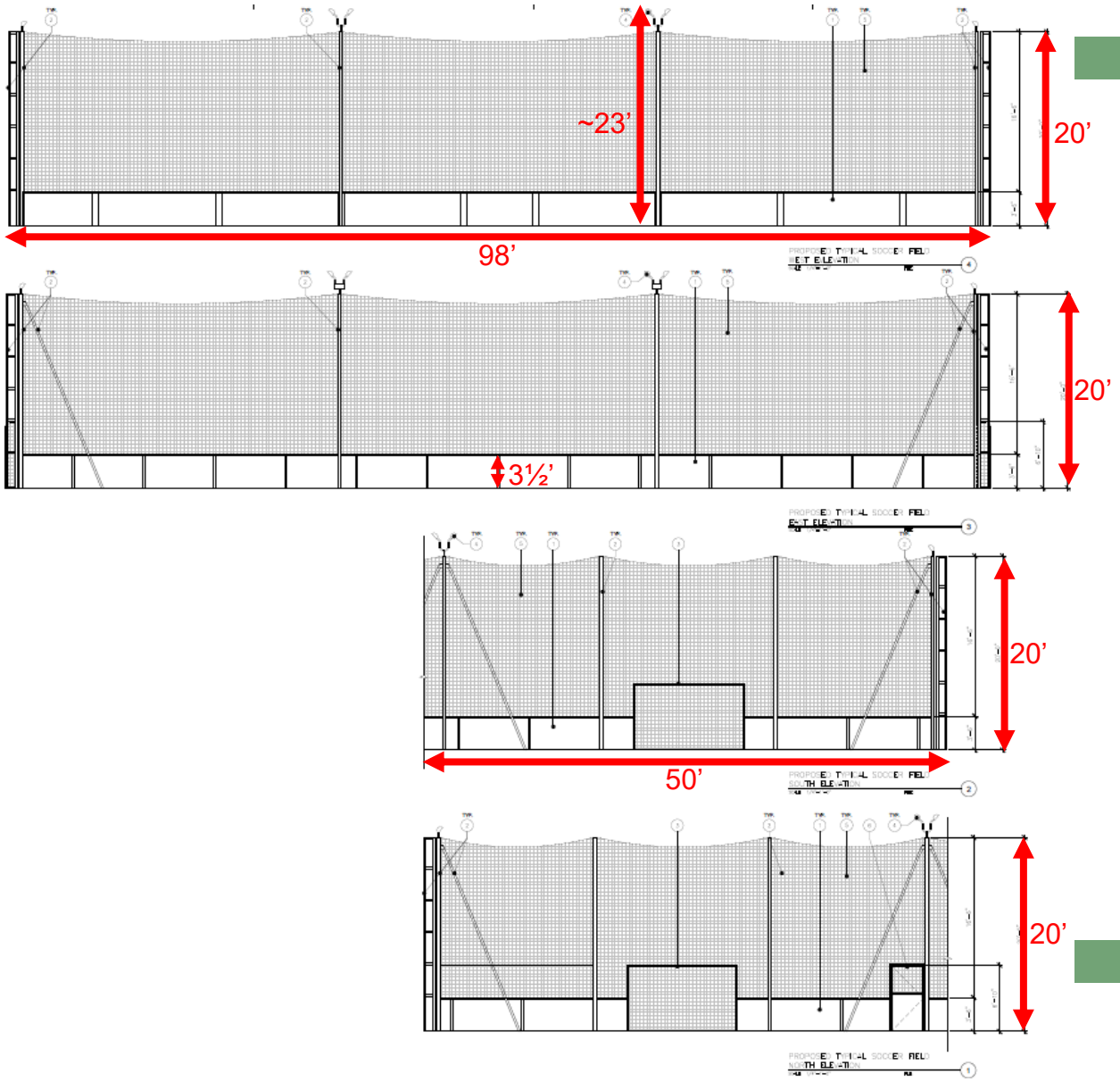




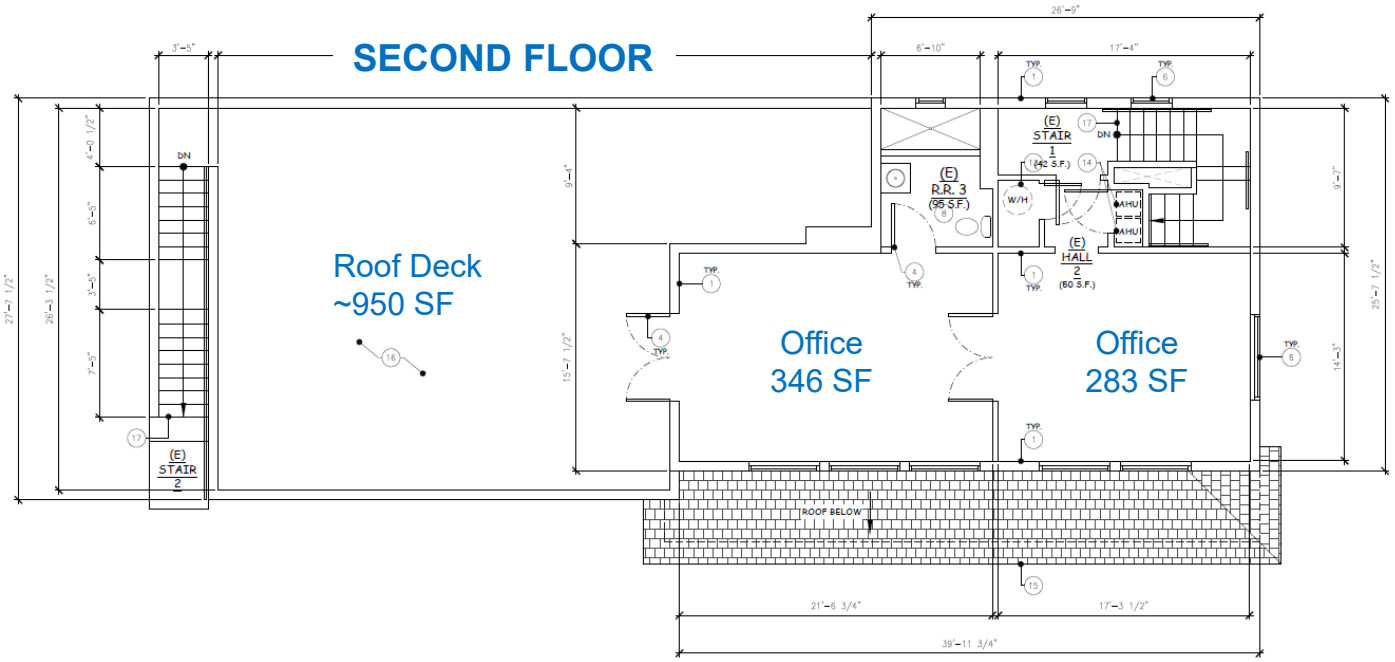
Site Plan Review

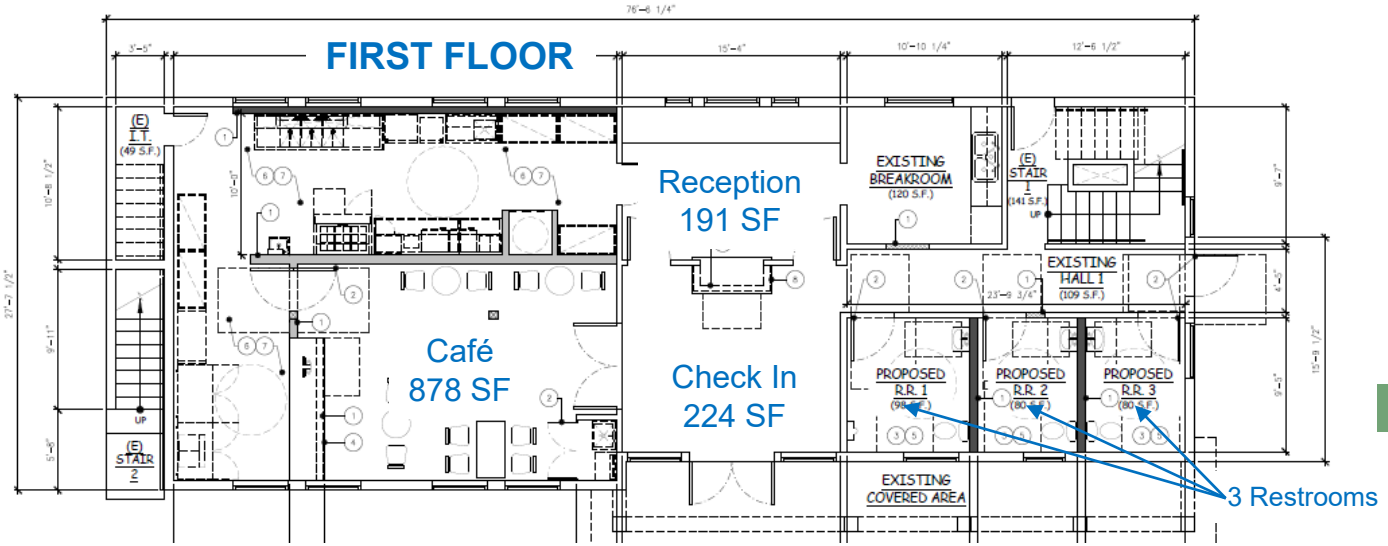
- Required when a project requires a CUP
- SPR for the development of:
  - Seven 50'x98' soccer fields
  - Artificial turf
  - Low rebound walls, netting, lighting

