



GARDENA CITY COUNCIL

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

Tuesday, April 14, 2026
Closed Session 7:00 p.m.
Open Session 7:30 p.m.

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

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

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

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE** at youtube.com/CityofGardena
2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.
3. **ATTEND THE MEETING IN PERSON**

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

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

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. The City Council cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

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

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

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

Thank you for your attendance and cooperation

1. ROLL CALL

2. PUBLIC COMMENT ON CLOSED SESSION

3. CLOSED SESSION

3.A. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organization:

1. Confidential / Unrepresented Employees

RETURN FROM CLOSED SESSION ROLL CALL

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

4. PLEDGE OF ALLEGIANCE

186th Street Elementary School

5. INVOCATION

Gardena-Torrance Baptist Church

Pastor Chris Codrington

6. PRESENTATIONS

- 6.A. **Certificate of Recognition to Moe Shemirani in appreciation of his service to the community as a member of the Gardena Economic Business Advisory Commission**
- 6.B. **Certificate of Recognition to Sam Kang in appreciation of his service to the community as a member of the Gardena Beautification Commission**
- 6.C. **Gardena Events Video Presentation**

7. PROCLAMATIONS

7.A. **National Volunteer Week - April 19-25, 2026**

7.B. **"Challenge the Norm and Influence of Marijuana Use on Youth Day" - April 20, 2026**

8. APPOINTMENTS

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

9. PUBLIC COMMENT ON CONSENT CALENDAR

10. 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.

10.A. Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only

CONTACT: CITY CLERK

10.B. Approval of Minutes - Regular Meeting of the City Council, March 24, 2026

CONTACT: CITY CLERK

10.C. Receive and File Minutes - Regular Meeting of the Planning and Environmental Quality Commission, February 17, 2026

CONTACT: COMMUNITY DEVELOPMENT

10.D. Approval of Warrants/Payroll Register, April 14, 2026

CONTACT: ADMINISTRATIVE SERVICES

10.E. Personnel Report P-2026-6 04-14-26

CONTACT: ADMINISTRATIVE SERVICES

11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

11.A. April 7, 2026 MEETING ITEM 6.A

The Planning and Environmental Quality Commission reviewed a request to approve a modification to amend Conditional Use Permit (CUP #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA#2-26); to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030.P.4 of the Gardena Municipal Code.

Environmental Consideration: The project was considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32- infill development project).

APPLICANT: Lee Johnson (West Realty Group)

LOCATION: 13126 S. Western Ave., APN (6102-006-013)

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 4-26, by vote of 4-0, with one commissioner absent, to approve Modification of Conditional Use Permit #5-21, Site Plan Review #5-21; and Environmental Assessment #2-26, subject to the conditions of approval, and directed staff to file a notice of exemption

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

12. ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTES PERIOD)

Oral Communications by the public will be heard for one-half hour during the oral communication segment of the agenda. Any additional speakers will be allowed to speak at the end of the meeting after Council Remarks. Speakers are limited to three minutes, unless otherwise stated by the Mayor. The timer will be displayed on the screen. Your cooperation is appreciated.

12.A. PUBLIC COMMENTS

13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

14.A. PUBLIC HEARING: INTRODUCTION OF ORDINANCE NO. 1890, An Ordinance of the City of Gardena, California, Amending Portions of Title 18 (Zoning) of the Municipal Code Relating to Review Process and Standards for Mechanical/Robotic Parking Structures, and On-Site Parking Standards for Commercial Uses on Gardena Boulevard Between Normandie Avenue and Vermont Avenue; and Finding the Action Statutorily Exempt from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061(b)(3)

Staff Recommendation:

- Conduct the public hearing and receive public testimony;
- Allow three (3) minutes for each speaker; and
- Introduce Ordinance No. 1890

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

16. DEPARTMENTAL ITEMS - POLICE

17. DEPARTMENTAL ITEMS - PUBLIC WORKS

- 17.A. RESOLUTION NO. 6725, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for fiscal year 2026-2027, Declaring its Intention to Levy and Collect Assessments Under the Gardena Consolidated Street Lighting District for Fiscal Year 2026-2027, and Setting a Time and Place for Hearing Protests in Relation Thereto (Public Hearing: May 12, 2026)**

Staff Recommendation: Adopt Resolution No. 6725

- 17.B. RESOLUTION NO. 6724, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, Declaring its Intention to Levy and Collect Assessments Under the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, and Appointing a Time and Place for a Public Hearing Thereon (Public Hearing: May 12, 2026)**

Staff Recommendation: Adopt Resolution No. 6724

- 17.C. RESOLUTION NO. 6733, Adopting Storm Drain Master Plan**

Staff Recommendation: Adopt Resolution No. 6733

18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

19. DEPARTMENTAL ITEMS - TRANSPORTATION

20. COUNCIL ITEMS

21. COUNCIL DIRECTIVES

22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

23. COUNCIL REMARKS

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

24. ANNOUNCEMENT(S)

25. REMEMBERANCES

Mrs. Renee Anderson, 82 years old, former Human Services Commissioner, and longtime resident of Gardena.

26. ADJOURNMENT

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00pm followed by the Regular City Council Meeting at 7:30pm on Tuesday, April 28, 2026.

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

Date Posted: April 10, 2026

Certificate of Recognition

presented to

Moe Shemirani

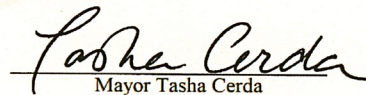
*In official acknowledgment and genuine appreciation of 17.9 years of exemplary,
dedicated community leadership and service as a*

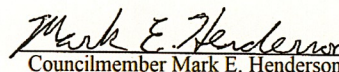
Member

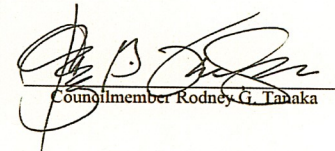
Gardena Economic Business Advisory Commission

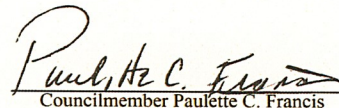
*We, the Mayor and Members of the City Council of the City of Gardena, California,
do hereby deem it a distinct honor and pleasure to commend you for your efforts and to extend
sincere best wishes for good health, happiness, and well-deserved success in all future endeavors.*

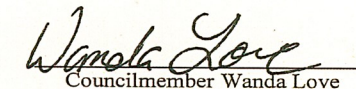
Presented this 14th day of April, 2026


Mayor Tasha Cerda


Councilmember Mark E. Henderson


Councilmember Rodney G. Tadaka


Councilmember Paulette C. Francis


Councilmember Wanda Love

Certificate of Recognition

presented to

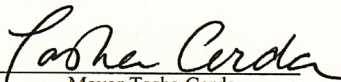
Sam Kang

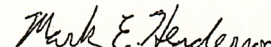
*In official acknowledgment and genuine appreciation of over 1 year of exemplary,
dedicated community leadership and service as a*


Gardena Beautification Commissioner

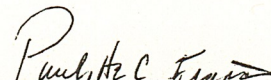
*We, the Mayor and Members of the City Council of the City of Gardena, California,
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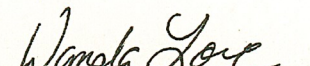
Presented this 14th day of April, 2026


Mayor Tasha Cerda


Councilmember Mark E. Henderson


Councilmember Rodney G. Tanaka


Councilmember Paulette C. Francis


Councilmember Wanda Love



PROCLAMATION

WHEREAS, everyday countless volunteers strengthen and enrich our communities all over the nation; and

WHEREAS, on this National Volunteer Week, we offer our sincerest appreciation to every single individual who selflessly volunteers their personal time and resources to assist and make a positive impact in our community; and

WHEREAS, our volunteers are exemplary citizens and role models to our Gardena community who continue to make a lasting impression with their commitment and service; and

WHEREAS, our volunteers are the driving force of our community and their commitment is commendable; and

WHEREAS, through these extraordinary acts of service to the community, volunteers have the opportunity to try new things – building professional networks and friendships, learning skills, and finding a sense of purpose that might have otherwise gone untapped.; and

WHEREAS, it is most appropriate that we recognize and thank all of our volunteers in the City of Gardena.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, hereby declare **April 19 through April 25, 2026**, to be

NATIONAL VOLUNTEER WEEK

in the City of Gardena; and further, call on all community members and organizations to celebrate and thank all volunteers for their selfless contributions to the community.

Tasha Cerda

MAYOR

Dated: **14th day of April, 2026**



PROCLAMATION

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

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

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

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

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

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **APRIL 20, 2026 ("4/20")**, to be

CHALLENGE THE NORM AND INFLUENCE OF MARIJUANA USE ON YOUTH DAY

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

Tasha Cerda

MAYOR

Dated: 14th day of April, 2026

MINUTES
Regular Meeting Notice
Gardena City Council
Tuesday, March 24, 2026

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California was called to order at 7:08 p.m. on March 24, 2026, 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 Mark E. Henderson; Council Member Rodney G. Tanaka; Council Member Paulette C. Francis; and Council Member Wanda Love. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero. City Treasurer Guy Mato was not present.

2. PUBLIC COMMENT ON CLOSED SESSION

None.

3. CLOSED SESSION

3.A. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organization: Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney

Director of Administrative Services Ray Beeman was present for Closed Session.

RETURN FROM CLOSED SESSION ROLL CALL

City Clerk Semenza called roll and reported that all Members of the Council were present.

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

When Mayor Cerda asked City Attorney Vasquez if there was anything to report out of Closed Session, City Attorney Vasquez reported that Council met with regards to Item 3.A; staff was provided with direction, but no reportable action was taken.

4. PLEDGE OF ALLEGIANCE

Kyle Chin, who is in 10th grade at North High School, led the Pledge of Allegiance. Kyle is currently serving as a Youth Commissioner with the City and is an active volunteer who is passionate about giving back to his community. He enjoys trying new things and staying involved in a variety of activities. Kyle has participated in cross country and tennis. He is currently taking dance, where he continues to explore new interests and challenge himself.

5. INVOCATION

Pastor Les Higgins of True Way Missionary Baptist Church led the Invocation.

6. PRESENTATIONS

6.A. Certificate of Recognition to Darlene Castillo in appreciation of her service to the community as a member of the Gardena Beautification Commission

Ms. Castillo was not present at the meeting. Mayor Cerda read the Certificate of Recognition, and Council Member Tanaka thanked Ms. Castillo for her service, and wished her well.

6.B. Certificate of Recognition to Cassandra Villa in appreciation of her service to the community as a Tenant Representative of the Rent Mediation Board

Ms. Villa was not present at the meeting. Mayor Cerda read the Certificate of Recognition, and Mayor Cerda then thanked Ms. Villa for her service, and wished her well.

6.C. Boards & Commissions Presentation - Beautification Commission

A video was presented informing our Council about the Beautification Commission. Paulette C. Francis, Chair of the Beautification Commission, then spoke about the commission and its upcoming events.

6.D. Gardena Events Video Presentation

The video presentation highlighted the Recreation and Human Services Department's current and future events.

7. PROCLAMATIONS

7.A. Women's History Month - March 2026 (To be proclaimed only)

Women's History Month was proclaimed only.

7.B. "Fair Housing Month" April 2026 (To be accepted by members of the Fair Housing Foundation)

Alicia Nguyen of the Fair Housing Foundation accepted the Proclamation, and thanked the Council for all their support.

8. APPOINTMENTS

There were no Appointments.

9. PUBLIC COMMENT ON CONSENT CALENDAR

There were no Public Comments.

10. CONSENT CALENDAR

10.A. Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only

CONTACT: CITY CLERK

10.B. Approval of Minutes - Regular Meeting of the City Council, March 10, 2026

CONTACT: CITY CLERK

10.C. Receive and File Minutes - Regular Meeting of the Planning and Environmental Quality Commission, January 20, 2026

CONTACT: COMMUNITY DEVELOPMENT

10.D. Approval of Warrants/Payroll Register, March 24, 2026

CONTACT: ADMINISTRATIVE SERVICES

10.E. Monthly Investment Report, February 2026

CONTACT: ADMINISTRATIVE SERVICES

10.F. Personnel Report P-2026-5 03-24-26

CONTACT: ADMINISTRATIVE SERVICES

10.G. Gardena General Plan Annual Progress Report

CONTACT: COMMUNITY DEVELOPMENT

A motion was made by Council Member Tanaka and was seconded by Council Member Francis to Approve the Consent Calendar Items. The motion passed 5-0 (Yea: Tanaka, Francis, Cerda, Henderson and Love).

11. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

11.A. MARCH 17, 2026 MEETING - Cancelled

12. ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTES PERIOD)

- 1) Andrea Simental, Community Library Manager of the Mayme Dear Library; came to give updates regarding the Mayme Dear and the Masao W. Satow Libraries.
- 2) Rachel Johnson, representative of the Holly Park Homeowners Association; came out to ask Council to re-evaluate the parking district on Van Ness Avenue between 132nd and 134th streets.
- 3) Hermina Singson Minami, resident; came to speak regarding a situation she experienced at El Camino College, asking Council for their support.

12.A. PUBLIC COMMENTS

Mayor Cerda asked City Clerk Semenza if any other public comments had been received by email. City Clerk Semenza stated that we received three public comments prior to the agenda getting posted, which have been attached to the agenda packet; and mentioned that one additional comment came in this morning. She continued to say that all of the comments were distributed to Council and made part of the record.

13. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

13.A. Single Audit Report Required for Federally Funded Programs for Fiscal Year Ended June 30, 2025

This item was Received and Filed.

14. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

No Items.

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

No Items.

16. DEPARTMENTAL ITEMS - POLICE

No Items.

17. DEPARTMENTAL ITEMS - PUBLIC WORKS

17.A. Award Engineering Design Services Contract for the Local Street Improvements Fiscal Year 2025-2026 and 2026-2027 Projects for various locations, JN 553 & 571, to DMS Consultants, Inc. in the Amount of \$147,460. Additionally Approve a 10% Contingency in the amount of \$15,000 and Budget Transfer of \$1,130,000, SB1 Gast Tax Funds

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Member Francis. City Manager Osorio and Public Works Director Allan Rigg answered all questions.

A motion was made by Mayor Pro Tem Henderson and was seconded by Council Member Francis to Award Engineering Design Services Contract, Approve Contingency and Budget Transfer. The motion passed 5-0 (Yea: Henderson, Francis, Cerda, Tanaka and Love).

17.B. Award Engineering Design Services Contract for the Western Ave Street Improvement Project, Redondo Beach Blvd. to Rosecrans Ave., JN 556 to Cannon Corporation, in the Amount of \$154,927 and Approve a 10% Contingency in the Amount of \$16,000

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Members Francis and Love. City Manager Osorio and Public Works Director Allan Rigg answered all questions.

A motion was made by Council Member Tanaka and was seconded by Mayor Pro Tem Henderson to Award Engineering Design Services Contract, and Approve Contingency. The motion passed 5-0 (Yea: Tanaka, Henderson, Cerda, Francis and Love).

18. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

18.A. RESOLUTION NO. 6732, Authorizing the Acceptance of a Home-American Rescue Plan (HOME-ARP) Grant and the Execution of a Standard Agreement and Related Documents with the California Department of Housing and Community Development

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any questions or comments; there were no public speakers.

Questions and comments were made by Council Members Francis, Love and Tanaka. City Manager Osorio and Acting Recreation and Human Services Director Nikki Sweeney answered all questions.

A motion was made by Council Member Tanaka and was seconded by Council Member Francis to Adopt Resolution No. 6732. The motion passed 5-0 (Yea: Tanaka, Francis, Cerda, Henderson and Love).

19. DEPARTMENTAL ITEMS - TRANSPORTATION

No Items.

20. COUNCIL ITEMS

No Items.

21. COUNCIL DIRECTIVES

None.

22. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio stated he had no updates.

23. COUNCIL REMARKS

1) **COUNCIL MEMBER FRANCIS** – Since the last Council Meeting, she attended the Los Angeles County Democratic Central Committee meeting; and the State of the City. She mentioned she got to see our new Aquatic and Senior Center, and stated it's a really beautiful facility. She attended the Gardena Holly Park Community Association meeting and the Beautification Commission meeting. She encouraged everyone to tour the Gardena Willows Wetland Preserve. She thanked Ms. Simental from the Gardena Library for coming to the meeting and announcing all the library events. She also encouraged everyone to visit our public library. She mentioned Spring Break is coming up, so watch out for the kids when you are driving. She reminded everyone about the election coming up, and she encouraged everyone to vote; she also mentioned to take your young people with you so they can see you voting, and perhaps we can increase the number of votes in our City.

2) **MAYOR PRO TEM HENDERSON** – He attended our State of the City at the new Gardena Aquatic and Senior Center. He mentioned it's a beautiful facility, and thanked all the staff who helped put it on. He also thanked the community for coming out. Since the last meeting, he attended the Assembly District 66 Town Hall meeting at Torrance's City Hall. He mentioned he also did his regular business visits and community visits around town. He brought greetings on behalf of the council at the Los Angeles International Church of Christ Health Fair, where he educated the congregation on the Gardena boundaries. He asked Mr. City Manager to thank the Department Heads and Staff at the next staff meeting for being available for questions, comments and concerns. Lastly, he mentioned he wants us all to pray and support all our servicemen and women who are doing their job, whether they want to or not; they signed up for a job to do. Let's pray that these folks come home.

3) **COUNCIL MEMBER TANAKA** – Since the last meeting, he attended the State of the City address by our Mayor showcasing our new Aquatic and Senior Center. He mentioned that this is an amazing, terrific place and that he hopes, once it opens, people will start coming. He thanked all the Department Heads, all the employees who came out and celebrated with us for this great accomplishment, and for a job well done and commented that we are the Emerald City. On St. Patrick's Day, he mentioned we were surprised by Gardena Valley Baptist Church members, who along with Pastor Daniel, showed up with some of the staff and went around to our departments giving out little thank-you gifts. He also mentioned that this church is so awesome that on cleanup days, half the church comes out and joins the Beautification Commission event. He mentioned he also attended Casino Night and the Kiwanis Club of Gardena fundraiser at the Lucky Lady. He stated that he also wants us all to pray for our military people and pray for this country. Lastly, he congratulated the City of Torrance on the unveiling of its Dodger mural on the hotel.

4) **MAYOR CERDA** – Since the last time she gave a report, she attended a District 2 meeting; presented a Certificate of Recognition for our resident, Mr. Reginald's 70th birthday; she was a speaker at the Progressive Democratic Club, where she gave them a quick overview of some of the great things that the City of Gardena is doing. She attended her monthly CCGA meeting; her monthly Sanitation meeting; the California Contract Cities Association meeting; a meeting with Union Pacific Railroad; and the ICA conference in Santa Barbara. Since the last meeting, she met District Attorney Nathan Hochman, who came to visit our Police Department; she attended the County Sanitation personnel meeting; she presented a Certificate of Recognition to a resident who turned 100 years old. She also mentioned that she had her Town Hall meeting last month with Chief Fox; she also attended the Lions Club Love event; Serra High School's Black History Month program; the JCI's Day of Remembrance; a Beauty Pageant in our City called the Miss Los Angeles County Scholarship Pageant; the Holly Park Homeowners meeting; and the 20th Anniversary of Sun Goddess Beauty Center, joined by her colleagues, Council members Francis and Love. She mentioned she attended the State of the City, and she thanked everybody for coming out; she wanted everyone to know that she just presented at the State of the City, but it's what all of you guys have done, and it's our community that is out here supporting us. She mentioned we got a couple of shoutouts from the KJLH radio station because of our mistress of ceremonies, Adai Lamar; she was so happy and intrigued to be here in our City, and she just fell in love with our pool. She attended the Good Neighbor Health Fair; she was also in the office with Council Member Tanaka as Gardena Valley Baptist Church members came by to present some of the gifts to us; they took a moment to pray for our City and for our City Council. She also attended the City of Carson's State of the City; she was the guest speaker for the 153rd Street Elementary School Career Day.; she attended the Spring Equinox Event; the Koi

Show; and the Kiwanis Casino Poker Event. Lastly, she announced her next Town Hall meeting coming on Friday, March 27, 2026, at 6 p.m. at Matthew's Homestyle restaurant; this month, they will discuss all the upcoming developments, projects, and things that are happening here in the City of Gardena.

5) **COUNCIL MEMBER LOVE** – Since the last Council Meeting, she mentioned she had the pleasure of attending a walk through of the Pelican Manufacturing over in the City of Torrance. She thanked Torrance's Chamber Director, Donna Duperron. She also attended the Gardena State of the City address; she mentioned raising her sons in the City of Gardena, she and her sons remember when they would go swim at Primm Pool, and so to see the transformation, they were all amazed. She stated she hopes to get her grandchildren in the same water. She thanked the staff for a great job they all did, and Public Works for the work that they did to hurry up and get that facility ready for that event. She also attended Carson's State of the City address, and they are raising the bar on us, and we have some catching up to do. She attended the Girl Boss Day and the Koi Show. She also attended Councilwoman France's Financial Literacy event; the Spring Equinox Event, and she thanked Cheryl Sherman for her dedication to the Willows. She thanked Pastor Higgins. She also attended the District 4 meeting at GJJIP. She thanked Gardena Valley Baptist Church for the gift. She attended the Holly Park Homeowners Association meeting. She commented that we all have to be respectful of other people's opinions; you can respectfully agree to disagree, but you should never scream, holler, or be disrespectful in a meeting; be considerate, respectful, mindful of our neighbors, and watch out for our neighbors. She mentioned she agrees with her colleagues about praying for our military; being a mother of a son who's in the military, she not only wants to pray for our military that's being deployed, but also for our military that's refusing deployment; they signed up to serve our country and go to war, but to go to war that was ordered by Congress.