Elevations of Soccer Fields



Office Building





Conditional Use Permit #3-20

- Required for:
  - Operation of a new soccer facility
    - GMC Section 18.46.030.C.9
  - Parking that utilizes tandem and street parking
    - GMC Section 18.40.080

Conditions

- Hours of operation: 9 a.m. until 11 p.m. daily
- The parking lot shall remain open at all times during operating hours
  - Parking monitor available to direct vehicles to park in tandem
  - All onsite spaces shall be utilized before vehicles are turned away
  - In the event the parking lot is full, vehicles shall be directed to park on the street
- Field lighting shall be directed downward and inward
- Cafe shall be incidental to the soccer facility; not open to the general public
- Special permit or temporary use permit (TUP) for special events, etc.
- Pedestrian access available from Brighton and Halldale Avenues
- Community Development Director may impose further conditions for nuisance issues
- Eleven bike spaces shall be provided in a permanent location

Conditions

- Encourage alternative methods of transportation
  - Buses, biking, and ridesharing
  - Provide discount program or other incentives
    - 10% discount for during peak hours (6 p.m. to 8 p.m.)
    - Advertise on website and on premise
  - Information for bus maps, routes and schedules, ridesharing, bicycle routes
- Covered trash enclosure shall be made of concrete block with solid doors
- No noise greater than 75 dB(A) as measured from any site perimeter lines
- Signs must be consistent with GMC Section 18.58
- Remove barbed wire from perimeter walls
- Fields, 5, 6 and 7 shall not be utilized after 10:00 p.m. and field lighting shall be turned off on those fields at that time

Revocation of CUP #4-06

- City Council approved CUP #4-06 in 2006
- Notice of revocation sent to owner 10 days before the hearing
- Demotion and hauling no longer occurs on the subject property
- There cannot be two CUPs for different uses on the same property

General Plan Consistency

- Consistent with General Plan goals and policies
  - ED Goal 3: "*Attract desirable businesses to locate in the City*"
  - OS Goal 2: "*Increase the City's supply and quality of parkland, open space, and recreational programs.*"
  - Noise Goal 2: "*Incorporate noise considerations into land use planning decisions.*"

CEQA Compliance

- Class 32 Exemption – In-Fill Development Projects
  - Consistent with general plan and zoning
  - No more than five acres surrounded by urban uses
  - No value as habitat for endangered, rare or threatened species
  - No significant effects to traffic, noise, air quality, or water quality
  - Site adequately served by utilities and services

Public Noticing

- Public hearing notices advertised
    - Gardena Valley News
- Mailed to owners and occupants within a 300-foot radius of the project site, and sent to interested parties

STAFF RECOMMENDATION

- Open the public hearing;
- Receive testimony from the public; and
- Adopt Resolution No. PC 12-21 approving Site Plan Review #8-21 and Conditional Use Permit #3-20 subject to the attached Conditions of Approval, revoking Conditional Use Permit #4-06, and directing staff to file a Notice of Exemption for a Class 32 in-fill development


LAB FIVE™
MY SOCCER HOME

1 – Overview - Lab Five : Building and operating the new generation of Soccer Entertainment

LAB FIVE is a full-service organization, supporting the installation and the operations of the new state of the art five a side soccer sport (See pictures below : LAB FIVE Los Angeles).