24. ANNOUNCEMENT(S)

- 1) Paper Shredding Event, Saturday, March 28, 2026 from 8:00 a.m. to 12:00 p.m. at the City Hall Complex;
- 2) Willows Week of Service, Monday, March 30, 2026 to Friday, April 3, 2026 from 8:00 a.m. to 11:00 a.m. at the City of Gardena's Willows Wetland Preserve;
- 3) Hoppin Good Time & Egg Hunt, Saturday, April 4, 2026 from 10:00 a.m. to 12:00 p.m. at Rowley Park;
- 4) Bunny Brunch Buffet & Egg Hunt, Saturday, April 4, 2026 from 8:30 a.m. to 11:00 a.m. at the Nakaoka Community Center;
- 5) Shine Gardena, Graffiti Clean-up Event, Saturday, April 11, 2026 from 8:00 a.m. to 10:30 a.m. and Saturday, May 2, 2026 from 8:00 a.m. to 10:00 a.m. starting at Gardena Public Works Department;
- 6) 2026 Youth Chess Tournament, Saturday, April 18, 2026 from 9:00 a.m. to 3:00 p.m. at the Nakaoka Community Center;
- 7) Compost Giveaway, Saturday, April 18, 2026 and Saturday, May 30, 2026 from 8:00 a.m. to 12:00 p.m. at Rowley Park; and
- 8) Spring Community Yard Sale, Saturday, April 25, 2026 from 7:00 a.m. to 1:00 p.m. at Mas Fukai Park.

25. REMEMBERANCES

Mr. Richard Gomez, 82 years of age and a member of AADAP; a Gardena resident, and was once a Block Captain in our City; a GDAAP Chairperson, as well as the President of the El Camino Lions Club.

26. ADJOURNMENT

At 9:18 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, April 14, 2026.

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

APPROVED:

Tasha Cerda, Mayor

By: _____
Becky Romero, Deputy City Clerk

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, February 17, 2026

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order on February 17, 2026, at 7:00PM, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:10 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Jules Kanhan led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Ronald Wright-Scherr; Vice-Chair Jules Kanhan; Commissioner Steve Sherman; and Commissioner Deryl Henderson. Employees present: Director of Community Development Greg Tsujiuchi; Assistant Director of Community Development Jo-Anne Burns; and Planning Assistant Dayana Nava.

Commissioners Stephen P. Langley was away on an excused absence.

4. APPROVAL OF MINUTES

4.A. Planning and Environmental Quality Commission Approval of Minutes for January 20, 2026.

MOTION: A motion was made by Vice-Chair Kanhan and seconded by Commissioner Sherman to approve the minutes of the meeting held on January 20, 2026.

The motion passed by a vote of 4-0 (Yea: Kanhan, Sherman, Henderson and Wright-Scherr; Noes: None)

Absent: Langley

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted that no members of the public were present.

(Public speaker Michelle Walker arrived during Item 7.A and was given the opportunity to address the Commission under Item 5. Oral Communications):

Chair Wright-Scherr announced that a few members of the public were in attendance and wished to speak during Item 5. Oral Communications segment. As a result, he decided to open the floor for public comments.

Public Speaker: Michelle Walker, a resident, expressed her concerns regarding the lack of street lights and issues with illegal dumping around Denker and 144th Street. She inquired about how street lights could be added and how to implement no dumping signs in that area.

Director of Community Development Greg Tsujiuchi informed Ms. Walker that her request fell outside the Planning Commission's jurisdiction and suggested that her concerns would be better addressed at the City Council Meeting. He encouraged her to attend the next meeting and assured her that he would pass on her concerns to be included in the official record.

Chair Wright-Scherr then continued with the meeting.

6. PUBLIC HEARING ITEMS

Chair Wright-Scherr announced that there were no Public Hearing items agendaized.

7. OTHER ITEMS

7.A. Los Angeles County Sanitation District Presentation

Director of Community Development Greg Tsujiuchi and Assistant Director of Community Development Jo-Anne Burns were present and available to answer any questions.

Ms. Burns introduced Genesis Rodriguez, Public Affairs Specialist from the Los Angeles County Sanitation District.

Ms. Rodriguez, presented the PowerPoint Presentation for "Sanitation Districts: Who We Are and What We Do".

Ms. Rodriguez provided an overview and explained in detail the Los Angeles County Sanitation District's functions; discussing the Sanitation Districts Act; the air pollution problem in Los Angeles County, and the amendment to the Sanitation Districts Act; and the Los Angeles County Sanitation Districts Mission to protect public health and the environment through innovative and cost-effective wastewater and solid waste management and in doing so, convert waste into resources such as recycled water, energy and recycled materials. She distinguished between local and district sewers and highlighted the 1,400 miles of trunk sewers, displaying images of the sewers on the screen.

Ms. Rodriguez explained the operations of a Wastewater Treatment Plant, noting that clean water is produced in 10 to 12 hours. She provided examples of how recycled water augments the local water supply. Additionally, she discussed the value of solids, which produce biogas within 15 days, and how biosolids are used to create compost.

Ms. Rodriguez explained the role of landfills in disposing of trash and the energy generated from capturing methane, which is transformed into green energy. She emphasized the importance of recycling, particularly food waste recycling, and detailed how green energy is produced from both wastewater and solid waste. She also provided information on the Pure Water Southern California Program and its operations.

Ms. Rodriguez highlighted the A.K. Warren Water Resources Facility in the City of Carson, which includes food waste recycling, green energy production, biosolid management, an Advanced Water Purification Facility, the Napolitano Innovation Center, and plans for a Workforce Training Center, which were also displayed on the screen.

To conclude, Ms. Rodriguez summarized the educational resources and tours available to schools and informed the Commission that she was available to answer any questions.

Questions and comments were made by Director of Community Development Greg Tsujiuchi, Commissioner Henderson, Chair Wright-Scherr and Commissioner Sherman. Ms. Rodriguez answered all questions.

Chair Wright-Scherr expressed gratitude to Ms. Rodriguez for her presentation, and there were no further questions or comments made by any member of the Commission.

7.B. Consideration of Outdoor Dining Regulations

Director of Community Development Greg Tsujiuchi was present to answer any questions.

Assistant Director of Community Development Jo-Anne Burns presented the staff report, informing the Commission of the consideration of outdoor dining regulations.

Ms. Burns provided background information regarding the last discussion of outdoor dining by the Planning Commission, which took place in study sessions held in June and August of 2023. She aimed to revisit the topic to ensure whether the Planning Commission still wished to move forward and for staff to prepare an ordinance for the Commission's consideration and recommendation to the City Council.

Ms. Burns outlined the areas where outdoor dining is allowed and where restaurants are permitted, displaying a map on the screen. She provided detailed information on the discussions and consensus from June 6 and August 15, 2023,

including the current parking requirements and options for outdoor dining.

Ms. Burns indicated that staff would like the Commission to provide direction on whether they would like an ordinance drafted that allows outdoor dining in all zones that permit restaurants. She informed the Commissioners that she was available to answer any questions.

Chair Wright-Scherr, Commissioner Henderson, Vice-Chair Kanhan, and Director Tsujiuchi all asked questions and provided comments during the discussion.

Ms. Burns informed the Commission that staff could draft standards requiring that a restaurant or shopping center would not be allowed to remove any parking spaces unless it is over-parked.

Director Tsujiuchi emphasized that a key issue from the initial discussion was ensuring sufficient parking for outdoor dining, as it continues to be a concern given that not everyone is going to stop using their cars. He noted that while creating standards for new developments is straightforward, the challenge lies in accommodating existing restaurants that were not designed for outdoor dining. He briefly discussed common areas and outdoor dining spaces in shopping centers, along with the relationships between tenants and landlords. Vice-Chair Kanhan pointed out that changes in tenants and businesses may also pose issues.

Commissioner Henderson requested that the parking information be displayed, using it as an example to illustrate his perspective on the parking requirements. Vice-Chair Kanhan added his own example, prompting further comments from Director Tsujiuchi and explanations from Commissioner Henderson, with Chair Wright-Scherr joining the discussion.

Ms. Burns notified the Commission that she would prepare draft language and options for their review, allowing time to discuss whether they agree with the draft, wish to include it in the ordinance, or propose revisions to the language. All Commissioners expressed their agreement.

There were no additional questions or comments made by any member of the Commission.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director of Community Development Greg Tsujiuchi, announced upcoming city events.

1. City Council called for review: CUP No. 9-04 at 2169 W. Redondo Beach Boulevard for Target onsite instructional tasting and sales of beer, wine, and distilled spirits; scheduled for March 10, 2026, City Council Meeting.
2. City Council scheduled items for the March 10, 2026, City Council Meeting - Consideration of Ordinance No. 1890 (Review and Standards for Mechanical/Robotic Parking and On-site Parking Standards for Commercial Uses on Gardena Blvd. Between Normandie Ave and Vermont Ave.)
3. Reminder, 2026 Planning Commissioners Academy, on March 11-13, 2026.
4. Save the Date - 2026 State of the City, Thursday, March 12, 2026. Stay tuned for more information.
5. Funeral Services, February 28, 2026, at 10:30 a.m. for the late Nancy Langley, wife of Commissioner Stephen Langley.

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1. VICE-CHAIR KANHAN - No items to report.
2. COMMISSIONER HENDERSON - He shared that his daughter was appointed to the City of Gardena Youth Commission.
3. CHAIR WRIGHT-SCHERR - No items to report.
4. COMMISSIONER SHERMAN - No items to report.

10. ADJOURNMENT

Chair Wright-Scherr adjourned the meeting at 8:50 PM.

APPROVED:



RONALD WRIGHT-SCHERR, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: 

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: April 9, 2026

SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

April 14, 2026 TOTAL WARRANTS ISSUED: \$11,973,465.98

Wire Transfer: 13227-13244
Prepay: 184501-184507
Check Numbers: 184508-184702
Checks Voided:

Total Pages of Register: 24

April 3, 2026 TOTAL PAYROLL ISSUED: \$1,924,156.01



for Guy Mato, City Treasurer

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
13227	3/12/2026	112326 LWP CLAIMS SOLUTIONS INC.	031126		WORKERS' COMP CLAIMS	54,240.37
					Total :	54,240.37
13228	3/16/2026	101641 CALPERS	100000018224554		MISC GROUP UAL PAYMENT - MARCH :	82,034.00
					Total :	82,034.00
13229	3/16/2026	101641 CALPERS	100000018224565		SAFETY CLASSIC UAL PAYMENT - MAR	137,246.75
					Total :	137,246.75
13230	3/16/2026	101641 CALPERS	100000018224569		SAFETY PEPRA UAL PAYMENT - MARC	2,729.92
					Total :	2,729.92
13231	3/17/2026	111374 LINCOLN NATIONAL LIFE, INSURANCE COMP/	4942517117	023-01627	LIFE INSURANCE GRP PLANS - MARCH	3,898.50
					Total :	3,898.50
13232	3/18/2026	113747 DELTA DENTAL OF CALIFORNIA	BE006973825C		DENTAL INSURANCE CLAIMS	10,888.10
					Total :	10,888.10
13233	3/19/2026	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365997992158		HEALTH INSURANCE CLAIMS	16,747.63
					Total :	16,747.63
13234	3/19/2026	419630 U.S. BANK	3149583		TAXABLE POB SERIES 2020	6,448,132.99
					Total :	6,448,132.99
13235	3/19/2026	619005 GAS COMPANY, THE	035-746-60944 030626		CNG FUEL	46,452.43
					Total :	46,452.43
13236	3/12/2026	112326 LWP CLAIMS SOLUTIONS INC.	031226		WORKERS' COMP CLAIMS	100,000.00
					Total :	100,000.00
13237	3/24/2026	112326 LWP CLAIMS SOLUTIONS INC.	032426		WORKERS' COMP CLAIMS	68,391.63
					Total :	68,391.63
13238	3/24/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	031826		HEALTH INSURANCE CLAIMS	14,505.75
					Total :	14,505.75
13239	3/25/2026	113747 DELTA DENTAL OF CALIFORNIA	BE006990707C		DENTAL INSURANCE CLAIMS	11,098.50

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
13239	3/25/2026	113747 113747 DELTA DENTAL OF CALIFORNIA	(Continued)			Total : 11,098.50
13240	3/26/2026	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365997831987		HEALTH INSURANCE CLAIMS	21,764.03
						Total : 21,764.03
13241	3/25/2026	112326 LWP CLAIMS SOLUTIONS INC.	032526		WORKERS' COMP CLAIMS	100,000.00
						Total : 100,000.00
13242	3/26/2026	112401 PINNACLE CLAIMS MANAGEMENT INC	032626		HEALTH INSURANCE CLAIMS	88,139.73
						Total : 88,139.73
13243	3/31/2026	111016 KAISER FOUNDATION HEALTH PLAN	APRIL 2026		HEALTH INSURANCE	437,408.36
						Total : 437,408.36
13244	4/1/2026	112326 LWP CLAIMS SOLUTIONS INC.	040126		WORKERS' COMP CLAIMS	14,506.67
						Total : 14,506.67
184501	3/30/2026	105900 KONECRANES, INC.	163085661	037-10461	PREVENTATIVE MAINT & INSPECTION	525.00
						Total : 525.00
184502	4/3/2026	619003 SOUTHERN CALIFORNIA EDISON	031926		LIGHT & POWER	24,692.32
						Total : 24,692.32
184503	4/8/2026	112173 PEREZ, NATHALIE	04/13-04/16.		19TH ANNUAL FTA DRUG AND ALCOHC	150.00
						Total : 150.00
184504	4/8/2026	106129 FEDEX	9-231-03144		SHIPPING SERVICES	14.63
						Total : 14.63
184505	4/8/2026	106129 FEDEX	9-240-60061		SHIPPING SERVICES	185.05
						Total : 185.05
184506	4/8/2026	106129 FEDEX	9-240-60062		SHIPPING SERVICES	14.63
						Total : 14.63
184507	4/8/2026	106129 FEDEX	9-241-29040		SHIPPING SERVICES	39.22
						Total : 39.22
184508	4/14/2026	106086 ABC COMPANIES	3968573		GTRANS AUTO PARTS	170.30

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184508	4/14/2026	106086 ABC COMPANIES	(Continued) 3971438 3975015 3978397 3978587		GTRANS AUTO PARTS GTANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS	-170.30 510.91 170.30 323.23 Total : 1,004.44
184509	4/14/2026	110161 ABRO, JENNIFER	02/24-02/27		2026 CSMFO ANNUAL CONFERENCE	989.19 Total : 989.19
184510	4/14/2026	110028 ACCENTURE INFRASTRUCTURE, AND CAPITAL	38534	037-10228	PROJECT MGMT SUPPORT - ELECTRIF	2,160.00 Total : 2,160.00
184511	4/14/2026	112691 ADVANCE TRUCK PAINTING, INC.	35258		BUS SERVICE & REPAIR - #2303	4,492.50 Total : 4,492.50
184512	4/14/2026	101748 AFTERMARKET PARTS COMPANY LLC, THE	84187932	037-10469	GTRANS AUTO PARTS	417.87 Total : 417.87
184513	4/14/2026	113561 AIELLO, ANGELA	RA-GERMANY 04/2026		RENTAL ASSISTANCE PROGRAM	925.00 Total : 925.00
184514	4/14/2026	113329 AIR AND LUBE SYSTEMS INC.	58856 58857		GTRANS MAINT SERVICE GTRANS MAINT SERVICE	3,529.86 3,360.88 Total : 6,890.74
184515	4/14/2026	100925 AMERICAN MOVING PARTS	01A179905		GTRANS AUTO PARTS	561.78 Total : 561.78
184516	4/14/2026	107939 AMS.NET	0099492 0099507 0099508	023-01663 023-01663 023-01661	AQUATIC & SENIOR CENTER NETWORK AQUATIC & SENIOR CENTER NETWORK AQUATIC & SENIOR CENTER CABLE IN	818.35 837.75 30,872.00 Total : 32,528.10
184517	4/14/2026	101628 AQUA-FLO SUPPLY	SI2710094 SI2717695		PARK MAINT SUPPLIES PARK MAINT SUPPLIES	126.95 51.02 Total : 177.97

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184518	4/14/2026	105293 ARC DOCUMENT SOLUTIONS, LLC	13066616 13066617		REPROGRAPHIC SERVICES - RFP CITY REPROGRAPHIC SERVICES - RFP CITY	41.37 41.37 Total : 82.74
184519	4/14/2026	112640 ARELLANO ASSOCIATES, LLC	23620 23731	037-10284 037-10284	MICROTRANSIT SERVICE COMMUNITY MICROTRANSIT SERVICE COMMUNITY	713.96 3,298.53 Total : 4,012.49
184520	4/14/2026	101459 ASBURY ENVIRONMENTAL SERVICES	I500-01350832 I500-01350833		HAZARDOUS WASTE DISPOSAL SERVI HAZARDOUS WASTE DISPOSAL SERVI	260.00 472.19 Total : 732.19
184521	4/14/2026	104687 AT&T	24953125		TELEPHONE	3,884.68 Total : 3,884.68
184522	4/14/2026	104687 AT&T	24955932		TELEPHONE	218.71 Total : 218.71
184523	4/14/2026	100474 AT&T LONG DISTANCE	031226		TELEPHONE	73.34 Total : 73.34
184524	4/14/2026	100964 AT&T MOBILITY	287275680401X040126		PD CELL PHONE ACCT #287275680401	148.43 Total : 148.43
184525	4/14/2026	112942 AWP SAFETY	40019575 40019689 40019691 40019692 40019769 40019770 40019811 90019690		STREET SIGN - 169TH ST SIGNS - 40"X55" "WELCOME TO GARDE SIGNS - 24"X24" "NO DUMPING ALLOWE SIGNS - 12"X6 HIP 1160 (W/Y) SIGNS - 12"X24" NO PARKING HANDIC/ SIGNS - 18"X24" STREET SWEEPING SIGN - 36"X10" WAYFINDING SIGNS SIGNS - WAYFINDER SIGN 36"X10" CIV	106.55 619.20 2,184.36 141.66 194.49 1,432.63 381.42 63.57 Total : 5,123.88
184526	4/14/2026	110686 AZTECH ELEVATOR COMPANY	AZ20860 AZ20862	037-10452 037-10452	ELEVATOR MAINTENANCE - GTRANS ELEVATOR MAINTENANCE - GTRANS	83.33 285.00 Total : 368.33

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184527	4/14/2026	102054 BAVCO	380294		(10) BACKFLOW VALVE INSPECTIONS	650.00
					Total :	650.00
184528	4/14/2026	102400 BAYSIDE MEDICAL CENTER	00189728		PRE-EMPLOYMENT PHYSICALS	310.00
					Total :	310.00
184529	4/14/2026	102035 BD WHITE TOP SOIL CO., INC.	94233		PARK MAINT SUPPLIES	198.90
			94235		PARK MAINT SUPPLIES	66.30
					Total :	265.20
184530	4/14/2026	103641 BECNEL UNIFORMS	90913		BUS UNIFORM SUPPLIES	758.92
			90914		BUS UNIFORM SUPPLIES	602.21
			91085		BUS UNIFORM SUPPLIES	37.59
			91117		BUS UNIFORM SUPPLIES	1,266.69
			91195		BUS UNIFORM SUPPLIES	27.71
					Total :	2,693.12
184531	4/14/2026	109037 BEEMAN, RAYMOND	01/21-01/23		2026 LCW ANNUAL EMPLOYMENT LAW	201.88
			02/24-02/27		2026 CSMFO ANNUAL CONFERENCE	225.00
					Total :	426.88
184532	4/14/2026	102135 BEHREND, KENT	403		AQUATIC CENTER NETWORK SETUP	2,187.50
					Total :	2,187.50
184533	4/14/2026	113662 BIG BELLY SOLAR LLC	62067		GTRANS FACILITY SUPPLIES	427.21
					Total :	427.21
184534	4/14/2026	113412 BLUETRITON BRANDS INC	06C8710038701		DRINKING WATER FILTRATION SYSTEM	60.64
					Total :	60.64
184535	4/14/2026	111902 BPR CONSULTING GROUP LLC	4016	032-00231	CONSULTING SERVICES - FEBRUARY :	28,885.77
					Total :	28,885.77
184536	4/14/2026	112674 BUCK SIGNS & GRAPHICS INC	2979		GTRANS BUS DECAL SUPPLIES	1,139.70
			2984		GTRANS BUS DECAL SUPPLIES	265.20
					Total :	1,404.90
184537	4/14/2026	105008 CALIFORNIA BUILDING STANDARDS, COMMIS			BUILDING STANDARDS ADMIN SPECIA	714.50