Soccer players deserve better.

At LAB FIVE we create something truly unique….

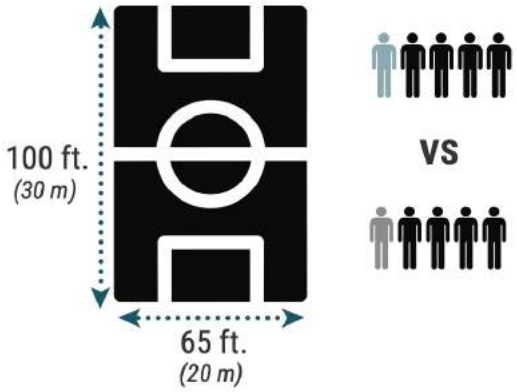
- Increase the value of the land and the area with the tenant improvements
- Change of use to an eco-friendly business
- Community oriented operations





The LAB FIVE soccer center

LAB FIVE centers provide between 7 to 10 five-a-side fields, each field is equipped with the latest generation of turf, high quality rebound walls, and nets surrounding the field.





Why five a side soccer ?

- **More touches, more skills, more play !**
- **Better for fitness**
- **Better facilities**
- **Less dependent on weather**
- **More convenient and easier to organize**
- **A sociable time**
- **A fun but safe outdoor activity**



Ability to play with the side walls



Tackling is not permitted

Five a side soccer is accepted worldwide as the most effective game for developing youth players, which helps us in welcoming local schools and club teams for practice sessions.



HD Camera recording the game



2 – The project in Gardena : 14000 Halldale avenue
LAB FIVE – Facility rendering









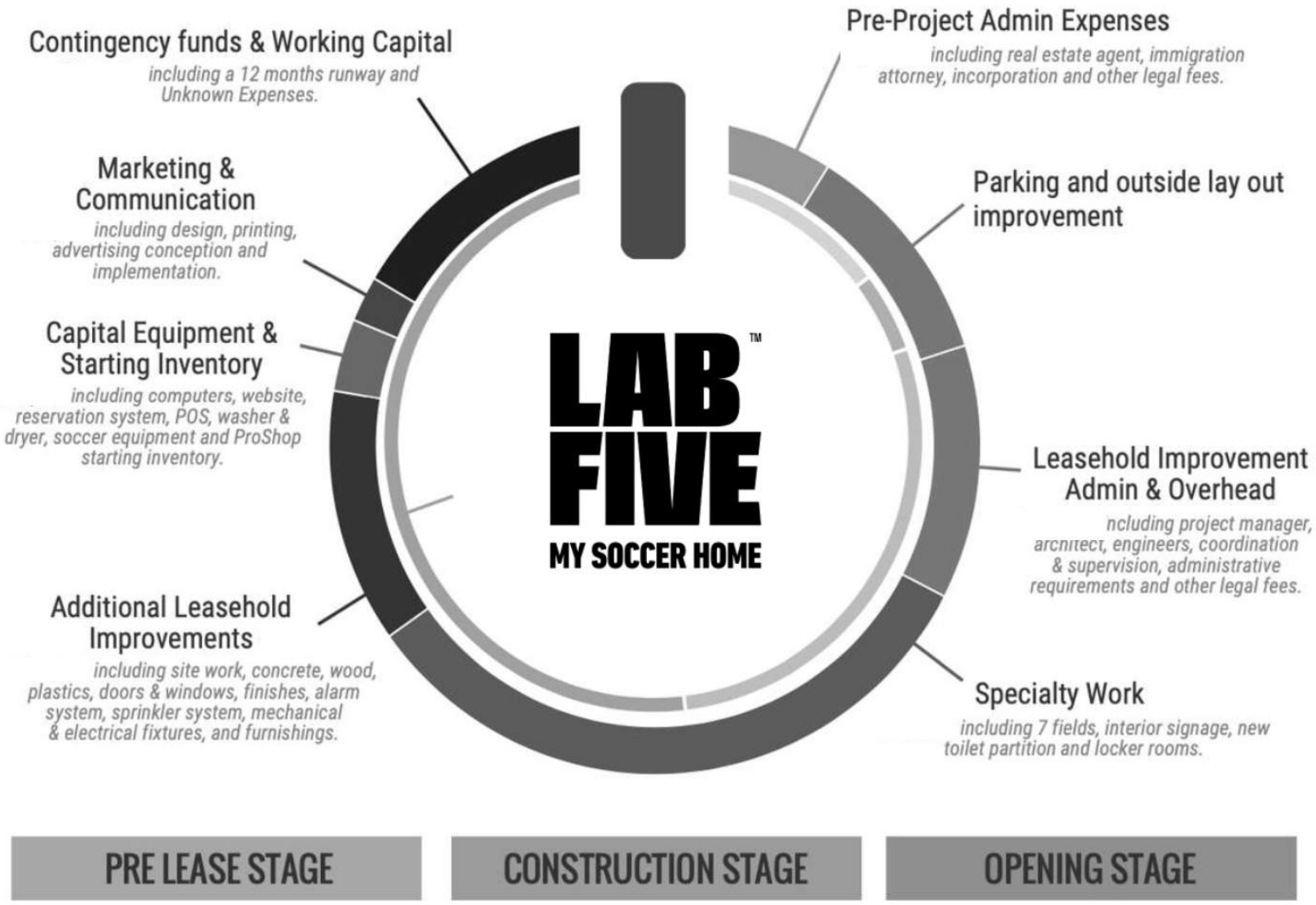
2 – The project in Gardena : LAB FIVE – Investment

LAB FIVE INVESTMENT

The LAB FIVE's investment represents between **$2 to $4M** per center which includes all hard and soft costs.
The site construction is the most variable part of our investment (depending the quality of the site and the number of fields we want to install).

Our investment shows our commitment on each location targeted.

WE ARE COMMITTED !!!



2 – The project in Gardena : LAB FIVE – Construction scope of work

STEP 1
DESIGN (+/- 6 months)

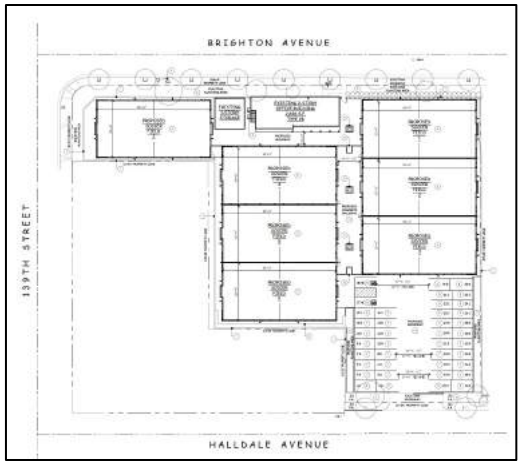
- Schematic design
- Soccer fields provider recommendation
- Ground preparation schematic design
- Construction documents
- Permits (CUP if required)
- Engineering performances (Civil, structural…)

STEP 2
SITE WORK (+/- 3 months)

- Corner pole foundation
- Perimeter curb / grinding and filling for turf preparation
- Electrical installation
- Column and LED lights installation

STEP 3
Soccer fields and furnishing (1 month)

- Soccer field installation : Wall, goals and netting
- Artificial turf surfacing
- Soccer equipment : Data tracking system, cameras.
- Building furnishing and outdoor equipment