Voucher List
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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184537	4/14/2026	105008	105008 CALIFORNIA BUILDING STANDARDS, CO (Continued)			Total : 714.50
184538	4/14/2026	113787	CALZADILLA, MARCO A.		PERMIT DEPOSIT REFUND - 2027 W. 15	5,000.00
					Total :	5,000.00
184539	4/14/2026	110538	CANNON COMPANY			
			95168	024-00821	RBB ARTERIAL IMPROVEMENT PROJE	2,354.00
			95226	024-00927	ARTESIA BLVD. STREET IMPROVEMEN	1,528.75
			95459	024-00821	RBB ARTERIAL IMPROVEMENT PROJE	13,209.13
			95465	024-00927	ARTESIA BLVD. STREET IMPROVEMEN	156.00
					Total :	17,247.88
184540	4/14/2026	113737	CATALYST CONSULTING			
			036	034-00733	EXECUTIVE STAFF ASSESSMENT & OF	15,750.00
					Total :	15,750.00
184541	4/14/2026	303331	CDTFA			
			FEBRUARY 2026		DIESEL FUEL EXEMPT BUS	2.00
					Total :	2.00
184542	4/14/2026	104126	CHARTER COMMUNICATIONS			
			232843901032126	023-01640	SPECTRUM FIBER PEG CHANNELS	1,080.00
					Total :	1,080.00
184543	4/14/2026	111612	CHARTER COMMUNICATIONS			
			PERMIT #18692		PERMIT DEPOSIT REFUND - 13007 S W	1,000.00
					Total :	1,000.00
184544	4/14/2026	112352	CIRCLE, THE			
			233531		TOSHIBA 3525AC COPIER USAGE - CL	118.60
			233532		TOSHIBA 3525AC COPIER USAGE - CM	164.54
			233533		TOSHIBA 3525AC COPIER USAGE - HR	168.58
			233534		TOSHIBA 3525AC COPIER USAGE - ADI	114.87
			233535		TOSHIBA 3525AC COPIER USAGE - CDI	67.36
			233536		TOSHIBA 3525AC COPIER USAGE - CDI	256.08
			233537		TOSHIBA 5525AC COPIER USAGE - DB	689.83
			233538		TOSHIBA 908 COPIER USAGE - PRINT	12.32
			233539		TOSHIBA 6527AC COPIER USAGE - PRI	239.62
			233540		TOSHIBA 3525AC COPIER USAGE - PW	29.46
			233541		TOSHIBA 3525AC COPIER USAGE - PW	48.26
			233542		TOSHIBA 3525AC COPIER USAGE - GTI	213.76
			233543		TOSHIBA 3525AC COPIER USAGE - NC	209.56
			233544		TOSHIBA 3525AC COPIER USAGE - HS	1.81
			233545		TOSHIBA 3525AC COPIER USAGE - HS	125.78

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184544	4/14/2026	112352 CIRCLE, THE	(Continued)			
			233546		TOSHIBA 3525AC COPIER USAGE - REI	44.38
			233547		TOSHIBA 3525AC COPIER USAGE - CHI	12.92
			233548		TOSHIBA 3525AC COPIER USAGE - PD	75.04
			233549		TOSHIBA 3525AC COPIER USAGE - WA	137.95
			233550		TOSHIBA 3525AC COPIER USAGE - SR	108.11
			233551		TOSHIBA 6525AC COPIER USAGE - REI	174.83
			233552		TOSHIBA 3525AC COPIER USAGE - GTI	200.11
			233553		TOSHIBA 3525AC COPIER USAGE - GTI	37.70
					Total :	3,251.47
184545	4/14/2026	111534 CLEAN ENERGY	CE12835860	037-10478	CNG O&E SERVICES - FEBRUARY 2026	12,917.00
					Total :	12,917.00
184546	4/14/2026	113784 CONNER, SABRINA E	DR #26-1044		RETURN MONEY BOOKED AS EVIDENC	44,732.61
					Total :	44,732.61
184547	4/14/2026	102388 COPYLAND, INC.	93077	037-10457	GTRANS - 8.5"X11" EMPLOYEE ABSENC	414.23
			93173	037-10457	GTRANS - 5.5"X8.5" STATEMENT OF SC	1,976.29
					Total :	2,390.52
184548	4/14/2026	102791 CPAC, INC.	1302591	023-01668	AQUATIC & SENIOR CENTER COMPUTI	32,380.96
					Total :	32,380.96
184549	4/14/2026	103512 CRENSHAW LUMBER CO.	30232		SIGNS/SIGNALS SUPPLIES	178.92
					Total :	178.92
184550	4/14/2026	109005 CRESPO, ERNIE	02/26-02/27		2026 CSMFO ANNUAL CONFERENCE	245.74
					Total :	245.74
184551	4/14/2026	103353 CRM COMPANY, LLC.	LA29629		SCRAP TIRE DISPOSAL FEE	69.50
			LA29639		SCRAP TIRE DISPOSAL FEE	69.50
			LA29682		SCRAP TIRE DISPOSAL FEE	69.50
			LA29703		SCRAP TIRE DISPOSAL FEE	124.50
					Total :	333.00
184552	4/14/2026	106193 CUMMINS SALES AND SERVICE	X4-260393305	037-10470	GTRANS AUTO PARTS	745.81

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184552	4/14/2026	106193 106193 CUMMINS SALES AND SERVICE	(Continued)			Total : 745.81
184553	4/14/2026	110319 CWE DIRECTOR	F26153	024-01157	CALRECYCLE USED OIL & BEVERAGE	1,652.23
						Total : 1,652.23
184554	4/14/2026	104736 D&R OFFICE WORKS, INC.	138897 138940	037-10507	GTRANS BUILDING A FURNITURE REC OFFICE FURNITURE	1,300.00 4,859.37
						Total : 6,159.37
184555	4/14/2026	113099 DASH CONSTRUCTION COMPANY, INC	05	024-01149	ARTESIA BLVD STREET IMPROVEMEN	416,710.93
						Total : 416,710.93
184556	4/14/2026	312558 DEPARTMENT OF ANIMAL CARE, & CONTROL	FEBRUARY 2026		MONTHLY ANIMAL SERVICES - FEBRU/	123.52
						Total : 123.52
184557	4/14/2026	104310 DEPARTMENT OF CONSERVATION	JAN-MAR 2026		STRONG MOTION INSTRUMENTATION	2,622.78
						Total : 2,622.78
184558	4/14/2026	312117 DEPARTMENT OF WATER & POWER	032626 040126		LIGHT & POWER LIGHT & POWER	118.34 88.00
						Total : 206.34
184559	4/14/2026	113292 DIAZ, JENNIPHER	02/22-02/25		2026 APTA MCX WORKSHOP	208.13
						Total : 208.13
184560	4/14/2026	107268 DIVISION OF THE STATE, ARCHITECT	JUL-DEC 2025		SB 1186 DISABILITY ACCESS & EDUCA	1,450.99
						Total : 1,450.99
184561	4/14/2026	113586 DRASIN, CORINNE	RA-LOPEZ 04/2026		RENTAL ASSISTANCE PROGRAM	665.60
						Total : 665.60
184562	4/14/2026	113664 DREAMERS LOVE COMPANY	032626	020-00069	SOCIAL MEDIA STRATEGY	7,000.00
						Total : 7,000.00
184563	4/14/2026	110534 EL DORADO NATIONAL	90895541 90895829 90895899 90895931		GTRANS BUS VEHICLE SUPPLIES GTRANS BUS VEHICLE SUPPLIES GTRANS BUS VEHICLE SUPPLIES GTRANS BUS VEHICLE SUPPLIES	252.15 609.82 148.04 81.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184563	4/14/2026	110534 EL DORADO NATIONAL	(Continued) 90895972 90896220 90896222		GTRANS BUS VEHICLE SUPPLIES GTRANS BUS VEHICLE SUPPLIES GTRANS BUS VEHICLE SUPPLIES	799.04 614.86 614.86
Total :						3,120.72
184564	4/14/2026	113793 EMERGENCY SERVICES, ADVISORS, INC.	ESA-1016 ESA-1021 ESA-1024	020-00074 020-00074 020-00074	FIRE SERVICE AGREEMENT EVALUATI FIRE SERVICE AGREEMENT EVALUATI FIRE SERVICE AGREEMENT EVALUATI	11,837.50 18,667.15 7,250.00
Total :						37,754.65
184565	4/14/2026	105418 EMPIRE CLEANING SUPPLY	S7616573	034-00713	CUSTODIAL SUPPLIES	271.58
Total :						271.58
184566	4/14/2026	105392 ENTENMANN-ROVIN COMPANY	0192346		PD UNIFORM SUPPLIES	414.48
Total :						414.48
184567	4/14/2026	106459 ENTERPRISE FM TRUST	FBN5599157 FBN5599317	023-01620 023-01620 023-01572 023-01634 023-01638 037-10492	ENTERPRISE LEASE - APRIL 2026 - PD ENTERPRISE LEASE - APRIL 2026	9,455.64 12,300.54
Total :						21,756.18
184568	4/14/2026	105650 EWING IRRIGATION PRODUCTS	29401188 29423696 29602732		PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	332.54 334.74 235.96
Total :						903.24
184569	4/14/2026	110320 EYEDEAL INTERIORS INC	CG600213		HR OFFICE REMODEL	1,473.00
Total :						1,473.00
184570	4/14/2026	106129 FEDEX	9-212-51232		SHIPPING SERVICES	276.93
Total :						276.93
184571	4/14/2026	111415 FILTERBUY, INC	BAFEC8C7-0046		GTRANS AUTO PARTS	960.63

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184571	4/14/2026	111415 111415 FILTERBUY, INC			(Continued)	Total : 960.63
184572	4/14/2026	106545 FLEETPRIDE, INC	133019458 133019582		STREET SWEEPER SUPPLIES STREET SWEEPER SUPPLIES	25.40 152.42 Total : 177.82
184573	4/14/2026	112329 FM THOMAS AIR CONDITIONING INC	49268	024-01206	HVAC PREVENTATIVE MAINT SERVICE	21,146.50 Total : 21,146.50
184574	4/14/2026	106465 FOX FIRST AID & SAFETY INC	77588 77605		STREET MAINT SUPPLIES PARK MAINT SUPPLIES	15.47 629.85 Total : 645.32
184575	4/14/2026	112566 GALLS, LLC	034503437		PD UNIFORM SUPPLIES	1,011.26 Total : 1,011.26
184576	4/14/2026	107011 GARDENA VALLEY NEWS	00161685 00161789		SUMMARY OF ORDINANCE NO. 1888 - NOTICE OF PUBLIC HEARING - ORDIN/	168.00 154.00 Total : 322.00
184577	4/14/2026	107034 GARDENA WELDING SUPPLY CO INC.	95 133597 95 133598		GTRANS MAINT SUPPLIES GTRANS MAINT SUPPLIES	35.91 185.09 Total : 221.00
184578	4/14/2026	619005 GAS COMPANY, THE	040226		GAS	5,488.77 Total : 5,488.77
184579	4/14/2026	619005 GAS COMPANY, THE	058-854-91703 040726		CNG FUEL	1,300.89 Total : 1,300.89
184580	4/14/2026	106470 GILLIG LLC	41410972 41411596 41411597 41412727 41413908 41415055 41415056	037-10409 037-10471 037-10471 037-10471 037-10471 037-10471 037-10409	GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS	4,496.91 26.52 45.74 1,746.61 261.89 261.89 1,913.60

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184580	4/14/2026	106470 106470 GILLIG LLC	(Continued)			Total : 8,753.16
184581	4/14/2026	112692 GOCANVAS	INV00225022		MONTHLY SUBSCRIPTION - APRIL 2026	1,350.00
						Total : 1,350.00
184582	4/14/2026	102542 GOLD COAST K9	GARDENAPD-15		POLICE K9 BOARDING SERVICES	200.00
						Total : 200.00
184583	4/14/2026	619004 GOLDEN STATE WATER CO.	032326		WATER	29,463.21
						Total : 29,463.21
184584	4/14/2026	110887 GONZALEZ, GABRIEL	GEPCO 2025		GEPCO LOAN	2,000.00
						Total : 2,000.00
184585	4/14/2026	107513 GRAINGER	9826964232	037-10459	GTRANS MAINT SUPPLIES	223.06
			9833782460		GTRANS MAINT SUPPLIES	3,049.78
			9838663467	037-10459	GTRANS FACILITY SUPPLIES	321.46
			9840463583		GTRANS MAINT SUPPLIES	87.50
			9848239936	037-10459	GTRANS MAINT SUPPLIES	224.67
			9848900685		GTRANS MAINT SUPPLIES	-3,049.78
			9856867602		STREET MAINT SUPPLIES	62.25
						Total : 918.94
184586	4/14/2026	112374 GRIFFIN STRUCTURES, INC.	GSI-GCASC-38	024-00910	AQUATIC & SENIOR CENTER, JN978	33,652.43
						Total : 33,652.43
184587	4/14/2026	113760 H & H JOBBING INC.	GARDENA MARCH 12TH.		AQUATIC UNIFORM SUPPLIES	261.69
						Total : 261.69
184588	4/14/2026	111549 HF & H CONSULTANTS, LLC	9723017	024-01096	CONSULTING SERVICES - SOLID WASTE	12,423.75
						Total : 12,423.75
184589	4/14/2026	111549 HF & H CONSULTANTS, LLC	9723019	024-01185	SB1383 GRANT AUDIT ASSISTANCE	3,866.25
						Total : 3,866.25
184590	4/14/2026	108324 HI-LINE INC.	3240498		PW MAINT SUPPLIES	187.69
						Total : 187.69

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184591	4/14/2026	110371 HINDERLITER DE LLAMAS, & ASSOCIATES	SIN060503 SIN060923	023-01629	CONTRACT SERVICES - TRANSACTION CONTRACT SERVICES - SALES TAX	1,013.13 2,430.12 Total : 3,443.25
184592	4/14/2026	108434 HOME DEPOT CREDIT SERVICES	0541732 1540395 1901344 2900623 3542776 4211237 4804934 4903690 5173268 5344171 7905401 8905156		REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES CUSTODIAL SUPPLIES PD PROGRAM SUPPLIES REC PROGRAM SUPPLIES CUSTODIAL SUPPLIES PARK MAINT SUPPLIES PD PROGRAM SUPPLIES CUSTODIAL SUPPLIES PARK MAINT SUPPLIES CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES	124.22 165.05 7.71 12.69 27.40 20.42 125.60 164.76 288.35 73.24 66.17 28.64 Total : 1,104.25
184593	4/14/2026	113218 HORVITZ & LEVY LLP	105539		PROFESSIONAL SERVICES	1,183.70 Total : 1,183.70
184594	4/14/2026	113798 HOSODA BROS INC.	PERMIT #18735		PERMIT DEPOSIT REFUND - 2040 W 13	2,000.00 Total : 2,000.00
184595	4/14/2026	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	120174794 120174905	037-10472 037-10472	GTRANS AUTO PARTS GTRANS AUTO PARTS	869.53 716.73 Total : 1,586.26
184596	4/14/2026	104659 IRON MOUNTAIN INFORMATION, MANAGEME	LGBG136		OFF-SITE STORAGE SERVICES - MARC	65.62 Total : 65.62
184597	4/14/2026	108579 J.D. FIELDS LUMBER COMPANY	15895		STREET MAINT SUPPLIES	85.41 Total : 85.41
184598	4/14/2026	100436 J.J. KELLER & ASSOCIATES, INC	9111027364	037-10460	FLEET MANAGEMENT AND COMPLIANC	532.18 Total : 532.18
184599	4/14/2026	110010 JANEK CORPORATION, THE	117984		GTRANS SHOP SUPPLIES	1,823.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184599	4/14/2026	110010 110010 JANEK CORPORATION, THE	(Continued)			Total : 1,823.25
184600	4/14/2026	113781 JOHNSON JR, LAWRENCE	PERMIT #18804		PERMIT DEPOSIT REFUND - 1566 W 13	2,000.00
						Total : 2,000.00
184601	4/14/2026	110853 JONES MAYER	140081		ATTORNEY SERVICES	2,864.02
			140082		ATTORNEY SERVICES	3,953.23
			140083		ATTORNEY SERVICES	538.21
			140084		ATTORNEY SERVICES	89.50
			140085		ATTORNEY SERVICES	656.34
			140086		ATTORNEY SERVICES	24.46
			140087		ATTORNEY SERVICES	865.16
			140088		ATTORNEY SERVICES	298.34
			140089		ATTORNEY SERVICES	3,222.05
			140090		ATTORNEY SERVICES	1,253.03
			140091		ATTORNEY SERVICES	1,272.57
			140092		ATTORNEY SERVICES	6,165.13
			140093		ATTORNEY SERVICES	3,648.74
			140094		ATTORNEY SERVICES	880.72
			140095		ATTORNEY SERVICES	2,006.11
			140096		ATTORNEY SERVICES	15,662.53
			140097		ATTORNEY SERVICES	59.66
			140098		ATTORNEY SERVICES	924.85
			140099	020-00064	ATTORNEY SERVICES	11,695.19
						Total : 56,079.84
184602	4/14/2026	211429 KEMP, TAMARA	MARCH 2026		DANCE INSTRUCTOR	1,640.00
						Total : 1,640.00
184603	4/14/2026	112812 KIMBALL MIDWEST	104228159		GTRANS SHOP SUPPLIES	98.17
						Total : 98.17
184604	4/14/2026	110385 KIMLEY-HORN AND ASSOCIATES, INC	35062984	032-00236	CONSULTING SERVICES - GARDENA P.	7,541.64
						Total : 7,541.64
184605	4/14/2026	110848 KREUZER CONSULTING GROUP	25-161	024-01134	CONSULTANT SERVICES - LOCAL STRI	5,972.00
						Total : 5,972.00

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184606	4/14/2026	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	26030905054 26030905381	024-01160 024-01161	INDUSTRIAL WASTE SERVICES TRAFFIC SIGNAL MAINT - FEBRUARY 2	21,673.98 3,556.45 Total : 25,230.43
184607	4/14/2026	312039 L.A. COUNTY FIRE DEPARTMENT	C0014119	023-01601	FIRE PROTECTION SERVICES - MAY 20	1,007,394.12 Total : 1,007,394.12
184608	4/14/2026	106372 LANDSCAPE STRUCTURES, INC.	INV-176544		PARK MAINT SUPPLIES	3,749.40 Total : 3,749.40
184609	4/14/2026	105279 LOS ANGELES TRUCK CENTERS LLC	XA220711129		STREET SWEEPER SUPPLIES	98.33 Total : 98.33
184610	4/14/2026	112326 LWP CLAIMS SOLUTIONS INC.	26425	023-01623	WORKERS' COMP CLAIMS ADMINISTR	22,583.00 Total : 22,583.00
184611	4/14/2026	113301 M & K METAL CO.	420533		BLDG MAINT SUPPLIES	76.43 Total : 76.43
184612	4/14/2026	105082 MAJESTIC LIGHTING, INC.	ML92273 ML92321	037-10516	GTRANS FACILITIES SUPPLIES BLDG MAINT SUPPLIES	19,061.25 88.37 Total : 19,149.62
184613	4/14/2026	109203 MAKAI SOLUTIONS	I033126-455		FACILITIES & EQUIPMENT MAINT SERV	877.08 Total : 877.08
184614	4/14/2026	113113 MANERI DIRECT	25343		TREE TRIMMING SUPPLIES	1,701.70 Total : 1,701.70
184615	4/14/2026	110530 MANHATTAN STITCHING COMPANY, INC	114082		2026 FIVER STAR ROADEO SUPPLIES	3,923.63 Total : 3,923.63
184616	4/14/2026	813030 MANNING & KASS	858514 858520		LEGAL SERVICES LEGAL SERVICES	369.95 1,053.75 Total : 1,423.70
184617	4/14/2026	104841 MAR-CO EQUIPMENT COMPANY	214946		STREET SWEEPER SUPPLIES	182.61

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184617	4/14/2026	104841 104841 MAR-CO EQUIPMENT COMPANY	(Continued)			Total : 182.61
184618	4/14/2026	110306 MARIPOSA LANDSCAPES, INC	116652	024-01175	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
			117076	024-01175	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
			117650	024-01175	MEDIAN LANDSCAPE MAINTENANCE	8,864.00
			4363	024-01162	TREE TRIMMING MAINTENANCE SERV	4,042.00
					Total :	30,634.00
184619	4/14/2026	112412 MARKETABLE ENG PROJ LLC DBA, MAX ENEF 7410 REV1		024-01081	DESIGN SERVICES - ELECTRICAL UPG	3,172.50
					Total :	3,172.50
184620	4/14/2026	113046 MARX BROS. FIRE EXTINGUISHER, CO., INC.	M20228		FIRE EXTINGUISHER SERVICE - GTRAI	3,900.00
			P32122		FIRE EXTINGUISHER SERVICE - GTRAI	2,055.00
					Total :	5,955.00
184621	4/14/2026	113064 MCMASTER-CARR SUPPLY COMPANY	61032214		GTRANS SHOP SUPPLIES	65.00
			61192611		GTRANS SHOP SUPPLIES	389.79
			61194307		GTRANS FACILITIES SUPPLIES	108.86
					Total :	563.65
184622	4/14/2026	112524 MDG ASSOCIATES, INC.	20591	032-00229	CDBG ADMINISTRATION - FEBRUARY 2	5,848.00
			20592	032-00229	CDBG HOUSING REHAB PROGRAM - F	10,742.00
			20593	032-00229	CDBG ADMINISTRATION SOFTWARE - I	500.00
			20594	032-00229	CDBG HOUSING REHAB PROGRAM SC	500.00
			20595	034-00687	CPF ADMINISTRATION SOFTWARE - FE	500.00
					Total :	18,090.00
184623	4/14/2026	110917 MOTOROLA SOLUTIONS, INC.	1411236990		VEHICLE MANAGER DEVICE LICENSE	59.37
					Total :	59.37
184624	4/14/2026	109056 MULTICARD	81839		PD PROGRAM SUPPLIES	886.90
					Total :	886.90
184625	4/14/2026	113295 MUNISERVICES, LLC	INV06-022752		UUT CELLULAR COMPLIANCE SERVI	1,570.57
			INV06-022753		UUT WIRED COMPLIANCE SERVICES	367.58
					Total :	1,938.15
184626	4/14/2026	113797 MURAKAMI, BRENT	PERMIT #50025-0373		PERMIT DEPOSIT REFUND - 1903 W. 14	5,000.00

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184626	4/14/2026	113797 113797 MURAKAMI, BRENT			(Continued)	Total : 5,000.00
184627	4/14/2026	105622 N/S CORPORATION	0131535	037-10464	GTRANS BUS WASH EQUIPMENT MAIN	741.00
						Total : 741.00
184628	4/14/2026	107030 NAPA AUTO PARTS	199384		PW AUTO PARTS	41.60
			199525		PW AUTO PARTS	33.19
			199621		PW AUTO PARTS	222.99
			199949		STREET SWEEPER SUPPLIES	5.51
						Total : 303.29
184629	4/14/2026	113680 NATIONAL LED LLC	54611	024-01200	JOHNSON PARK LIGHT POLES	25,600.00
						Total : 25,600.00
184630	4/14/2026	112748 NEW DYNASTY CONSTRUCTION CO.	20	024-01027	AQUATIC & SENIOR CENTER PROJECT	1,174,562.33
						Total : 1,174,562.33
184631	4/14/2026	105140 NMK CORPORATION	COG-047	023-01633	COMPUTER REPLACEMENT PARTS	25,474.88
			COG-049	023-01633	UBIQUITI PRO XG 8 POE DESKTOP SW	1,697.29
						Total : 27,172.17
184632	4/14/2026	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	90198704	023-01626	RANDOM TESTS	2,117.00
			90198753	023-01626	RANDOM TESTS	2,020.00
			90280689	023-01626	RANDOM TESTS	709.00
			90280747	023-01626	RANDOM TESTS	1,972.00
			90282331	023-01626	RANDOM TESTS	1,275.00
						Total : 8,093.00
184633	4/14/2026	115168 OFFICE DEPOT	459737020		BUS OFFICE SUPPLIES	138.91
			460669658		PD OFFICE SUPPLIES	147.08
			462046952		PD OFFICE SUPPLIES	88.82
			463087852		FINANCE OFFICE SUPPLIES	54.65
			463087934		FINANCE OFFICE SUPPLIES	8.83
			463119658		FINANCE OFFICE SUPPLIES	270.33
			463324201		PD OFFICE SUPPLIES	240.98
			463741277		HR OFFICE SUPPLIES	114.96
			464018664		CM OFFICE SUPPLIES	125.63

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184633	4/14/2026	115168	115168 OFFICE DEPOT		(Continued)	Total : 1,190.19
184634	4/14/2026	109782	OMNITEK ENGINEERING CORP.	0013687	GTRANS AUTO PARTS	493.84
						Total : 493.84
184635	4/14/2026	111358	O'REILLY AUTO PARTS		GTRANS AUTO PARTS	163.84
			222619		GTRANS AUTO PARTS	-163.84
			222627		GTRANS AUTO PARTS	25.21
			239895		PW AUTO PARTS	87.25
			242089		PW AUTO PARTS	79.54
			244155		PW AUTO PARTS	152.14
			244663		STREET SWEEPER SUPPLIES	52.16
			247262		STREET SWEEPER SUPPLIES	96.79
			248154		STREET SWEEPER SUPPLIES	512.70
			248492			Total : 1,005.79
184636	4/14/2026	115810	ORKIN PEST CONTROL		PEST CONTROL - ACCT #27336703	387.59
			293691261		PEST CONTROL - ACCT #27336703	387.59
			293691262		PEST CONTROL - ACCT #27336703	387.59
			293691263			Total : 1,162.77
184637	4/14/2026	112845	PALICON GROUP	2648	035-01397 BACKGROUND INVESTIGATION SERVICE	170.00
						Total : 170.00
184638	4/14/2026	111954	PAN PACIFIC ENVIRONMENTAL GRP	26-1029	STORMWATER DRAIN CLEANING SERVICE	2,235.00
						Total : 2,235.00
184639	4/14/2026	113194	PASILLAS, PATRICIA	04 04/01/26	FIELD SUPERVISION SERVICES	3,825.00
						Total : 3,825.00
184640	4/14/2026	112173	PEREZ, NATHALIE	04/19-04/21	2026 NATIONAL PELRA CONFERENCE	150.00
						Total : 150.00
184641	4/14/2026	112189	PERFECT SCORE ATHLETIC, TRAINING CENT	03/04-03/25/26	GYMNASTICS INSTRUCTOR SERVICES	2,558.40
						Total : 2,558.40
184642	4/14/2026	112859	PET HAVEN CEMETERY	19768	032-00213 PROFESSIONAL CREMATORY SERVICE	1,910.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184642	4/14/2026	112859	112859 PET HAVEN CEMETERY		(Continued)	Total : 1,910.00
184643	4/14/2026	108628	PETROLEUM MARKETING EQUIPMENT	3283089	PW AUTO SUPPLIES	450.40
						Total : 450.40
184644	4/14/2026	113786	POSTADJIAN, FILIP	PERMIT #50025-0486	PERMIT DEPOSIT REFUND - 15719 SPII	7,500.00
						Total : 7,500.00
184645	4/14/2026	106092	PRUDENTIAL OVERALL SUPPLY	43103115	034-00712 CUSTODIAL SUPPLIES	1,717.27
				43103116	024-01168 UNIFORM & SUPPLY RENTAL	179.23
					034-00712	
				43103117	034-00712 UNIFORM & SUPPLY RENTAL	32.05
				43103118	034-00712 SUPPLY RENTAL - MATS - GTRANS	51.20
				43103119	034-00712 SUPPLY RENTAL - MATS - NCC	13.83
				43103120	034-00712 SUPPLY RENTAL - MATS - CH	19.42
				43103121	034-00712 SUPPLY RENTAL - MATS - PD	29.70
				43103122	034-00712 SUPPLY RENTAL - MATS - HS	11.88
				43104853	034-00712 CUSTODIAL SUPPLIES	2,725.88
				43104854	024-01168 UNIFORM & SUPPLY RENTAL	179.23
					034-00712	
				43104855	034-00712 UNIFORM & SUPPLY RENTAL	32.05
				43104856	034-00712 SUPPLY RENTAL - MATS - GTRANS	51.20
				43106299	037-10473 UNIFORM & SUPPLY RENTAL	406.66
						Total : 5,449.60
184646	4/14/2026	102283	QUICK COLOR PRINTING	16794	STATE OF THE CITY 2026 BANNER	1,243.13
						Total : 1,243.13
184647	4/14/2026	111574	RACE COMMUNICATIONS	RC2106830	023-01621 FIBER INTERNET SERVICES - APRIL 20	5,820.80
						Total : 5,820.80
184648	4/14/2026	112578	RIDECO US INC	2026-141US	037-10254 MICROTRANSIT SOFTWARE	802.64
						Total : 802.64
184649	4/14/2026	111867	RJM DESIGN GROUP	37677	024-00795 DESIGN & ENGINEERING - AQUATIC &	2,984.80
						Total : 2,984.80
184650	4/14/2026	112885	ROSE EQUIPMENT REPAIR INC.	IN33547	VEHICLE MAINT SUPPLIES	1,001.37

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184650	4/14/2026	112885	112885 ROSE EQUIPMENT REPAIR INC.		(Continued)	Total : 1,001.37
184651	4/14/2026	113789	RT 3 LLC		PERMIT #50024-1038	7,500.00
					PERMIT #50024-1039	7,500.00
					Total :	15,000.00
184652	4/14/2026	113327	RWC GROUP		XA301256073	2,961.40
					XA301256875	153.75
					XA301258255	278.41
					XA301258389	685.10
					Total :	4,078.66
184653	4/14/2026	119022	SAFE MART OF SOUTHERN, CALIFORNIA, INC 2687		GTRANS MAINT SUPPLIES	276.25
					Total :	276.25
184654	4/14/2026	119015	SAFETY-KLEEN CORPORATION		99538428	312.57
				037-10474	99541670	161.17
				037-10474	SERVICE AQUEOUS PARTS WASHER	161.17
					Total :	473.74
184655	4/14/2026	112327	SAMI'S REFEREES LLC		02/16/26-02/28/26	280.00
					02/16-02/28/2026	840.00
					02/16-02/28/26	1,260.00
					03/01/26-03/15/26	140.00
					03/01-03/15/2026	140.00
					03/01-03/15/26	140.00
					Total :	2,800.00
184656	4/14/2026	319125	SAN BERNARDINO COUNTY, SHERIFF'S DEPA		EVOC26-03-013	900.00
					Total :	900.00
184657	4/14/2026	112847	SANCHEZ, INGRIT		159-981101	250.00
					Total :	250.00
184658	4/14/2026	113788	SANCHEZ, REFUGIO		PERMIT #50022-0691	5,000.00
					PERMIT #50023-0898	5,000.00
					Total :	10,000.00
184659	4/14/2026	107006	SHAMROCK COMPANIES		2816460	688.98

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184659	4/14/2026	107006 107006 SHAMROCK COMPANIES	(Continued)			Total : 688.98
184660	4/14/2026	119233 SHERWIN-WILLIAMS CO.	68157139640326		BLDG MAINT SUPPLIES	55.75
						Total : 55.75
184661	4/14/2026	112510 SO CAL MOBILE MAINTENANCE, INC	22608		CNG INSPECTION SERVICES	562.50
						Total : 562.50
184662	4/14/2026	119447 SOUTH BAY FORD	580372 581892		PW AUTO PARTS PW AUTO PARTS	88.60 1,326.00
						Total : 1,414.60
184663	4/14/2026	619003 SOUTHERN CALIFORNIA EDISON	040126		LIGHT & POWER	97,932.09
						Total : 97,932.09
184664	4/14/2026	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	113678		BUS AUTOMOTIVE FLUIDS	4,833.88
						Total : 4,833.88
184665	4/14/2026	111778 SPCALA	202603	032-00227	ANIMAL SHELTER SERVICES	25,900.00
						Total : 25,900.00
184666	4/14/2026	109067 SPEAKWRITE	8f6280f9		TRANSCRIPTION SERVICES - MARCH	81.11
						Total : 81.11
184667	4/14/2026	104453 SPICERS PAPER, INC.	50534404		PRINT SHOP PAPER	2,361.61
						Total : 2,361.61
184668	4/14/2026	119548 ST. JOHN LUTHERAN CHURCH	APRIL 2026		SENIOR CITIZENS DAY CARE	1,100.00
						Total : 1,100.00
184669	4/14/2026	119594 STANLEY PEST CONTROL	2032628 2032629 2032630 2032635 2032636 2032637 2032638 2032641		PEST CONTROL SERVICE - 1717 W 162 PEST CONTROL SERVICE - 1220 W 170 PEST CONTROL SERVICE - 15800 BRIC PEST CONTROL SERVICE - 1651 W 162 PEST CONTROL SERVICE - 1700 W 162 PEST CONTROL SERVICE - 1670 W 162 PEST CONTROL SERVICE - 1718 W 162 PEST CONTROL SERVICE - 2100 W 154	75.00 70.00 42.00 85.00 80.00 80.00 65.00 65.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184669	4/14/2026	119594 STANLEY PEST CONTROL	(Continued) 2032642 2032645 2032648 2032649		PEST CONTROL SERVICE - 2320 W 149 PEST CONTROL SERVICE - 14517 CREI PEST CONTROL SERVICE - 13220 VAN PEST CONTROL SERVICE - 14708 HALL	42.00 60.00 65.00 42.00 Total : 771.00
184670	4/14/2026	108338 STEAMX, LLC	75025		GTRANS MAINT SUPPLIES	392.28 Total : 392.28
184671	4/14/2026	219620 SWEENEY, NIKKI	3287/3290		STATE OF THE CITY RENTAL EXP	1,425.00 Total : 1,425.00
184672	4/14/2026	100609 TANK SPECIALISTS OF CALIFORNIA	35972		CERTIFIED DESIGNATED OPERATOR S	198.00 Total : 198.00
184673	4/14/2026	113357 TEAM CIVX	4369	023-01593	COMMUNICATION & PROJECT MGMT S	7,800.00 Total : 7,800.00
184674	4/14/2026	113297 TECHNICAL MASTERY SOCCER	MARCH 2026		SOCCER INSTRUCTOR	877.40 Total : 877.40
184675	4/14/2026	120215 THOMPSON TROPHY MFG., INC.	72936		CM PROGRAM SUPPLIES	148.16 Total : 148.16
184676	4/14/2026	110238 TIREHUB, LLC	56876151		TIRES - GY WRL FORTITUDE 265 70/16	124.39 Total : 124.39
184677	4/14/2026	113646 TOTAL CORPORATE SOLUTIONS INC.	9700	023-01649	IT OFFICE REMODEL	10,218.85 Total : 10,218.85
184678	4/14/2026	111990 TOWNSEND PUBLIC AFFAIRS, INC	24949 25120	023-01672 023-01672	CONSULTING SERVICES - MARCH 2026 CONSULTING SERVICES - APRIL 2026	7,250.00 7,250.00 Total : 14,500.00
184679	4/14/2026	106018 TRANE U.S. INC.	21282951	037-10467	BUS FACILITY MAINT SUPPLIES	4,574.17 Total : 4,574.17

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
184680	4/14/2026	105717	TRANSPORTATION MANAGEMENT, & DESIGN	1199-05	037-10502	GTRANS COMPREHENSIVE OPERATIO	77,005.29
						Total :	77,005.29
184681	4/14/2026	110851	TRAPEZE SOFTWARE GROUP, INC.	TSPAU250210	037-10231	GTRANS SCHEDULING & OPERATIONS	737.51
						Total :	737.51
184682	4/14/2026	105556	TRIANGLE SPORTS, INC.	43797		YOUTH SPORTS SUPPLIES	1,440.47
				43798		YOUTH SPORTS SUPPLIES	3,013.74
						Total :	4,454.21
184683	4/14/2026	111481	TRIO COMMUNITY MEALS, LLC	INV2230078475	034-00705	SENIOR FEEDING PROGRAM	7,741.54
				INV2230078701	034-00705	SENIOR FEEDING PROGRAM	8,415.75
				INV2230078924	034-00705	SENIOR FEEDING PROGRAM	8,890.25
						Total :	25,047.54
184684	4/14/2026	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS	FINANCE 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	14,253.54
				KWAK 03/23/26		CAL CARD STATEMENT 03/23/2026	117.39
				NOLAN 02/23/26		CAL CARD STATEMENT 01/23-02/23/26	7,226.16
				RIGG 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	237.54
						Total :	21,834.63
184685	4/14/2026	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	16.79
				BROCK 02/23/26		CAL CARD STATEMENT 01/23-02/23/26	218.39
				CDD 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	291.10
				CRESPO 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	5,883.27
				CUFF 02/23/26		CAL CARD STATEMENT 01/23-02/23/26	1,214.15
				HR 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	3,846.59
				OROZCO 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	3,582.30
				PYNN 02/23/26		CAL CARD STATEMENT 01/23-02/23/26	6,162.53
				PYNN 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	5,003.17
				SANTOS 01/22/26		CAL CARD STATEMENT 12/23/25-01/22/	1,396.30
				SANTOS 02/23/26		CAL CARD STATEMENT 01/23-02/23/26	2,883.55
				TSUJIUCHI 03/23/26		CAL CARD STATEMENT 02/24-03/23/26	3,330.94
						Total :	33,829.08
184686	4/14/2026	104692	ULINE	205320788		CUSTODIAL SUPPLIES	270.17
				205555988		BUS SHOP SUPPLIES	772.65

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184686	4/14/2026	104692 104692 ULINE			(Continued)	Total : 1,042.82
184687	4/14/2026	107596 UNION PACIFIC RAILROAD COMPANY	90158063	024-01007	ARTESIA BLVD ARTERIAL IMPVT PROJ,	4,596.94
						Total : 4,596.94
184688	4/14/2026	122050 VERIZON WIRELESS	6138211763		PW CELL PHONE SERVICE	732.29
						Total : 732.29
184689	4/14/2026	122435 VISTA PAINT CORPORATION	2026-300330-00 2026-314664-00		STREET MAINT SUPPLIES STREET MAINT SUPPLIES	219.20 350.70
						Total : 569.90
184690	4/14/2026	113626 WAISMAN CONTRUCTION INC	03	024-01187	CIVIC CENTER LIGHTING IMPROVEME	187,005.28
						Total : 187,005.28
184691	4/14/2026	101195 WASTE RESOURCES GARDENA	032426		WASTE COLLECTION	314,475.06
						Total : 314,475.06
184692	4/14/2026	104107 WAXIE SANITARY SUPPLY	83836182		BUS WASH SUPPLIES	464.90
						Total : 464.90
184693	4/14/2026	112737 WELLS FARGO VENDOR FINANCIAL, SERVICE	5038019601	023-01622	CITYWIDE COPIER LEASE - APRIL 2026	3,921.66
						Total : 3,921.66
184694	4/14/2026	113796 WESTERN ENGINEERING, YOLANDA RANDOL	PERMIT #50025-0555		PERMIT DEPOSIT REFUND - 15329 S. N	7,500.00
						Total : 7,500.00
184695	4/14/2026	113799 WESTHOME PROPERTY MANAGEMENT	RA-BENNETT 05/2026		RENTAL ASSISTANCE PROGRAM	1,824.50
						Total : 1,824.50
184696	4/14/2026	123050 WILLIAMS SCOTSMAN, INC.	9025750981 9025838673	035-01414	MODULAR BUILDING RENTAL PARTS MODULAR BUILDING RENTAL CPX-804	849.03 2,284.43
						Total : 3,133.46
184697	4/14/2026	113792 WILMES, LLC	4384		RISK MANAGEMENT IIPP TRAINING VI	50.00
						Total : 50.00
184698	4/14/2026	125001 YAMADA COMPANY, INC.	85438		PARK MAINT SUPPLIES	52.46

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
184698	4/14/2026	125001 YAMADA COMPANY, INC.	(Continued)			
			85440		STREET MAINT SUPPLIES	405.58
			85443		PARK MAINT SUPPLIES	456.74
			85467		PARK MAINT SUPPLIES	87.75
					Total :	1,002.53
184699	4/14/2026	113785 YANG, JISOO	PERMIT #50025-1033		PERMIT DEPOSIT REFUND - 1855 W. 15	5,000.00
					Total :	5,000.00
184700	4/14/2026	111102 YOO, IN KYUNG	030526		MGMT ANNUAL HEALTH BENEFIT	24.00
					Total :	24.00
184701	4/14/2026	112235 YUNEX LLC	5610007788		TRAFFIC SIGNAL RESPONSE CALL OU	380.00
			90006621		TRAFFIC POLE INSTALLATION - VERM	3,395.00
					Total :	3,775.00
184702	4/14/2026	126122 ZEP SALES & SERVICE	9012518679		PW PROGRAM SUPPLIES	428.05
					Total :	428.05
220 Vouchers for bank code : usb						Bank total : 11,973,465.98
220 Vouchers in this report						Total vouchers : 11,973,465.98



CITY of GARDENA

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

1. Report the appointment of the following individuals:
 - a. **YOHANA CUCHILLO MORA** to the position of Social Services Coordinator Schedule 42 (\$4,902 – \$6,256/month), with the Recreation and Human Services Department, effective March 23, 2026.
 - b. **DERRICK DOUGLAS** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - c. **STARR BENNETT** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - d. **WARREN WORRIOR JR** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - e. **BRYAN DE LUNA** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - f. **ISSIS CAMILLERI** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - g. **ANA ALVARADO RAMIREZ** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - h. **CARL SLUSHER** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - i. **EDWIN DEL CID** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - j. **ASIA CARR** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - k. **DANIEL GARCIA MARTIN** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
 - l. **KAMANIA BEARD** to the position of Bus Operator Schedule 90 (\$4,952 – \$6,321/month), with the Transportation Department, effective March 23, 2026.
2. Report the Separation of the following employees:
 - a. **FERNANDA CASO**, Police Officer with the Police Department, effective March 27, 2026. Ms. Caso provided 8 months of service to the City.
3. Report the Recruitment for the Open/Competitive position of Lifeguard (Recreation and Human Services Department). This is a continuous recruitment.
4. Report the Recruitment for the Open/Competitive position of Lifeguard/Instructor (Recreation and Human Services Department). This is a continuous recruitment.
5. Report the Recruitment for the Open/Competitive position of Custodian I (Recreation and Human Services Department). This recruitment is scheduled to close April 17, 2026.

6. Report the Recruitment for the Open/Competitive position of Warehouse/Custodial Lead (Recreation and Human Services Department). This recruitment is scheduled to close April 21, 2026.
7. Report the Recruitment for the Open/Competitive position of Purchasing Specialist (Transportation Department). This recruitment is open until filled.
8. Report the Recruitment for the Open/Competitive position of Transit Operations Training Coordinator (Transportation Department). This recruitment is scheduled to close April 15, 2026.
9. Report the Recruitment for the Open/Competitive position of Police Officer/Lateral (Police Department). This is a continuous recruitment.
10. Report the Recruitment for the Open/Competitive position of Police Assistant (Police Department). This recruitment is scheduled to close April 16, 2026.



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 11A.
Section: PLANNING &
ENVIRONMENTAL
QUALITY COMMISSION
ACTION SHEET
Meeting Date: April 14,
2026

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

AGENDA TITLE: April 7, 2026 MEETING ITEM 6.A

PROJECT DESCRIPTION:

MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26;

The Planning and Environmental Quality Commission reviewed a request to approve a modification to amend Conditional Use Permit (CUP #5-21); Site Plan Review (SPR #5-21); and Environmental Assessment (EA#2-26); to replace a previously approved pool and spa with a courtyard and landscaping for the 121-unit single room occupancy housing development that is currently under construction, per Section 18.36.030.P.4 of the Gardena Municipal Code.

Environmental Consideration: The project was considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32- infill development project).

APPLICANT: Lee Johnson (West Realty Group)

LOCATION: 13126 S. Western Ave. (APN 6102-006-013)

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 4-26, by vote of 4-0, with one commissioner absent, to approve modification of Conditional Use Permit #5-21, Site Plan Review #5-21; and Environmental Assessment #2-26, subject to the conditions of approval, and directed staff to file a notice of exemption.

STAFF RECOMMENDATION:

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

APPROVED:

Greg S. Tsujiuchi, Community Development Director

Attachments

[2026_04_07_PCAX](#)



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, April 7, 2026, 7:00 PM

Council Chamber at City Hall

1700 W. 162nd Street, Gardena, California

REPORT OF ACTIONS

To view the complete Planning and Environmental Quality Commission agenda packet, [click here](#).