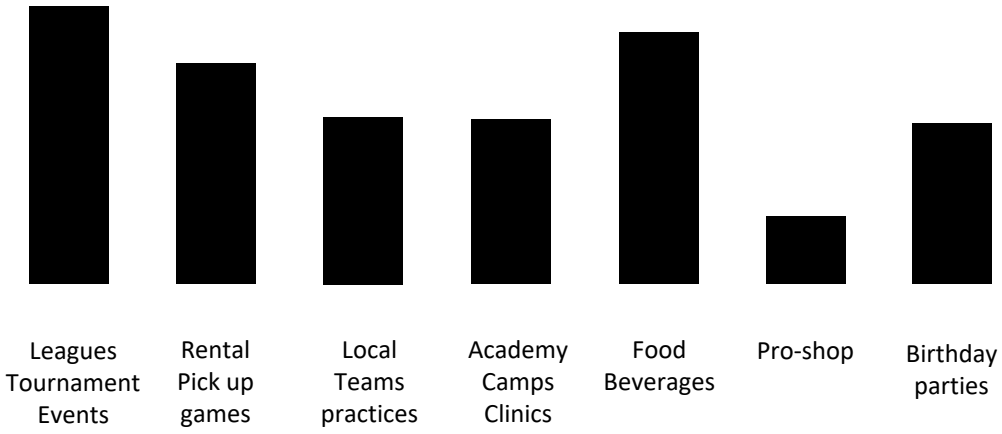
3) BUSINESS MODEL & OPERATIONS STRUCTURE



BUSINESS MODEL & BUSINESS UNITS

KIDS	CORPORATE	SOCCER	LIFESTYLE
Academy	Events	Rental	TV- Games
Camps	Rental	Pick up games	Private Events
Clinics	Packages	Leagues	Pro - Shop
Birthday Parties		Tournaments	F&B
After School		Events	Partners events
Tournaments		Data tracking	Pop up events
Teams practice			E - Sport

Breakdown of the revenue



Prices are between $70 to $110 per hour to rent a field.



















LAB FIVE™
MY SOCCER HOME

OPERATIONS SCHEDULE

Weekdays 8AM *Weekends* 8PM

MORNING & AFTERNOON OFF PEAK | AFTER 5PM / PEAK HOURS | MORNING - AFTERNOON

0 – 30% OCCUPANCY	80 – 100% OCCUPANCY	50 – 80% OCCUPANCY
Game play – School & community center use	Leagues – Academy – Rental - Pickup	Events – Tournaments - Celebrations



FAMILY & FRIENDS SAFE ENVIRONMENT

FAMILY & KIDS REPRESENT
60% OF OUR CUSTOMERS





COMMITTED TO PROVIDE
BEST SOCCER KIDS EXPERIENCE



HELP TO GUIDE PLAYERS ON
AND OFF THE FIELDS

COMITTED TO EDUCATE
AND DEVELOP PLAYER'S
GROWTH







LAB FIVE™
MY SOCCER HOME

PROVIDE A SAFE PLACE TO LEARN &
ENHANCE THE SOCCER SKILLS

Benefits for the Community

Working to advance social good & impact locally









BENEFITS FOR THE CITY AND THE SURROUNDING AREA

- Important local outreach : Lab Five will attract thousands of people throughout the year to Gardena through our special events and soccer tournaments.
- Local economic investment : Lab Five will participate actively in the local economy eco-system through the Gardena Chamber of Commerce.
- Social impact locally : Lab Five will be an actor of the social environment of Gardena, by identifying and working with local organizations.
- Taxes revenues : Lab Five will generate between $200,000 and $300,000 per year to the city of Gardena.
- Creating jobs : Lab Five employs between 10 to 15 employees per location.
- Enhance business locally : Lab Five will use and promote the use of local businesses (transportation/food-catering/apparel & services etc.)



COMMITTED TO BE PART OF THE CHANGE

LAB FIVE
MY SOCCER HOME

LAB FIVE – Summary key figures

- 4 LAB FIVE sites in the US
- 15 Full & Part Time Jobs per location
- Up to $1M per year as economic output for the surrounding businesses
- Up to $4M revenues generated for the city.
- 15+ years experience in sports facilities management
- $2M-$4M investment / land improvements per location
- 5,000 visitors per week
- Many current and old soccer star involvement contributing to the exposure
- Kids and family represent 60% of our customers
- Low impact Environment
  LED lights
  No irrigation & recycling
- Increase the value of the space
- Family safe environment and entertainment area.

LAB FIVE™

MY SOCCER HOME

Sebastien **ABONNEL** – CEO & CO FOUNDER **- 818 619 7331**

sebastien@lab-five.com