6. PUBLIC HEARING ITEMS

6.A. MODIFICATION TO AMEND CONDITIONAL USE PERMIT #5-21; SITE PLAN REVIEW #5-21; AND ENVIRONMENTAL ASSESSMENT #2-26;

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LOCATION: 13126 S. Western Ave., APN (6102-006-013)

Commission Action: The Planning and Environmental Quality Commission adopted Resolution No. PC 4-26, by vote of 4-0, with one commissioner absent, to approve Modification of Conditional Use Permit #5-21, Site Plan Review #5-21; and Environmental Assessment #2-26, subject to the conditions of approval, and directed staff to file a notice of exemption

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

Katherine Rhee

From: Judy Buckelew <judy.buckelew@gmail.com>
Sent: Monday, March 30, 2026 8:46 AM
To: Public Comment
Subject: Punch the Monkey at the Ichikawa City Zoo in Chiba, Japan

Caution! This message was sent from outside your organization.

Punch and the zoo conditions are causing international reputational damage to both cities of Gardena and Ichikawa. Want the Council to send a formal Letter of Inquiry to Mayor Tamaka regarding:

- (1) Ichikawa regarding Punch's welfare.
- (2) Reputable sanctuary better equipped for special needs.
- (3) Request an update on plans to modernize the zoo's outdated habitats.

Gardena's 60 year partnership with Ichikawa gives you a unique and powerful voice. Please use it to advocate for a humane outcome for little Punch who was an abandoned orphan and these zookeepers did nothing to help during all his attacks, even the severe ones, when the viewers were yelling to help him and they did NOTHING. This little baby had no one to turn to and just listen to him cry, it breaks your heart.

This zoo is nothing but a concrete hell hole and in the summer it is unbearable. They say that's what caused Punch's mom to abandon him. There are no trees, shade or vegetation. The zookeepers have just "temporarily" removed the mean monkeys that are attacking this baby only because of public outcry. Please watch the videos and listen to his cries. He did not have a mom to teach him what to do. He was thrown in as a baby to a concrete hell full of mean monkeys and he became a constant target for them. He was not taught what to do, just an innocent tiny baby. The only thing he had for comfort was a "stuffed monkey toy".

PLEASE HELP HIM!! Punch needs to be sent to a safe and loving sanctuary along with his very recent loving protective pal Moe. Some place where he doesn't have to live in constant fear is where he should have been to start with. The zookeepers are saying he is doing a little better but that is also just temporary until those mean monkeys are released again. These zookeepers have no heart and this zoo really needs to be shut down for the sake of all the monkeys and these zookeepers need further education and compassion. This zoo wants to keep him there primarily for the money he has brought in due to his life story being televised and the whole world is crying with him. Primate specialists have said this baby should have gone to a safe sanctuary instead of living in 7 months of isolation and the abuse he has suffered where he is now with no help.

Thank you for your prompt attention to this matter.

Judy Buckelew in Pensacola, FL
email address: judybuckelew@gmail.com
Phone no. (850) 473-1184

Thank you for your attention to this matter.

PUBLIC COMMENT #2
ORAL COMMUNICATION

'26 MAR30PM 4:56
CITY CLERK'S OFC

Katherine Rhee

From: Judy Buckelew <judy.buckelew@gmail.com>
Sent: Monday, March 30, 2026 4:51 PM
To: Public Comment
Subject: Punch the Monkey at the Ichikawa City Zoo (Part 2)

Caution! This message was sent from outside your organization.

I wanted to add this to my original email please.

The zookeepers there at the zoo said these attacks on Punch is the normal behavior for this breed of monkey, that they will attack the meek and the unprotected. The zookeepers are saying these attacks on Punch were because he was coming close to others and a mother dragged him across the whole concrete structure and he didn't know why. All the other attacks he was just sitting not bothering anyone, afraid to bother anyone, and still got attacked. One attack you can see him running away and then putting his face in hands and crying his heart out. You can see that on the video also. I will NEVER forget the sound of that baby crying when he didn't even know what he had done. Another time he had a bite on his little face. Another time he was limping and holding his little arm after being pushed off a high rock into freezing water. These were all times when the visitors were yelling to help him and again the zookeepers did NOTHING!! These videos are hard to watch and listen to. He had no one to teach him anything and no one to run to when he was hurt. The zookeepers are saying the injuries aren't too severe. That's a bunch of garbage. The zookeepers are upset about the hate mail they are getting from everyone all over the world. It's the hate mail they deserve.

The Tate Bros. offered over \$250,000.00 to have Punch sent to a safe sanctuary, but those sorry zookeepers want him there for the money the crowds are bringing in.

I'm getting more and more correspondence from everyone, even politicians and celebrities. People are saying if Punch and Moe, who would have to go with him, are not removed from that zoo several people from different states are talking about going to the zoo and legally protesting it.

Please help this little guy get out of there before those mean monkeys are released again. He's already been through hell and deserves to have a safe place to live and play with other little monkeys without living in fear. He and Moe would have no problems in a safe and loving sanctuary. They would have trees to swing from and vegetation and shade. There are several very nice sanctuaries in Japan that would love to take him and Moe, his protector. They're showing videos of Moe already trying to protect him. Please help him.

Again, thank you.

Respectfully,

Judy Buckelew
Pensacola, FL
email: judybuckelew@gmail.com
Phone no, (850) 473-1184

PUBLIC COMMENT #3
ORAL COMMUNICATION

'26 MAR 31 AM 10:32
CITY CLERK'S OFC

Katherine Rhee

From: Savannah King <savannah.king@thewoolstandard.com>
Sent: Tuesday, March 31, 2026 10:29 AM
To: Public Comment
Subject: NOTICE: 1-Star Review for Starbucks from LA FC

Caution! This message was sent from outside your organization.

This message is intended for: Starbucks.

This cannot wait - LA FC posted a negative 1-STAR review on your Google Business Profile for Starbucks and it's been out there, negatively impacting your business:

LA FC:
They are not using the protein milk at this location for the protein drink so be careful! Watch them make the drink so be sure.

###

If you haven't responded to the review yet, it's better to avoid replying to this review publicly.

That's fine if you've already responded, but...

It's smarter to have this review deleted instead of engaging with it.

I can handle this for you right away if you give the go-ahead.

Let me know right away--YES or NO

This situation needs to be dealt with ASAP.

Savannah

P.S. With over 10 years of experience in review management, and erasing reviews like this is the smartest approach we've found to deal with situations like this.

This harsh review can potentially be eliminated entirely as if it was never posted.

The longer this review remains visible, the more damage it's doing to your business, and the consequences could be significant over time.

Advertisement. You can opt out anytime--just reply STOP.
Sent by Caddy Holdings LLC, 2140 South Dupont Hwy, Camden, DE 19934

Katherine Rhee

From: Judy Buckelew <judy.buckelew@gmail.com>
Sent: Tuesday, April 7, 2026 8:24 AM
To: Public Comment
Subject: Fwd: URGENT: Welfare Concern for Japanese Macaque "PUNCH", Ichikawa City Zoo

Caution! This message was sent from outside your organization.

This is a follow up to my March 30th email to you. I have sent the above email to the Chiba Animal Welfare Center. Anything you can do to help us get Punch and Moe out of that awful zoo would be greatly appreciated. This little guy has been through hell and still is. I am also contacting the Governor, the Mayor and the Ministry in Japan. Thousands of people are talking about protesting and boycotting this zoo. Please bring this up in your April 14th meeting as over 50 million people are angry about his situation and don't want to see it happen to another orphaned monkey.

Respectfully.

Judy Buckelew, Pensacola, FL
email: judybuckelew@gmail.com
Phone No, (850) 473-1184

----- Forwarded message -----

From: Judy Buckelew <judy.buckelew@gmail.com>
Date: Tue, Apr 7, 2026 at 10:04 AM
Subject: Fwd: URGENT: Welfare Concern for Japanese Macaque "PUNCH", Ichikawa City Zoo
To: gsca1962@gmail.com <gsca1962@gmail.com>

Wanted you to have a copy of my above email. Millions would appreciate your help getting Punch and Moe out of that awful zoo. I'm also contacting the Governor, the Mayor, and the Ministry in Japan. Thousands are talking about protesting and boycotting that zoo. We hope you have some influence being a Sister City to Ichikawa.

My original email to Gardenia is supposed to come up in your April 14th meeting and this is a follow-up to that.

Respectfully.

Judy Buckelew, Pensacola, FL
email: judybuckelew@gmail.com
Phone No. (850) 473-1184

----- Forwarded message -----

From: **Judy Buckelew** <judy.buckelew@gmail.com>

Date: Mon, Apr 6, 2026 at 10:21 PM

Subject: Re: URGENT: Welfare Concern for Japanese Macaque "PUNCH", Ichikawa City Zoo

To: <dogcat@pref.chiba.lg.jp>

One more addition to this please that I would like to add. When visitors were witnessing the attacks and could tell he was injured, one time holding his arm and dragging his leg, were yelling to the zookeepers to please help him and they did NOTHING. It was due to public outcry by millions that anything was even done. He has brought in quite a bit of money to the zoo and they don't want to lose that. Profit over welfare is NOT the best for Punch, he has already been through enough. If you view the videos where you see and hear him crying you will never forget that sight or sound.

Again, thank you.

On Mon, Apr 6, 2026 at 8:55 PM Judy Buckelew <judy.buckelew@gmail.com> wrote:

I would also like to add that the primate specialists have said this zoo is not monkey friendly. There are no trees or shade and the concrete environment in the summer is unbearable and they think that's what happened to Punch's mom. The heat, with no escape, has caused more aggression among the monkeys. It's just an open concrete hole and there is no place for Punch to escape from the attacks. Apparently this breed of monkey is mean and will turn on their own, let alone a little orphan that this troop looks at as the lowest in the group and he always will be.

Again, thank you so much.

On Mon, Apr 6, 2026 at 8:31 PM Judy Buckelew <judy.buckelew@gmail.com> wrote:

TO: The Director of the Chiba Animal Welfare Center

My name is Judy Buckelew and I am writing to you from Pensacola, FL, USA, to formally report a serious animal welfare concern regarding the young Japanese macaque named Punch at the Ichikawa City Zoo.

I have already contacted the Governor and the Ministry of the Environment, but I am asking your department to conduct an immediate inspection of the troop management at this facility.

As an ORPHANED baby who spent seven months in isolation, Punch was placed in a mean troop WITHOUT protection of a MOTHER. He has been subjected to violent attacks, dragging, being thrown off a high cliff, and emotional distress that the zoo dismisses as "normal discipline". The attacks have caused documented physical injuries and severe psychological trauma. He hides in corners and is jumpy at fast movements.

The zoo's claim that removing him would cause "permanent isolation" is a FALSE choice. We are demanding that he and his only friend and protector, Moe, be relocated to an accredited forested sanctuary where they can be integrated with friendly peers in a safe environment.

I ask you:

1) Conduct an unannounced inspection of the macaque enclosure.

- 2) Review the footage of the attacks on Punch from February and March 2026.
- 3) Require the zoo to provide a transition plan to a safe sanctuary.

Thank you for your time and for fulfilling your duty to protect those who cannot speak for themselves.

Sincerely,

Judy Buckelew

email: judybuckelew@gmail.com

Phone No. (850) 473-1184

Katherine Rhee

From: Judy Buckelew <judy.buckelew@gmail.com>
Sent: Thursday, April 9, 2026 9:13 AM
To: Public Comment
Subject: Re: Punch the Monkey at the Ichikawa City Zoo in Chiba, Japan

Caution! This message was sent from outside your organization.

Please include this in your April 14th meeting.

Thank you.

Judy Buckelew

On Mon, Mar 30, 2026 at 10:45 AM Judy Buckelew <judy.buckelew@gmail.com> wrote:

Punch and the zoo conditions are causing international reputational damage to both cities of Gardena and Ichikawa. Want the Council to send a formal Letter of Inquiry to Mayor Tamaka regarding:

- (1) Ichikawa regarding Punch's welfare.
- (2) Reputable sanctuary better equipped for special needs.
- (3) Request an update on plans to modernize the zoo's outdated habitats.

Gardena's 60 year partnership with Ichikawa gives you a unique and powerful voice. Please use it to advocate for a humane outcome for little Punch who was an abandoned orphan and these zookeepers did nothing to help during all his attacks, even the severe ones, when the viewers were yelling to help him and they did NOTHING. This little baby had no one to turn to and just listen to him cry, it breaks your heart.

This zoo is nothing but a concrete hell hole and in the summer it is unbearable. They say that's what caused Punch's mom to abandon him. There are no trees, shade or vegetation. The zookeepers have just "temporarily" removed the mean monkeys that are attacking this baby only because of public outcry. Please watch the videos and listen to his cries. He did not have a mom to teach him what to do. He was thrown in as a baby to a concrete hell full of mean monkeys and he became a constant target for them. He was not taught what to do, just an innocent tiny baby. The only thing he had for comfort was a "stuffed monkey toy".

PLEASE HELP HIM!! Punch needs to be sent to a safe and loving sanctuary along with his very recent loving protective pal Moe. Some place where he doesn't have to live in constant fear is where he should have been to start with. The zookeepers are saying he is doing a little better but that is also just temporary until those mean monkeys are released again. These zookeepers have no heart and this zoo really needs to be shut down for the sake of all the monkeys and these zookeepers need further education and compassion. This zoo wants to keep him there primarily for the money he has brought in due to his life story being televised and the whole world is crying with him. Primate specialists have said this baby should have gone to a safe sanctuary instead of living in 7 months of isolation and the abuse he has suffered where he is now with no help.

Thank you for your prompt attention to this matter.

Judy Buckelew in Pensacola, FL
email address: judybuckelew@gmail.com
Phone no. (850) 473-1184

Thank you for your attention to this matter.

PUBLIC COMMENT # 6
ORAL COMMUNICATION

'26 APR 9AM 9:40
CITY CLERK'S OFFICE

Katherine Rhee

From: Judy Buckelew <judy.buckelew@gmail.com>
Sent: Thursday, April 9, 2026 9:38 AM
To: Public Comment
Subject: Re: Punch the Monkey at the Ichikawa City Zoo in Chiba, Japan

Caution! This message was sent from outside your organization.

Please include this in your April 14th meeting. PETA, Born Free, IPPL, Dr. Mollie Bloomsmith, JAWS, the Japanese organization, and Primate organizations are trying to get Punch out of there. The zoo says he is doing fine when the viewers are saying he is being "disciplined" for no reason and all alone again. Please help him go to a safe sanctuary where he can play, have trees and shade, have friends and NOT have to live in fear and have to fight for food. Due to his "low man on the totem pole" status and being an orphan in this breed of monkey he will always be treated this way.

I talked to the Governor of Chiba's office and they are going to try and help him.

Thank you and

Respectfully,

Judy Buckelew

On Thu, Apr 9, 2026 at 11:13 AM Judy Buckelew <judy.buckelew@gmail.com> wrote:
Please include this in your April 14th meeting.

Thank you.

Judy Buckelew

On Mon, Mar 30, 2026 at 10:45 AM Judy Buckelew <judy.buckelew@gmail.com> wrote:
Punch and the zoo conditions are causing international reputational damage to both cities of Gardena and Ichikawa. Want the Council to send a formal Letter of Inquiry to Mayor Tamaka regarding:
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This zoo is nothing but a concrete hell hole and in the summer it is unbearable. They say that's what caused Punch's mom to abandon him. There are no trees, shade or vegetation. The zookeepers have

just "temporarily" removed the mean monkeys that are attacking this baby only because of public outcry. Please watch the videos and listen to his cries. He did not have a mom to teach him what to do. He was thrown in as a baby to a concrete hell full of mean monkeys and he became a constant target for them. He was not taught what to do, just an innocent tiny baby. The only thing he had for comfort was a "stuffed monkey toy".

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Thank you for your prompt attention to this matter.

Judy Buckelew in Pensacola, FL
email address: judybuckelew@gmail.com
Phone no. (850) 473-1184

Thank you for your attention to this matter.



City of Gardena

Gardena City Council

Meeting

AGENDA REPORT

SUMMARY

Agenda Item No. 14A.
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: April 14,
2026

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

AGENDA TITLE: PUBLIC HEARING: INTRODUCTION OF ORDINANCE NO. 1890, An Ordinance of the City of Gardena, California, Amending Portions of Title 18 (Zoning) of the Municipal Code Relating to Review Process and Standards for Mechanical/Robotic Parking Structures, and On-Site Parking Standards for Commercial Uses on Gardena Boulevard Between Normandie Avenue and Vermont Avenue; and Finding the Action Statutorily Exempt from the California Environmental Quality Act Pursuant to the Common Sense Exemption of CEQA Guidelines Section 15061(b)(3)

COUNCIL ACTION REQUIRED:

Staff respectfully recommend that the City Council:

- Open the public hearing, receive public testimony, and close the public hearing; and
- Introduce Ordinance No. 1890

RECOMMENDATION AND STAFF SUMMARY:

Ordinance No. 1890 amends the Gardena Municipal Code to require approval of a Conditional Use Permit (CUP) for robotic or mechanical parking structures and establishes clear design and operational performance standards. These changes would provide the City with the necessary oversight to ensure such facilities are compatible with surrounding uses and to address potential impacts over time.

In addition, the Ordinance removes the existing exception that allows business and property owners in Downtown Gardena to satisfy off-street parking requirements through payment of a one-time parking in-lieu fee. The current one-time fee is \$750 per parking space and if paid, properties are permanently exempt from providing the required off-street parking, which has contributed to ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption would help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

On January 20, 2026, the Planning and Environmental Quality Commission held a public hearing and voted 3-0 (two Commissioners were absent) to adopt Resolution No. 3-26, recommending that the City Council adopt Ordinance No. 1890 and determine that the Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3).

FISCAL IMPACT/COST:

This is strictly an administrative item, therefore there is no fiscal impact associated with this action.

APPROVED:

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

Clint Osorio, City Manager

Attachments

[Staff Report Ordinance No. 1890](#)

[Attachment A - Ordinance 1890](#)

[Attachment B - PEQC Resolution No. 3-26](#)



City of Gardena

City Council Meeting

Agenda Item No. 14 A.
Department: Community Development
Meeting Date: April 14, 2026

AGENDA STAFF REPORT

AGENDA TITLE:

AGENDA TITLE: PUBLIC HEARING: ORDINANCE NO. 1890 - An Ordinance of the City of Gardena, California, Amending Portions of Title 18 (Zoning) of the Municipal Code Relating to Review Process and Standards for Mechanical/Robotic Parking Structures, and On-Site Parking Standards for Commercial Uses on Gardena Boulevard Between Normandie Avenue and Vermont Avenue

RECOMMENDATION:

Staff Recommendation: Open the public hearing, receive testimony from the public, and close the public hearing.

Staff Recommendation for Motion: Introduce Ordinance No. 1890 including making the findings for a CEQA exemption pursuant to CEQA Guidelines section 15061(b)(3).

BACKGROUND:

The Community Development Department has received applications proposing multifamily residential developments that rely on robotic or mechanical parking structures to satisfy the City's off-street parking requirements. Currently, robotic or mechanical parking structures are permitted by right, with wall screening as the only development standard specific to these facilities. Continuing to allow these facilities to be constructed by right limits the City's ability to address potential operational, safety, and compatibility impacts on adjacent residential properties, including issues that may arise after construction, because the City lacks discretionary authority to impose performance standards or require corrective measures.

The Ordinance would require approval of a Conditional Use Permit for robotic or mechanical parking structures and would establish clear design and operational performance standards. These changes would provide the City with the necessary oversight to ensure such facilities are compatible with surrounding uses and to address potential impacts over time.

In addition, the Ordinance removes the existing exception that allows business and property owners in Downtown Gardena to satisfy off-street parking requirements through

payment of a one-time parking in-lieu fee. The current one-time fee is \$750 per parking space and if paid, properties are permanently exempt from providing the required off-street parking, which has contributed to ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption would help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

Planning and Environmental Quality Commission Review

On January 20, 2026, the Planning and Environmental Quality Commission (PEQC) held a public hearing and voted 3-0 (two Commissioners were absent) to adopt Resolution No. 3-26 (Attachment A), recommending that the City Council adopt Ordinance No. 1890.

PROJECT DESCRIPTION AND ANALYSIS:

Ordinance No. 1890 will amend certain chapters of Title 18 (Zoning) of the Gardena Municipal Code (GMC). The following is an outline of the proposed changes to the GMC that the PEQC reviewed and recommended that the City Council adopt:

Chapters 18.18A (Very High Density Multifamily Residential Zone R-6) and 18.21 (Housing Overlays)

- Revised to clarify that the construction of mechanical or robotic parking structures requires approval of a Conditional Use Permit (CUP).
- Cross-references added to Chapters 18.40 (Off-street Parking and Loading) and 18.42 (General Provisions) to improve navigation, avoid repetition of the same development standards throughout the Code, and provide clarity and consistency for the same topic.

Chapters 18.20 (Commercial Residential Zone C-R) and 18.40 (Off-street Parking and Loading)

- Deletes the provision allowing business owners to pay a one-time in-lieu fee to be allowed to expand or change the land-use to a more intensive use without providing the amount of off-street parking spaces required by the GMC.
- Clarifies that existing legal-nonconforming uses may be retained and/or replaced with a similar or less intensive use without providing additional parking spaces as long as the use is not intensified and/or the building/tenant space is not expanded.

Chapters 18.42 (General Provisions)

- New Section 18.42.125 (Mechanical or robotic parking structures) added to provide specific development standards for mechanical or robotic parking structures.
 - Minimum required parking stall dimensions are specified to allow robotic and mechanical parking structures to be able to accommodate a wide range of vehicle types and sizes (compact vehicles to larger pick-up trucks and SUVs).
 - Requires mechanical and robotic parking structures to be screened by the primary multifamily residential structure from the public right-of-way and adjacent residential uses.
 - Requires a noise impact technical report/study for robotic and mechanical parking structures proposed within 50 feet from any residential use or sensitive receptor.

GENERAL PLAN CONSISTENCY

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Land Use Goal 1: Preserve and protect existing single-family and low/medium density residential neighborhoods while promoting the development of high-quality housing types in the City.
 - Land Use Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.
 - Land Use Policy 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
 - Land Use Policy 1.3: Protect the character of lower density residential neighborhoods
 - Land Use Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multi-family residential development
 - Land Use Policy 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
 - Land Use Policy 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
 - Land Use Policy 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

ENVIRONMENTAL CONSIDERATIONS

Zone Text Amendment #3-25 under Ordinance No. 1890 is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The Ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

NOTICING:

The public hearing notice was published in the Gardena Valley News on March 19, 2026. A copy of Proof of Publication is on file in the office of the Community Development Department Room 101, City Hall and is considered part of the administrative record.

CONCLUSION:

Staff respectfully recommend that the City Council open the public hearing, receive public testimony, close the public hearing, and introduce Ordinance No. 1890.

FISCAL IMPACT:

This is strictly an administrative item, therefore there is no fiscal impact associated with this action.

ATTACHMENTS TO STAFF REPORT

Attachment A – Ordinance No. 1890
Attachment B – PEQC Resolution No. PC 3-26

Submitted by: Jo-Anne Burns, Assistant Community Development Director
Date: March 24, 2026

ORDINANCE NO. 1890

AN ORDINANCE OF THE CITY OF GARDENA, CALIFORNIA, AMENDING PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE; AND FINDING THE ACTION STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City of Gardena has determined that it is necessary to amend Title 18 of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee); and

WHEREAS, on January 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law regarding Zone Text Amendment No. 3-25. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 3-26, recommending that the City Council adopt this ordinance; and

WHEREAS, on April 14, 2026, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Zone Text Amendment No. 3-25; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

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

SECTION 1. Amendment to Chapter 18.18A. Subsection 1.2. of Section 18.18A.040 (Development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:

- a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures, other than two-level mechanical vehicle lifts, ~~are may be~~ permitted subject to the approval of a conditional use permit and shall comply with off-street parking standards set forth in Chapter 18.40 and development standards applicable to residential structures in this chapter and Chapter [18.42](#).

SECTION 2. Amendment to Chapter 18.20. Subsection A.6. of Section 18.20.050 (Property development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

6. Off-Street Parking.

- a. Residential. Enclosed parking spaces shall be provided at the rate of one space for every studio and one bedroom unit and two spaces for every unit which is two or more bedrooms. In addition, guest parking shall be provided at the rate of one-fourth space per unit and all fractional spaces shall be rounded up to a full parking space.
- b. Commercial. Parking for the commercial portion of any building shall be required at the rate set forth in Chapter [18.40](#), ~~but may be satisfied by paying an in-lieu parking fee in accordance with Section 18.40.120. Parking may be reduced to the extent such reduction is justified by a parking demand study submitted by the applicant and approved by the city.~~
- c. Except as specified herein, all other provisions of Chapter [18.40](#) shall apply.

SECTION 3. Amendment to Chapter 18.21. Subsection H.2. of Section 18.21.050 (Development standards for all housing overlays) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:

- a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures that accommodate three or more vehicles ~~are may be~~ permitted subject to the approval of a conditional use

permit and shall comply with off-street parking standards set forth in Chapter 18.40 and development standards applicable to a residential structure in this chapter and Chapter 18.42;

SECTION 4. Amendment to Chapter 18.40. Section 18.40.120 (Parking for the Gardena Boulevard commercial uses) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

New or expanded commercial uses located on Gardena Boulevard between Normandie Avenue and Vermont Avenue may satisfy the parking requirements set forth in Section 18.40.040 as follows:

A. On-site parking shall be provided for spaces required due to increased square footage above and beyond existing square footage, as well as for any parking spaces that were previously provided on site.

~~B. Where the business is short parking spaces based on the original square footage, the deficiency in parking may be met by providing an in-lieu fee for each space in an amount determined by resolution of the city council.~~

~~Funds collected pursuant to this subsection shall be nonrefundable and shall be placed in a special account to be utilized exclusively for providing off-street parking in the area described above in the introductory paragraph.~~

~~CB.~~ No additional parking spaces ~~or in-lieu fees~~ shall be required where there is ~~only~~ a change in business and/or use without an increased intensification of parking requirements for the new business and/or uses and there is no additional square footage being added to the business.

SECTION 5. Amendment to Chapter 18.42. The Gardena Municipal Code is hereby amended to add Section 18.42.125 (Mechanical or robotic parking structures) to read as follows:

- A. Mechanical or robotic parking structures may be permitted in conjunction with a multi-family residential development subject to the approval of a conditional use permit and shall comply with all of the following:
1. Residential development standards applicable to the underlying zone.
 2. Off-street parking standards listed in Chapter 18.40.
 3. Applicable standards in this chapter.
 4. Mechanical and robotic parking structure design and performance standards.

- a. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimensions listed in the table below:

PARKING STALL DIMENSION	
Clear Width (minimum)	8'-0"
Clear Height (minimum)	7'-0"
Clear Depth (minimum)	18'-0"

- b. The lift equipment or computerized parking structure shall meet any applicable building, mechanical, electrical, and fire code requirements as approved by the Building and Safety Division and the Fire Department.
 - c. The mechanical and robotic parking structure shall be screened by the primary multifamily residential structure from the public right-of-way and/or adjacent single-family residential uses in addition to the required screen walls listed in Chapter 18.40.
5. A noise impact technical report is required for any mechanical or robotic parking structure proposed to be located within 50 feet from any residential use or other use considered as a sensitive receptor such as, but not limited to, schools, parks, libraries, hospitals, care facilities, and religious facilities.

SECTION 6. CEQA. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the City Council finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) (the commonsense exemption) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in direct or indirect physical change in the environment and does not involve any construction or additions to any existing structures.

SECTION 7. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 8. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED, APPROVED AND ADOPTED on the _____ day of April, 2026.

TASHA CERDA, Mayor
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney

RESOLUTION NO. PC 3-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 3-25, AN ORDINANCE AMENDING PORTIONS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE RELATING TO REVIEW PROCESS AND STANDARDS FOR MECHANICAL/ROBOTIC PARKING STRUCTURES, AND ON-SITE PARKING STANDARDS FOR COMMERCIAL USES ON GARDENA BOULEVARD BETWEEN NORMANDIE AVENUE AND VERMONT AVENUE

RECITALS

A. Ordinance No. 1693 was adopted on July 10, 2007, which amended Title 18 (Zoning) of the Gardena Municipal Code (GMC) to allow deviation from off-street/on-site parking requirements for commercial uses on Gardena Boulevard between Normandie Avenue and Vermont Avenue (Downtown Gardena) through a one-time payment of a parking in-lieu fee.

B. The practice of many businesses/property owners opting to pay the one-time parking in-lieu fee has resulted in ongoing traffic congestion and circulation issues within the downtown area. Eliminating this exemption is necessary to help ensure that new development more adequately accommodates its parking demand and reduces strain on public streets.

C. Ordinance No. 1848 was adopted on February 28, 2023, which amended Title 18 (Zoning) of the GMC to establish and adopt development standards for Housing Overlays and the Very High Density Multifamily Residential Zone (R-6), which included provisions allowing robotic or mechanical parking structures by right to satisfy the City's off-street parking requirements.

D. It is necessary to amend the GMC to require approval of a Conditional Use Permit for robotic or mechanical parking structures and adopt related development standards to provide the City necessary oversight to ensure such facilities are compatible with surrounding uses and to address potential impacts over time.

E. On January 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law to consider the code amendment, gave all persons interested therein an opportunity to be heard, and voted to recommend the City Council's approval and adoption of the code amendment.

F. Based on review of the State California Environmental Quality Act (CEQA) Guidelines, the Planning and Environmental Quality Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the

CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in physical change in the environment and does not involve any construction or additions to any existing structures.

G. The Planning and Environmental Quality Commission has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE PLANNING AND ENVIRONMENTAL QUALITY CONTROL COMMISSION OF THE CITY OF GARDENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION NO. 1. The above recitals are true and correct and are incorporated herein as if set forth in full.

SECTION NO. 2. Based on all evidence presented and the findings set forth herein, Zone Text Amendment No. 3-25 is hereby found to be consistent with the Gardena General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Zone Text Amendment No. 3-25.

SECTION NO. 3. Pursuant to the State California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds and determines that the ordinance is statutorily exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The ordinance would not result in direct or indirect physical change in the environment and does not involve any construction or additions to any existing structures.

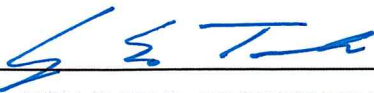
SECTION NO. 4. The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

SECTION NO. 5. Based on all the documents, oral testimony, and other evidence presented in connection with this proceeding and in this Resolution, the Planning and Environmental Quality Commission recommends that the City Council approve Zone Text Amendment No. 3-25.

PASSED, APPROVED, AND ADOPTED this 20th day of January 2026.



RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION



GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify 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 20th day of January 2026, by the following vote:

AYES: Wright-Scherr, Kanhan and Sherman

NOES: None

ABSENT: Langley and Henderson

Attachments:

Exhibit A – Draft Ordinance

EXHIBIT A

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF GARDENA,
CALIFORNIA, AMENDING PORTIONS OF TITLE 18
(ZONING) OF THE MUNICIPAL CODE RELATING TO
REVIEW PROCESS AND STANDARDS FOR
MECHANICAL/ROBOTIC PARKING STRUCTURES, AND
ON-SITE PARKING STANDARDS FOR COMMERCIAL
USES ON GARDENA BOULEVARD BETWEEN
NORMANDIE AVENUE AND VERMONT AVENUE**

WHEREAS, the City of Gardena has determined that it is necessary to amend Title 18 of the Gardena Municipal Code relating to the review process and development/design standards for mechanical/robotic parking structures, and on-site/off-street parking standards for Gardena Boulevard between Normandie Avenue and Vermont Avenue (the parking in-lieu fee); and

WHEREAS, on January 20, 2026, the Planning and Environmental Quality Commission conducted a duly noticed public hearing as prescribed by law regarding Zone Text Amendment No. 3-25. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 3-26, recommending that the City Council approve Ordinance No. ###; and

WHEREAS, on _____, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. _____; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

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

SECTION 1. Amendment to Chapter 18.18A. Subsection 1.2. of Section 18.18A.040 (Development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:
 - a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are

- to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures, other than two-level mechanical vehicle lifts, ~~are~~ may be permitted subject to the approval of a conditional use permit and shall comply with off-street parking standards set forth in Chapter 18.40 and development standards applicable to residential structures in this chapter and Chapter [18.42](#).

SECTION 2. Amendment to Chapter 18.20. Subsection A.6. of Section 18.20.050 (Property development standards) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

6. Off-Street Parking.

- a. Residential. Enclosed parking spaces shall be provided at the rate of one space for every studio and one bedroom unit and two spaces for every unit which is two or more bedrooms. In addition, guest parking shall be provided at the rate of one-fourth space per unit and all fractional spaces shall be rounded up to a full parking space.
- b. Commercial. Parking for the commercial portion of any building shall be required at the rate set forth in Chapter [18.40](#), ~~but may be satisfied by paying an in-lieu parking fee in accordance with Section 18.40.120. Parking may be reduced to the extent such reduction is justified by a parking demand study submitted by the applicant and approved by the city.~~
- c. Except as specified herein, all other provisions of Chapter [18.40](#) shall apply.

SECTION 3. Amendment to Chapter 18.21. Subsection H.2. of Section 18.21.050 (Development standards for all housing overlays) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

2. Tandem and mechanical parking:

- a. Residential parking may be satisfied by tandem spaces where parking is assigned to a single residential unit. Two-level mechanical vehicle lifts are to be treated as tandem and subject to the same restrictions. Unassigned parking and parking assigned to different units may not be tandem;
- b. Mechanical or robotic parking structures that accommodate three or more vehicles ~~are~~ may be permitted subject to the approval of a conditional use permit and shall comply with off-street parking standards set forth in Chapter

18.40 and development standards applicable to a residential structure in this chapter and Chapter 18.42;

SECTION 4. Amendment to Chapter 18.40. Section 18.40.120 (Parking for the Gardena Boulevard commercial uses) of Title 18 (Zoning) of the Gardena Municipal Code is hereby amended to read as follows:

New or expanded commercial uses located on Gardena Boulevard between Normandie Avenue and Vermont Avenue may satisfy the parking requirements set forth in Section 18.40.040 as follows:

A. On-site parking shall be provided for spaces required due to increased square footage above and beyond existing square footage, as well as for any parking spaces that were previously provided on site.

~~B. Where the business is short parking spaces based on the original square footage, the deficiency in parking may be met by providing an in-lieu fee for each space in an amount determined by resolution of the city council.~~

~~Funds collected pursuant to this subsection shall be nonrefundable and shall be placed in a special account to be utilized exclusively for providing off-street parking in the area described above in the introductory paragraph.~~

~~CB.~~ No additional parking spaces ~~or in-lieu fees~~ shall be required where there is ~~only~~ a change in business and/or use without an increased intensification of parking requirements for the new business and/or uses and there is no additional square footage being added to the business.

SECTION 5. Amendment to Chapter 18.42. The Gardena Municipal Code is hereby amended to add Section 18.42.125 (Mechanical or robotic parking structures) to read as follows:

- A. Mechanical or robotic parking structures may be permitted in conjunction with a multi-family residential development subject to the approval of a conditional use permit and shall comply with all of the following:
1. Residential development standards applicable to the underlying zone.
 2. Off-street parking standards listed in Chapter 18.40.
 3. Applicable standards in this chapter.
 4. Mechanical and robotic parking structure design and performance standards.

- a. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimensions listed in the table below:

PARKING STALL DIMENSION	
Clear Width (minimum)	8'-0"
Clear Height (minimum)	7'-0"
Clear Depth (minimum)	18'-0"

- b. The lift equipment or computerized parking structure shall meet any applicable building, mechanical, electrical, and fire code requirements as approved by the Building and Safety Division and the Fire Department.
- c. The mechanical and robotic parking structure shall be screened by the primary multifamily residential structure from the public right-of-way and/or adjacent single-family residential uses in addition to the required screen walls listed in Chapter 18.40.
5. A noise impact technical report is required for any mechanical or robotic parking structure proposed to be located within 50 feet from any residential use or other use considered as a sensitive receptor such as, but not limited to, schools, parks, libraries, hospitals, care facilities, and religious facilities.

SECTION 6. Effective Date. This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

SECTION 7. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED, APPROVED AND ADOPTED on the _____ day of _____, 2026.

TASHA CERDA, Mayor
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council

Meeting

AGENDA REPORT

SUMMARY

Agenda Item No. 17A.
Section: DEPARTMENTAL
ITEMS - PUBLIC WORKS
Meeting Date: April 14,
2026

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

AGENDA TITLE: RESOLUTION NO. 6725, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for fiscal year 2026-2027, Declaring its Intention to Levy and Collect Assessments Under the Gardena Consolidated Street Lighting District for Fiscal Year 2026-2027, and Setting a Time and Place for Hearing Protests in Relation Thereto (Public Hearing: May 12, 2026)

COUNCIL ACTION REQUIRED:

Staff Recommendation: Adopt Resolution NO. 6725

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council adopt Resolution NO. 6725 approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for fiscal year 2026-2027, declaring its intention to levy and collect assessments for fiscal year 2025-2026 and appointing a time and place for a Public Hearing thereon (Public Hearing: May 12, 2026).

On July 28, 2009, the City Council approved and confirmed an increase in the assessment of the City of Gardena's Consolidated Street Lighting District through Proposition 218 proceedings, and as described in the attached Engineer's Report.

The Consolidated Street Lighting District pays for all energy costs, construction and maintenance costs of the street lighting.

FISCAL IMPACT/COST:

Budget Amount: \$964,856.23 for Fiscal Year 2026-2027

Funding Sources: Assessment District (Fund 30)

APPROVED:



Clint Osorio, City Manager

Attachments

[Gardena SLD Engineer's Report 2026-27.pdf](#)

[Consolidated Street Lighting District Resolution No. 6725.pdf](#)

CITY OF GARDENA

**CONSOLIDATED STREET LIGHTING
ASSESSMENT DISTRICT**

ENGINEER'S REPORT

2026-2027

April 2, 2026

ENGINEER'S REPORT

CITY OF GARDENA
CONSOLIDATED STREET LIGHTING DISTRICT

FISCAL YEAR 2026-2027

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ENGINEER'S REPORT

CITY OF GARDENA
CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT

FISCAL YEAR 2026-2027

The undersigned acting on behalf of the City of Gardena, respectfully submits the enclosed Engineer's Report as directed by the Gardena City Council pursuant to the provisions of Article XIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et al of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

DATED:

April 2, 2026



BY: Jeffrey M. Cooper, P.E.

P.E. No. 31572

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram was filed with me on the _____ day of _____, 2026.

Mina Semenza, City Clerk
City of Gardena, Los Angeles
County, California

By:

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram was approved and confirmed by the City Council of the City of Gardena, Los Angeles, California, on the _____ day of _____, 2026.

Mina Semenza, City Clerk, City of
Gardena, Los Angeles County,
California

By:

DEFINITION & GENERAL INFORMATION

Assessment District

An Assessment District is a financing mechanism under The California Streets and Highways Code, Division 10 and 12, which enables cities, counties, and special districts organized for the purpose of aiding in the development or improvement to, or within the district, to designate specific areas as Assessment Districts, with the approval of a majority of the landowners based on financial obligations, and allows these Districts to collect funds to finance maintenance efforts or construct improvements. Assessment Districts help each property owner pay a fair share of the costs of such improvements or maintenance obligations over a period of years at reasonable rates and insures that the cost will be spread to all properties that receive direct and special benefit by the improvements constructed or maintained. "Assessment" means any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or service that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement, or the cost of the service being provided. "Assessment" includes, but is not limited to, "Special Assessment," "Benefit Assessment," and "Maintenance Assessment."

Current Annual Administration

As required by the Landscaping and Lighting Act of 1972, this Engineer's Report describes the improvements to be operated, maintained, and serviced by the District, provides an estimated budget for the District, describes the properties and zones of benefit within the District, describes the method used to allocate the costs to the benefiting properties within the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District.

Plans and specifications for the improvements provided by the District are on file in the office of the Public Works Engineering Division and are incorporated into this report by reference. The plans and specifications detail the location, class and type of each existing street lighting fixture. The fixtures are delineated on a plan of the City and the site of each fixture is detailed indicating attributes of the fixture. The attributes include the intensity of the lamp and type of light. A summary is also incorporated listing the number and totals for each type of luminaries.

Payment of the assessment is placed on each property owner's secured property tax roll bill. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated in this report.

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the Council of the City of Gardena, County of Los Angeles, State of California, in connection with the proceedings for:

CITY OF GARDENA
CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT

Herein after referred to as the "Assessment District" or "District", I, Jeffrey M. Cooper, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of six (6) parts as follows:

PART A: DESCRIPTION OF IMPROVEMENTS

Part A describes the improvements in the District. Plans and specifications for the improvements showing and describing the general nature, location, and extent of the improvements are on file in the Office of the City Clerk of the City of Gardena; and are incorporated herein by reference.

PART B: ESTIMATE OF COST

Part B contains an estimate of the cost of the proposed improvements for FY 2026-2027, including incidental costs and expenses in connection therewith.

PART C: ASSESSMENT DISTRICT DIAGRAM

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENTS

The method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon the several lots and parcels of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels.

PART E: PROPERTY OWNER LIST & ASSESSMENT ROLL

Part E includes a list of the names and addresses of the owners of real property within the Assessment District, as shown on the last equalized roll of the Assessor of the County of Los Angeles are included in Part E. The list is keyed to the records of the County Assessor of the County of Los Angeles, which are incorporated herein by reference.

PART F: FINANCIAL STUDY AND PROPOSED RATE INCREASE

Part F includes the Financial Study performed for fiscal year 2026-2027 of the base year. This section includes detailed information regarding the proposed rate increase for the District for the fiscal year and provides estimates for future years.

PART A

DESCRIPTION OF IMPROVEMENTS

The facilities, which have been constructed within the boundaries of the City of Gardena District, and those which may be subsequently constructed, will be operated, maintained and serviced as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS
FISCAL YEAR 2026-2027**

**CITY OF GARDENA
CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT**

The facilities to be maintained and serviced include an annexed area called the West Gardena area in 1995. The costs for the street lighting were paid through the County of Los Angeles by an ad valorem tax and assessment. The lighting costs were transferred to the City of Gardena in 1997 after the removal of the County Lighting District and Assessment District. The ad valorem tax charge of the County for lighting was also transferred to the City of Gardena to fund the lighting costs in this area in 1997.

The plans for lighting reflect the addition of the new lighting. The plans and specifications for the improvements, showing and describing the general nature, location and the extent of the improvements, are on file in the office of Public Works, and are incorporated herein by reference.

PART B

ESTIMATE OF COST

The 1972 Act provides that the total cost of installation, construction, operation, maintenance and servicing of the improvements described in Part A can be recovered by the District. Maintenance can include the repair and replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting and mailing of notices, and all other costs associated with the annual assessment process can also be included.

The estimated costs of the operation, servicing and maintenance of the improvements for Fiscal Year 2026-2027, as described in Part A, are summarized herein, and described in the Proposed Budgets on the subsequent pages.

The significant increases in energy costs experienced in early 2001 are expected to continue through 2026-2027. The City had anticipated increases in energy costs for several years and had set aside reserves to pay for the increases. However, the depletion of this reserve has warranted an increase in assessments.

The City of Gardena, in 2009-2010 fiscal year increased the assessment by conducting an assessment ballot (Proposition 218) proceeding by mailed ballots for approval of the increase, in accordance with Section 53753 of the Government Code and Section 4000 of the Election's Code.

The increase in assessments in the FY2009-2010 did not allow the District to wipe out its negative reserve in the 2010-2011 and 2011-2012 fiscal years; however, for 2012-2013 fiscal year, with 2.09% increase, the reserve started a modest gain; and for 2021-2022 fiscal year, with projected 0.9% increase the District is also projected to build up reserves in the positive. The fiscal year 2022-2023 7.5% increase for the District helped further build up resources. The increase for fiscal year 2023-2024 was 5.8%. The increase for fiscal year 2024-2025 was 2.5%. The increase for fiscal year 2025-2026 was 3.3%. For fiscal year 2026-2027, the increase is projected to be 3.0%.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

The LED Street Light Conversion was completed in year 2019. However, savings will be minimal, if any, until the recouping cost period of 20 years is completed.

City of Gardena
Consolidated Street Lighting Districts FY 2026-2027

CITY OF GARDENA
 CONSOLIDATED STREET LIGHTING DISTRICT
 ACCT# 152.51

CALCULATION OF ASSESSMENT
2026-2027

TOTAL ESTIMATED COSTS OF THE GARDENA CONSOLIDATED STREET LIGHTING DISTRICT **\$1,189,043**

REVENUE (3.0% Increase); per Consumer Price Index (CPI) on page 13

<u>ZONE</u>	<u>DESCRIPTION</u>	<u>\$/FRONT FOOT</u>	<u>TOTAL FRONTAGE</u>	<u>ASSESSMENT</u>
1	RESIDENTIAL	1.101	521,506	\$574,178.11
2	COMMERCIAL	2.443	79,716	\$194,746.19
3	MANUFACTURING	1.624	101,482	\$164,806.77
4	GARDENA BOULEVARD	2.443	5,022	\$12,268.75
2	UTILITIES	2.443	6,633	\$16,204.42
	PUBLIC AGENCY	0.240	11,050	\$2,652.00
			TOTAL	<u>\$964,856.23</u>

PART C

ASSESSMENT DISTRICT DIAGRAM

Diagrams showing the exterior boundaries of the City of Gardena Consolidated Street Lighting Assessment District and the lines and dimensions of each lot or parcel of land within the District are in the Public Works Director's Office and referenced herein.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles, for the year in which this report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this report.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements, which include operation, maintenance and servicing of street lights, traffic signals, and landscaping.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section States:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

In addition, Article XIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

The Act permits the designation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "benefit assessment" rather than a "special tax."

ASSESSMENT METHODOLOGY

The total operation, maintenance, and servicing costs for the assessment district improvements are apportioned in accordance with the benefit spread described below.

General versus Special Benefit

The assessment cost for each parcel is determined by the front linear footage of the property, multiplied by the applicable rate for that parcel. If the property faces more than one street or alley, the cost is determined by the linear footage of the longest side facing a street/alley plus 10 percent of the rest of the sides facing a street/alley, multiplied by the rate. Rate of assessment is determined by zone. The rates are determined by the quantity of street lighting in each zone, spacing frequency being most intense in commercial zone and least intense in residential zones and near public properties. This method of apportionment ensures that properties are not assessed in excess of the proportional special benefit conferred.

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

The total proposed assessment for Fiscal Year 2026-2027 and the amount of proposed assessment apportioned to each lot or parcel within the District, as shown on the latest roll at the County of Los Angeles Assessor's Office, are contained in the Assessment Rolls and the description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this Report.

The included tracts of land have been subdivided into four zones, with each of subject lots benefiting from the improvements being maintained. Therefore, the costs associated with the street lighting within and directly adjacent to each tract, as shown in Part B of this report will be apportioned to pay in accordance with the property frontage within each zone.

PART F

FINANCIAL STUDY

Staff has performed a financial study of the District for the 2026-2027 FY to ensure that the maintenance and improvement costs for the district were funded appropriately.

In FY 2009-2010, through Prop. 218, the City of Gardena approved increased assessments for the District as indicated in the summary below. Additionally, the study recommended adjustment of future annual assessments as needed, per the Consumer Price Index (CPI), All Urban Consumers, for the Los Angeles, Long Beach, and Anaheim Areas, not to exceed 50% of operating reserves. The actual assessments levied in any fiscal year will be approved by the City Council. Please see "Appendix A" for a copy of the detailed Financial Study for the District.

Since the increase in the assessments was approved, benefit areas within the District will continue to be maintained at the highest service levels. The proposed increase includes language to adjust assessments per the CPI, future votes regarding this annual increase will not be needed; however, each year staff will present the annual Engineer's Reports with the recommended assessment amount. For FY 2026-2027, an increase of 3.0% is recommended.

LIGHTING ASSESSMENT DISTRICT

	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
CPI Rate Increase		N/A	Actual	Actual	Actual	Actual	Actual	Actual
Percentage Assessment Rate Increase		28.00%	1.8554%	1.4056%	2.09%	1.96%	0.7737%	0.726%
Approximate Assessment (Annual) X 1,000	\$485	\$620	\$627	\$636	\$649	\$658	\$661	\$665

	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
CPI Rate Increase	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Percentage Assessment Rate Increase	3.1%	2.1%	3.5%	3.2%	3.4%	0.9%	7.5%	5.8%
Approximate Assessment (Annual) X 1,000	\$682	\$696	\$720	\$746	\$771	\$778	\$837	\$886

	FY 24/25	FY 25/26	FY 26/27
CPI Rate Increase	Actual	Actual	Actual
Percentage Assessment Rate Increase	2.5%	3.3%	3.0%
Approximate Assessment (Annual) X 1,000	\$908	\$937	\$965

OPERATING EXPENDITURES

The following information describes the types of costs associated with maintaining the District, as well as information regarding the proposed rate increase. The financial study projects the expenditures and revenues through Fiscal Year 2026-2027.

CPI – Annual Increase According to Need

In FY 2009-2010, the City approved a recommended scaled increase in assessments to occur over a two year period for the District. After the initial scaled increase, the assessments are increased annually per the CPI on an as needed basis (0.9% per year for the study). Should the district reach a reserve level not-to-exceed 50% of operating revenues, the assessment will not be increased per the CPI for the year. Each year, the City will evaluate the reserves and the expenditures, and inform the residents whether or not an increase per the CPI will be necessary for the upcoming year.

Maintenance Upgrades/Projects

The line item in the proposed budget and financial study for "Maintenance Upgrades/Projects" includes any new projects such as new conduits, wiring, lights, or poles, etc. that can be scheduled for the upcoming year. Often, City staff receives input from residents on any projects that a district may like to see completed. The proposed budget includes an estimate for these projects, and if the amount actually spent each year is less than the estimate, the remaining balance returns to the District's reserve fund. Should the amount exceed the estimate, then the funds needed would be taken from the reserve fund.

Reserve Fund

Any remaining funds not used from the previous year are added to the District's reserve fund. The reserve fund should have sufficient funds available to lessen the fiscal impact of any unforeseen expenditures. Staff is recommending that the district maintain a healthy reserve balance of an amount not-to-exceed 50% of the total annual assessments.

APPENDIX A

FINANCIAL STUDY DETAIL

ESTIMATE OF COSTS*
2026-2027**Utility Owned Systems**

(LS-1) ENERGY COST \$786,189

CITY-OWNED SYSTEMS

(LS-2) ENERGY COST \$35,042

Subtotal **\$821,231**

FUEL CONTINGENCY (5%) \$41,062

SubTotal **\$862,293**

OVERHEAD \$27,600

OTHER PROGRAM EXPENSES \$49,150

CAPITAL OUTLAY \$250,000

CONTINGENCY

TOTAL ESTIMATED COST OF STREET LIGHTING DISTRICT **\$1,189,043**

* Expenses are provided by the City of Gardena Finance Department

RESOLUTION NO. 6725

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE GARDENA CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2026-2027, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS UNDER THE GARDENA CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2026-2027 AND SETTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION THERETO (PUBLIC HEARING: May 12, 2026)

WHEREAS, the City of Gardena, California previously established the Gardena Consolidated Street Lighting Assessment District, and;

WHEREAS, on Feb. 10, 2026, the City Council of the City of Gardena, California, adopted Resolution No. 6723 that requires City Council to direct the City Engineer to prepare and file a report according to the provisions of the "Landscaping and Lighting Act of 1972" of the California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the Gardena Consolidated Street Lighting Assessment District for fiscal year 2026-2027, and;

WHEREAS, the Engineer's Report bearing the date of April 2, 2026, was prepared and filed with the City Clerk in conformity with the provisions of the California Streets and Highways Code, and contains an estimate of the revenues and costs of the improvements, a diagram for the assessment district, and an assessment of the estimated revenues and costs of the improvements, and;

WHEREAS, the City Clerk has presented the Engineer's Report to the City Council, and said Council has examined and considered the Engineer's Report and is satisfied with all the items contained in Engineer's Report, and;

WHEREAS, the Engineer's report further identifies the need for an annual cost of living adjustment for Fiscal Year 2026-2027 in order to meet that year's costs of operations and maintenance, said adjustment to be made in an amount not to exceed the annual increase over the previous year in the All Items Consumer Price Index (CPI) in the Los Angeles-Long Beach-Anaheim, CA area, and;

WHEREAS, the proposed assessment and the cost of living increase was authorized in fiscal year 2009-2010 through an assessment ballot (Prop. 218) proceeding by mailed ballots in accordance with Section 53753 of the Government Code and Section 4000 of the Elections Code

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

RESOLUTION NO. 6689

SECTION 1. The Engineer's Report bearing the date of April 2, 2026, was prepared and filed with the City Clerk in conformity with the provisions of the California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972.

SECTION 2. The City Council approves the Engineer's Report as filed and sets a public hearing for Tuesday, May 12, 2026, at 7:30 p.m. in the Gardena Council Chambers, 1700 West 162nd Street, in the City of Gardena, California to consider the levy and collection of the assessment for the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2026-2027 inclusive of an annual cost of living adjustment of 3.0%.

SECTION 3. The City Clerk or designee is authorized and directed to give notice of the hearing in time, form and manner as required by the California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972.

SECTION 4. That this Resolution shall be effective immediately.

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


Passed, approved, and adopted this 14 day of April, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council

Meeting

AGENDA REPORT

SUMMARY

Agenda Item No. 17B.
Section: DEPARTMENTAL
ITEMS - PUBLIC WORKS
Meeting Date: April 14,
2026

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

AGENDA TITLE: RESOLUTION NO. 6724, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, Declaring its Intention to Levy and Collect Assessments Under the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, and Appointing a Time and Place for a Public Hearing Thereon (Public Hearing: May 12, 2026)

COUNCIL ACTION REQUIRED:

Staff Recommendation: Adopt Resolution NO. 6724

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that Council adopt Resolution No. 6724, approving the Engineer's Report pursuant to the requirements of Resolution 6724, regarding the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2026-2027, declaring its intention to levy and collect assessments under the Gardena Artesia Boulevard Landscaping Assessment District for the fiscal year 2026-2027, and appointing a time and place for a Public Hearing thereon (Public Hearing: May 12, 2026).

Artesia Boulevard Landscaping Assessment District between Normandie Avenue and Dalton Avenue was established and commenced in fiscal year 1994-1995 and Artesia Boulevard Landscaping Assessment District between Denker Avenue and Western Avenue was established and commenced in fiscal year 2001-2002.

The assessment will pay for the servicing and maintenance costs of landscaping and appurtenant improvements within the median island on Artesia Boulevard between Western Avenue and Normandie Avenue.

FISCAL IMPACT/COST:

Budget Amount: \$21,662 for Fiscal Year 2026-2027

Funding Sources: Assessment District

APPROVED:



Clint Osorio, City Manager

Attachments

[Gardena Landscape Engineer's Report 2026-27.pdf](#)

[Artesia Landscaping District Resolution No. 6724.pdf](#)

CITY OF GARDENA

**GARDENA ARTESIA BOULEVARD
LANDSCAPING ASSESSMENT DISTRICT**

ENGINEER'S REPORT

2026-2027

April 2, 2026

CITY OF GARDENA

GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT

ENGINEER'S REPORT

2026-2027

Prepared according to the provisions of the Landscaping and Lighting Act of 1972, Sections 22500 through 22679 of the California Streets and Highways Code.

According to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and as directed by resolution of the City Council of the City of Gardena, the City Engineer of the City of Gardena has prepared and submits the Engineer's Report consisting of the following:

1. Vicinity Map
2. Diagram of District
3. Plans and Specifications
4. Estimate of Costs of Maintenance
5. Assessment of Estimated Cost

This report is prepared by:



NV5, INC.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF GARDENA
STATE OF CALIFORNIA

Dated: April 2, 2026

HAWTHORNE

EL SEGUNDO BLVD
AVE.

AVE.

BLVD
AVE.

AVE.

135 th ST.

ST.

ROSECRANS

AVE.

CRENSHAW

MARINE VAN NESS

AVE.

BERENDO AVE.

VERMONT

LOS ANGELES COUNTY

MANHATTAN BEACH BLVD.

BEACH

BLVD.

CITY OF LOS ANGELES

BLVD

REDONDO AVE.

158 th ST.

MAGNOLIA AVE.

AVE.

162 nd ST.

P.W.
F.D.
M.C.
F.D.
C.H.

161st ST.

164th ST.

ST.

GARDENA BLVD

166 th ST.

ST.

168th ST.

170 th ST.

TORRANCE

DISTRICT LOCATION

ARTESIA

GRAMERCY

BLVD.



91

CRENSHAW

VAN NESS

WESTERN

DENKER AVE.
DALTON AVE.

NORMANDIE

ST.

VERMONT

182 nd

ELECTRIC ST.

TORRANCE

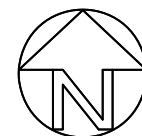
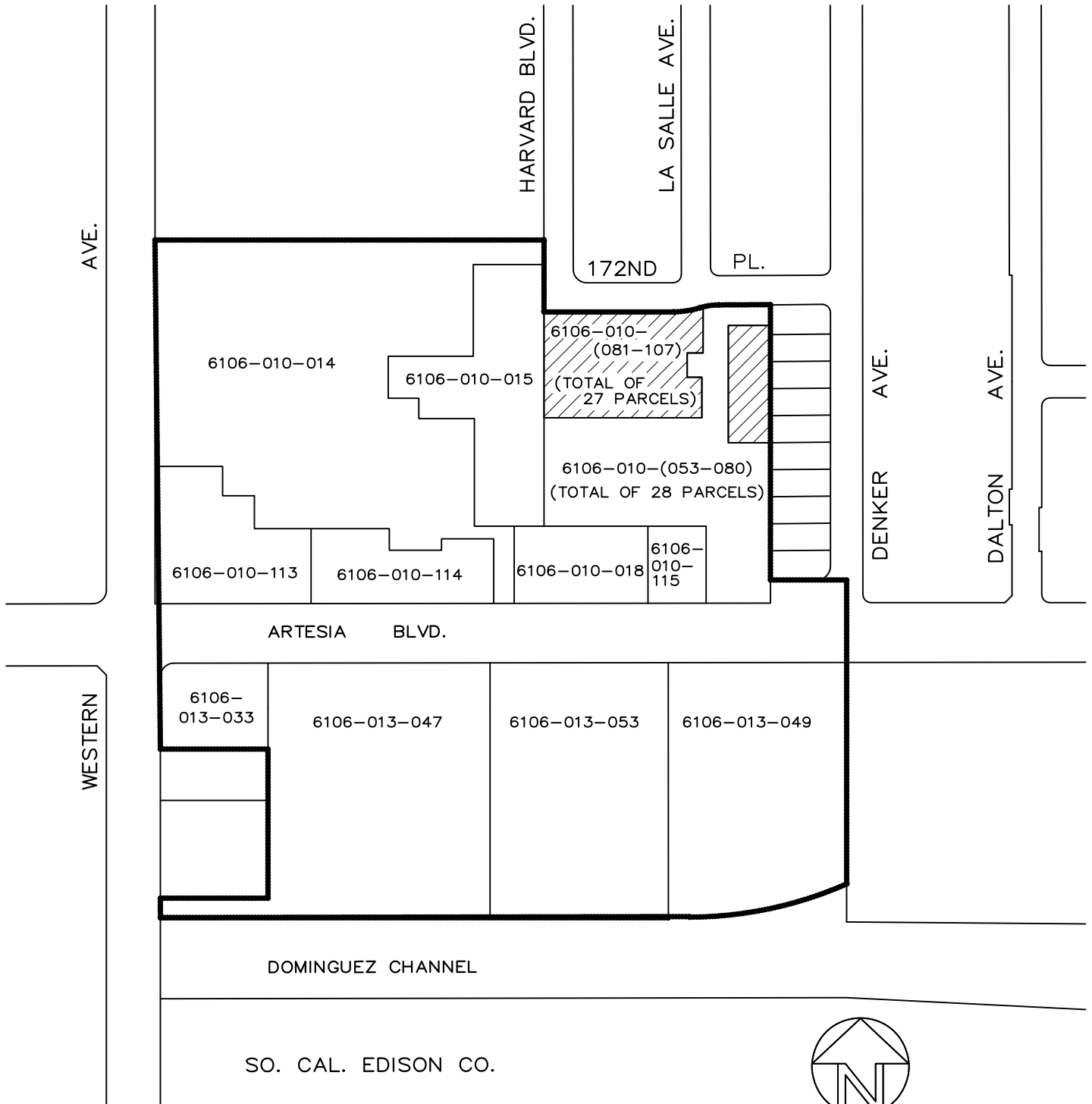
CITY OF LOS ANGELES



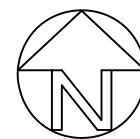
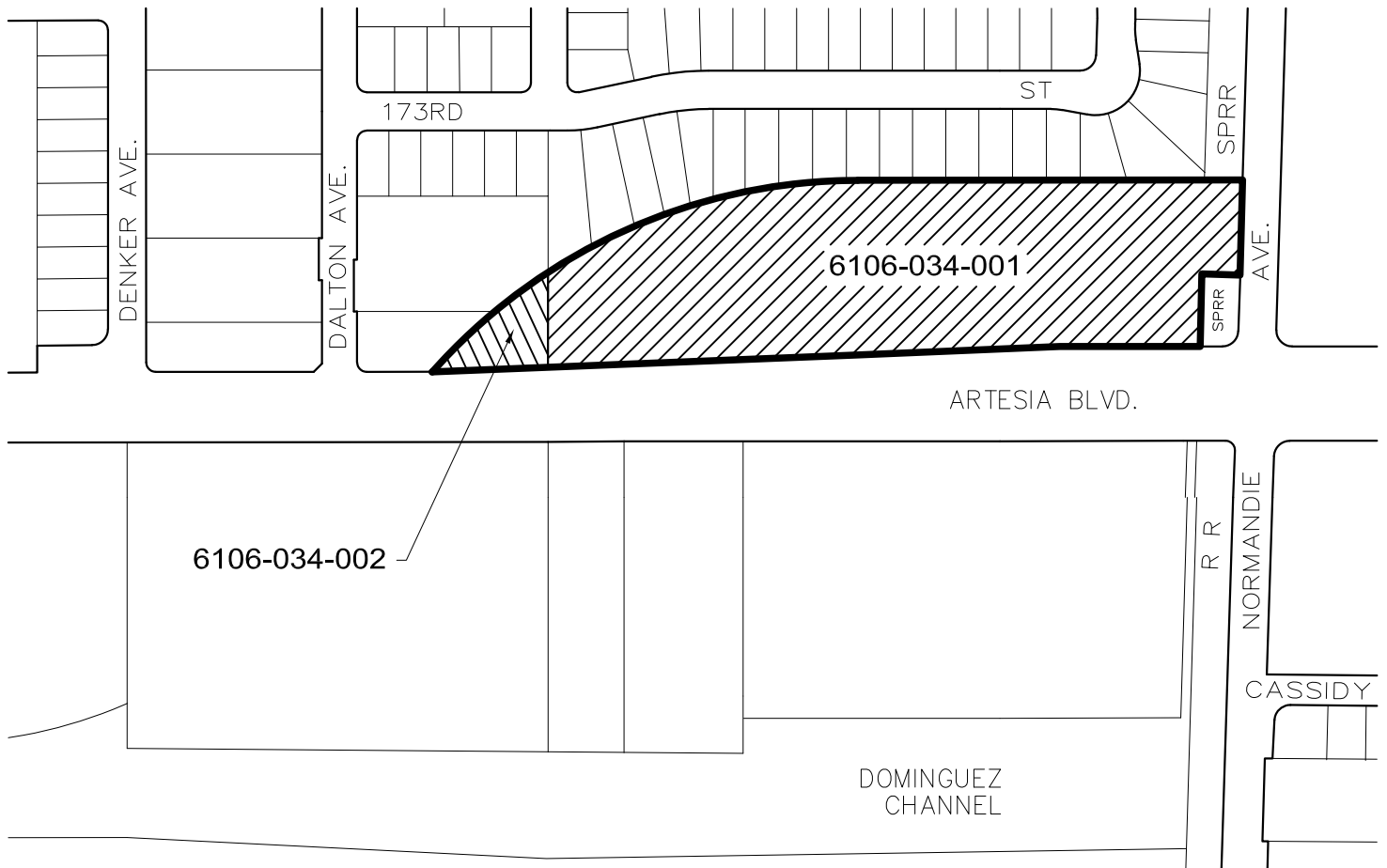
VICINITY MAP

ARTESIA BLVD LANDSCAPING DISTRICT
YEAR 2026 - 2027

ASSESSMENT DIAGRAM & BOUNDARY MAP
ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT
WESTERN AVE. - DENKER AVE.
FISCAL YEAR 2026 - 2027



ASSESSMENT DIAGRAM & BOUNDARY MAP
ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT
DALTON AVE. - NORMANDIE AVE.
FISCAL YEAR 2026 - 2027



PLANS AND SPECIFICATIONS 2026-2027

Plans and specifications for the improvements provided by the Gardena Artesia Boulevard Landscaping Assessment District are on file in the office of the Public Works Director/City Engineer and incorporated into this report by reference. The plans detail the improvement on Artesia Boulevard between Western Avenue and Denker Avenue, and between Dalton Avenue and Normandie Avenue. The improvements are the construction, servicing and maintenance of landscaping and appurtenant improvements within the median islands on Artesia Boulevard between Western Avenue and Denker Avenue, and between Dalton Avenue and Normandie Avenue. The maintenance and servicing for the improvements include, but are not limited to, personnel, electrical energy, and utilities such as water, materials, contracting services, and other items necessary for the satisfactory servicing and maintenance of these services.

ESTIMATE OF COSTS OF MAINTENANCE AND SERVICING

The cost of the maintenance and servicing of the improvement was determined by the costs of the annual contractual services for the landscaped median, including personnel, electrical energy, and utilities such as water, materials, and other items necessary for the satisfactory servicing and maintenance of the landscaped median.

**ESTIMATE OF COST
WESTERN AVENUE - DENKER AVENUE
FY 2026-2027**

The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessments proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Item	Description	Estimated Costs	Prorated Incidental Costs	Estimated Total Costs
A.	Landscaping Construction, Western to Denker Additional Median Design Construction Mgmt Costs @ 15%	\$63,643 \$ 3,600 \$ 9,548		\$76,791
B.	1st Annual Payment @ 7% Interest over 5 years	\$18,728	\$26,138	\$44,866
C.	Annual Landscape Maintenance, Western to Denker	\$ 4,200	\$ 5,862	\$10,062
		\$99,719	\$32,000	\$131,719

Items A and B are shown for reference only. Item C is the annual landscape maintenance on Artesia Blvd. between Western Ave. and Denker Ave. in the amount of \$10,062.

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

CITY OF GARDENA
 ARTESIA BLVD. LANDSCAPING
 ASSESSMENT DISTRICT
 FISCAL YEAR 2026-2027

CALCULATION OF ASSESSMENT
 Western Ave. - Denker Ave.

ASSESSOR'S PARCEL NUMBER	ACREAGE	ASSESSMENT
6106010014	6.430	\$1,909.00
6106010015	1.300	\$386.00
6106010018	0.875	\$260.00
6106010053	0.096	\$28.42
6106010054	0.096	\$28.42
6106010055	0.096	\$28.42
6106010056	0.096	\$28.42
6106010057	0.096	\$28.42
6106010058	0.096	\$28.42
6106010059	0.096	\$28.42
6106010060	0.096	\$28.42
6106010061	0.096	\$28.42
6106010062	0.096	\$28.42
6106010063	0.096	\$28.42
6106010064	0.096	\$28.42
6106010065	0.096	\$28.42
6106010066	0.096	\$28.42
6106010067	0.096	\$28.42
6106010068	0.096	\$28.42
6106010069	0.096	\$28.42
6106010070	0.096	\$28.42
6106010071	0.096	\$28.42
6106010072	0.096	\$28.42
6106010073	0.096	\$28.42
6106010074	0.096	\$28.42
6106010075	0.096	\$28.42
6106010076	0.096	\$28.42
6106010077	0.096	\$28.42
6106010078	0.096	\$28.42
6106010079	0.096	\$28.42
6106010080	0.096	\$28.42
6106010081	0.096	\$28.42
SUB-TOTAL		\$3,379.18

CITY OF GARDENA
 ARTESIA BLVD. LANDSCAPING
 ASSESSMENT DISTRICT
 FISCAL YEAR 2026-2027

CALCULATION OF ASSESSMENT
 Western Ave. - Denker Ave.

ASSESSOR'S PARCEL NUMBER	ACREAGE	ASSESSMENT
6106010082	0.096	\$28.42
6106010083	0.096	\$28.42
6106010084	0.096	\$28.42
6106010085	0.096	\$28.42
6106010086	0.096	\$28.42
6106010087	0.096	\$28.42
6106010088	0.096	\$28.42
6106010089	0.096	\$28.42
6106010090	0.096	\$28.42
6106010091	0.096	\$28.42
6106010092	0.096	\$28.42
6106010093	0.096	\$28.42
6106010094	0.096	\$28.42
6106010095	0.096	\$28.42
6106010096	0.096	\$28.42
6106010097	0.096	\$28.42
6106010098	0.096	\$28.42
6106010099	0.096	\$28.42
6106010100	0.096	\$28.42
6106010101	0.096	\$28.42
6106010102	0.096	\$28.42
6106010103	0.096	\$28.42
6106010104	0.096	\$28.42
6106010105	0.096	\$28.42
6106010106	0.096	\$28.42
6106010107	0.096	\$28.42
6106010113	0.854	\$253.45
6106010114	0.917	\$272.55
6106010115	0.384	\$113.68
SUB-TOTAL		\$1,378.60

CITY OF GARDENA
 ARTESIA BLVD.
 LANDSCAPING ASSESSMENT
 DISTRICT
 FISCAL YEAR 2026-2027

CALCULATION OF ASSESSMENT
 Western Ave. - Denker Ave.

ASSESSOR'S PARCEL NUMBER	FRONTAGE	ASSESSMENT
6106013033	199.000	\$831.00
6106013047	411.000	\$1,717.00
6106013049	330.000	\$1,378.00
6106013053	330.000	\$1,378.00
SUB-TOTAL		\$5,304.00
GRAND TOTAL		\$10,061.78

ESTIMATE OF COST
DALTON AVENUE - NORMANDIE AVENUE
FY 2026-2027

The estimated cost of the construction, operation, servicing and maintenance of the improvements are summarized below. Only construction costs for median landscaping between Normandie Avenue and Dalton Avenue have been included. All costs include administration and utilities where applicable.

A.	Median Landscaping Construction (see details next page)	\$ 127,400
	+ Contingencies ($\pm 10\%$)	12,700
	City Administration	<u>10,000</u>
		\$ 150,100
B.	Median Landscaping Maintenance	\$ 11,600

Item A is shown for reference only. Item B is the annual landscape maintenance on Artesia Blvd. between Dalton Ave and Normandie Ave in the amount of \$11,600.

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

CITY OF GARDENA
ARTESIA BLVD. LANDSCAPING
ASSESSMENT DISTRICT
FISCAL YEAR 2026-2027
ACCT. # 152.53

CALCULATION OF ASSESSMENT
Dalton Avenue - Normandie Avenue

ASSESSOR'S PARCEL NUMBER	FRONTAGE (FT)	ASSESSMENT
6106-034-001	1028.46	\$9,897.00
6106-034-002	176.94	\$1,703.00
	TOTAL	<u>\$11,600.00</u>

RESOLUTION NO. 6724

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT FOR FISCAL YEAR 2026-2027, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS UNDER THE GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT FOR THE FISCAL YEAR 2026-2027, AND SETTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION THERETO (PUBLIC HEARING: May 12, 2026)

WHEREAS, the City of Gardena, California, previously established the Gardena Artesia Boulevard Landscaping Assessment District and;

WHEREAS, on Feb. 10, 2026, the City Council of the City of Gardena, California, adopted Resolution No. 6722 that requires City Council to direct the City Engineer to prepare and file a report according to the provisions of the "Landscaping and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for assessments to be levied upon and collected through the Gardena Artesia Boulevard Landscaping Assessment District for fiscal year 2026-2027, and;

WHEREAS, the Engineer's Report bearing the date of April 2, 2026, was prepared and was filed in the office of the City Clerk, and;

WHEREAS, the City Clerk has presented the Engineer's Report to the City Council, and said Council has examined and considered the Engineer's Report and is satisfied with all the items contained in Engineer's Report, and;

WHEREAS, the City Council of the City of Gardena, California, proposes to levy and collect annual assessments according to the "Landscaping and Lighting Act of 1972" of the State of California Streets and Highways Code, Division 15, Part 2, for Fiscal Year 2026-2027

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

SECTION 1. That the Engineer's Report bearing the date of April 2, 2026, was prepared and filed with the City Clerk in conformity with the provisions of the State of California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972. The Engineer's Report contains the plans and specifications for the maintenance of the improvements, an estimate of the costs of the maintenance and servicing, a diagram for the assessment district and an assessment of the estimated costs of the maintenance and servicing of the improvements.

RESOLUTION NO. 6724

SECTION 2. The City Council approves the Engineer's Report as filed and sets a public hearing for Tuesday, May 12, 2026, at 7:30 p.m., in the Gardena City Council Chambers, 1700 West 162nd Street, in the City of Gardena, California, to consider the levy and collection of the assessment for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027.

SECTION 3. The City Clerk or designee is authorized and directed to give notice of the hearing in time, form, and manner as required by the California Streets and Highways Code, Division 15, Part 2, Landscaping and Lighting Act of 1972.

SECTION 4. That the City Council declares its intention to levy upon and collect assessments at the same rate as previously established through the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2026-2027, except that no assessments shall be imposed upon property owned by the state or federal government or any local agency.

SECTION 5. That the boundaries of the Gardena Artesia Boulevard Landscaping Assessment District are as shown and described in the attached map and incorporated by reference.

SECTION 6. That the purposes of the District are those provided for in the Engineer's Report on file with the City Clerk.

SECTION 7. That this resolution shall be effective immediately.

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

Passed, approved, and adopted this 14th day of April, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk
APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council

Meeting

AGENDA REPORT

SUMMARY

Agenda Item No. 17C.
Section: DEPARTMENTAL
ITEMS - PUBLIC WORKS
Meeting Date: April 14,
2026

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

AGENDA TITLE: RESOLUTION NO. 6733, Adopting Storm Drain Master Plan

COUNCIL ACTION REQUIRED:

Staff Recommendation: Adopt Resolution No. 6733.

RECOMMENDATION AND STAFF SUMMARY:

On July 23, 2024, City Council approved a professional services agreement with Carollo Engineering Inc. to prepare a Storm Drain Master Plan.

The City storm drain system consists of approximately 12 miles of City-owned pipes and 25 miles of County owned pipes, along with associated infrastructure including manholes, open channels, and catch basins. The system also includes approximately 5.5 miles of the Dominguez Chanel and 1.5 miles of open channel along 135th Street. City owned pipe diameters range from 6 to 81 inches, with flows discharging to the County storm drain system, the Dominguez Channel, and the Willows Wetlands at the southern end of the City.

The Storm Drain Master Plan provides a comprehensive analysis of the existing system's condition and capacity and includes recommendations for future Capital Improvement Projects/Program (CIP) to rehabilitate and enhance the system. The plan will assist the City in identifying the total deferred maintenance cost, prioritize repairs based on current conditions, and establishing a foundation for adopting development impact fees for new storm drain facilities.

After two years of work, Carollo Engineers, Inc. has competed and submitted the Final Storm Drain Master Plan to the City.

Staff respectfully recommends that City Council Adopt Resolution No. 6733.

FISCAL IMPACT/COST:

Amount of Expenses: N/A

APPROVED:

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

Clint Osorio, City Manager

Attachments

[Resolution No. 6733.pdf](#)

RESOLUTION NO. 6733

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING THE STORM DRAIN MASTER PLAN DATED MARCH 2026

WHEREAS, the City currently provides storm drainage services to approximately 1,340 acres (about 2.10 square miles)., and;

WHEREAS, the system consists of approximately 12 miles of City-owned pipes and 25 miles of County-owned pipes, along with manholes, open channels, and catch basins owned by both entities., and;

WHEREAS, the total number of County-owned catch basins is 574, while the City owns 290 catch basins., and;

WHEREAS, in addition, the system includes approximately 5.5 miles of the Dominguez Channel and 1.5 miles of open channel along 135th Street, and;

WHEREAS, City-owned pipe diameters range from 6 to 81 inches, with flows discharging to the County storm drain system, the Dominguez Channel, an open channel leading to the Dominguez Channel, and the Willows Wetlands at the southern end of the City., and;

WHEREAS, the Gardena Willows Wetland Preserve, located in the City's southeast corner, covers approximately 13.6 acres in total, including 9.4 acres of wetland and 4.2 acres of upland habitat., and;

WHEREAS, the Storm Drain Master Plan document will provide the City with an analysis of the existing storm drain system capacity and includes recommendations on future CIP projects to maintain and improve the storm drain system, which will help the City understand the total deferred maintenance cost, prioritize repairs based on current conditions and provide a basis for adopting development impact fees for new storm drain facilities., and;

WHEREAS, on July 23, 2024, City Council approved a professional services agreement with Carollo Engineering, Inc. to prepare a Storm Drain Master Plan (SDMP) for the City., and;

WHEREAS, after two years of work to prepare the plan, on March 2026, Carollo Engineering, Inc. completed and submitted the Final Storm Drain Master Plan., attached herewith as Exhibit 1., and;

RESOLUTION NO. 6733

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

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

SECTION 2. Adopt the Storm Drain Master Plan document dated March 2026 and prepared by Carollo Engineering, Inc., a copy of which is attached as Exhibit 1.

SECTION 3. That this Resolution shall be effective April 14, 2026.

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

Passed, approved, and adopted this 14th day of April, 2026.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney

EXHIBIT 1



Storm Drain Master Plan

March 2026 / FINAL





Storm Drain Master Plan

March 2026 / FINAL



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Abbreviations

Carollo	Carollo Engineers
CCTV	closed-circuit television
CIP	Capital Improvement Program
City	City of Gardena
CMP	corrugated metal pipe
County	Los Angeles County
DCIA	directly connected impervious area
DDF	depth duration frequency
DEM	Digital Elevation Model
ENR	Engineering News-Record
°F	degrees Fahrenheit
General Plan	2023 General Plan
GIS	geographic information system
HGL	hydraulic grade line
lf	linear foot
Master Plan	Storm Drain Master Plan
NASSCO	National Association of Sewer Service Company
NOAA	National Oceanic and Atmospheric Administration
NPS	National Plant Services, Inc.
NRCS	Natural Resources Conservation Service
O&M	operations and maintenance
PACP	Pipeline Assessment and Certification Program
R&R	rehabilitation/replacement
RCP	reinforced concrete pipe
SCS	Soil Conservation Service
SWMM	Storm Water Management Model
USDA	United States Department of Agriculture

CHAPTER 1 BACKGROUND

This chapter provides a brief overview of the City of Gardena's (City) need for its first Storm Drain Master Plan, outlines the objectives of the Plan, and introduces the seven chapters that describe the storm drain system.

1.1 Introduction

The City is a diverse community located in the South Bay region of Los Angeles County (County), California. The City encompasses approximately 3,749 acres (with over 99 percent of that comprising land and 1 percent waterways) and has a population of around 61,000 as of the 2020 census—though more recent estimates (2025) indicate a slight decline to roughly 56,700. The City is bordered by the City of Los Angeles neighborhood of Harbor Gateway on the east and south, the City of Torrance on the southwest, the unincorporated community of Alondra Park on the west, the City of Hawthorne on the northwest, and the unincorporated community of Athens to the north. Figure 1.1 presents a regional location map of the City.

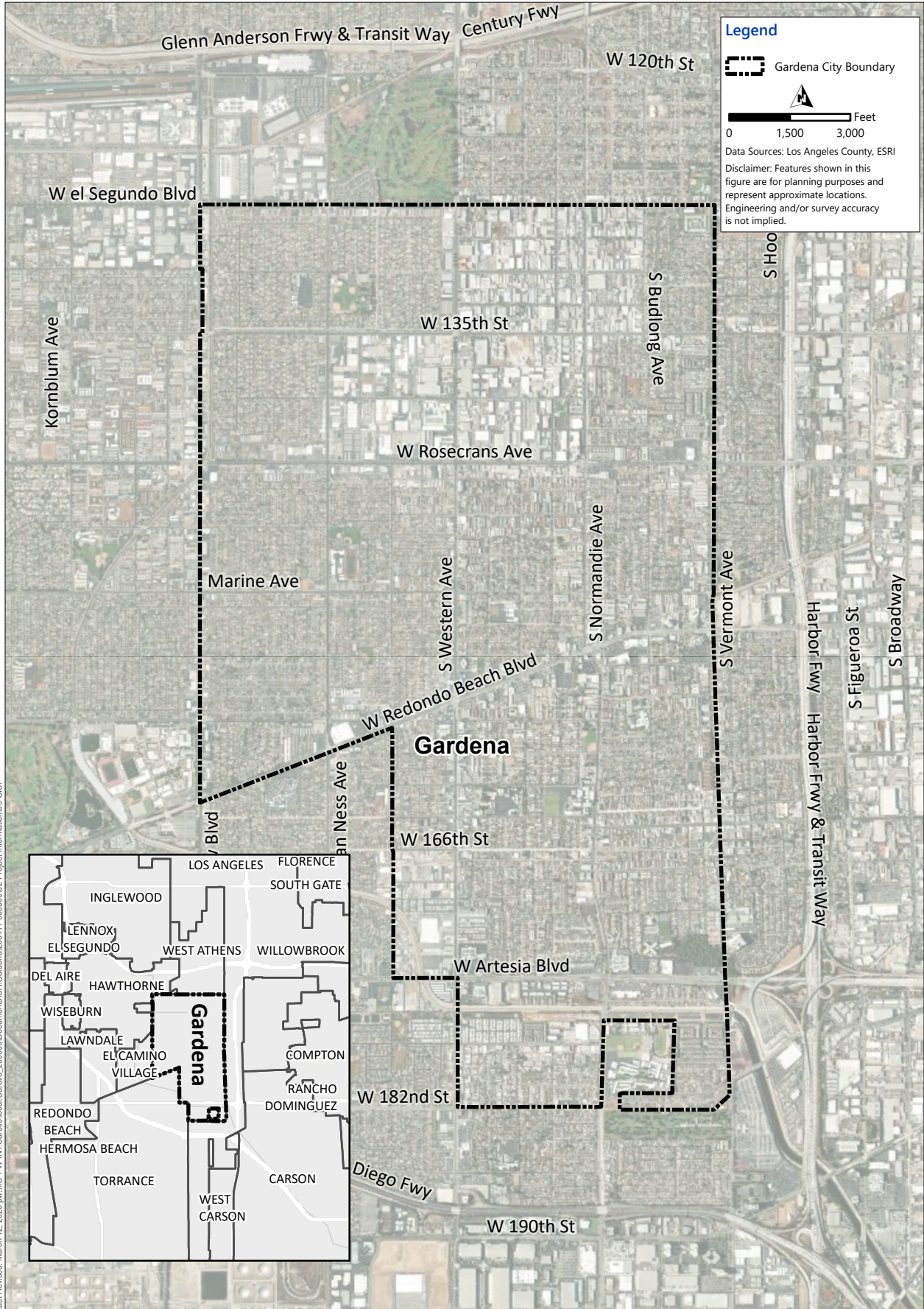
1.2 Storm Drainage System Overview

The storm drainage system includes City- and County-owned infrastructure, such as drainage pipes, manholes, and catch basins. Maintenance responsibility depends on ownership: the City maintains its facilities, while the County maintains its own.

The City currently provides storm drainage services to approximately 1,340 acres (about 2.10 square miles). The City drainage area is defined as the cumulative area of modeled sub-catchments that discharge to City-owned stormwater infrastructure. This area represents the portion of the watershed contributing runoff to the City's existing stormwater conveyance system during storm events and used for the hydraulic capacity analysis.

The system consists of approximately 12 miles of City-owned pipes and 25 miles of County-owned pipes, along with manholes, open channels, and catch basins owned by both entities. The total number of County-owned catch basins is 574, while the City owns 290 catch basins. In addition, the system includes approximately 5.5 miles of the Dominguez Channel and 1.5 miles of open channel along 135th Street. City-owned pipe diameters range from 6 to 81 inches, with flows discharging to the County storm drain system, the Dominguez Channel, an open channel leading to the Dominguez Channel, and the Willows Wetlands at the southern end of the City. The Gardena Willows Wetland Preserve, located in the City's southeast corner, covers approximately 13.6 acres in total, including 9.4 acres of wetland and 4.2 acres of upland habitat.

The scope of this study includes only City-owned infrastructure that is operated and maintained by the City. Unless specified otherwise, the current model and report will refer exclusively to City infrastructure throughout the remainder of this document.



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Figure 1.1 Regional Location Map
CITY OF GARDENA

1.3 Scope and Authorization

The purpose of this Master Plan is to identify, analyze, and prioritize the capital improvement needs of the City's stormwater management system to reduce flood risks, enhance public safety, and protect the City's assets. On July 23, 2024, the City approved a professional services agreement with Carollo Engineers (Carollo) to prepare this Master Plan for the storm drainage system, which included the following main tasks:

- Task 1: Project Management and Quality Control.
- Task 2: System Inventory and Geographic Information System (GIS) Database Development.
- Task 3: Condition Assessment.
- Task 4: Hydrologic/Hydraulic Model Development and Evaluations:
 - » Task 4.1 Watershed Development.
 - » Task 4.2 Hydrologic/Hydraulic Model Development.
 - » Task 4.3 Hydraulic Model Validation.
 - » Task 4.4 Planning and Evaluation Criteria.
 - » Task 4.5 System Evaluation of City Infrastructure.
- Task 5: Capital Improvement Projects:
 - » Task 5.1 Develop Recommended Improvements (City Infrastructure).
 - » Task 5.2 Rehabilitation and Replacement Program.
- Task 6: Master Plan preparation.

1.4 Report Organization

The storm drainage system master plan report contains seven chapters, followed by appendices that provide supporting documentation for the information presented in the report. The chapters are briefly described below:

- **Chapter 1 - Background.** This chapter presents a summary of the storm drainage system service area, the purpose, and scope for this Master Plan, and the objectives of the study. Referenced documents are also listed.
- **Chapter 2 - Study Area Description.** This chapter presents a description of the study area, defines the land use classifications, and summarizes the historical population trends.
- **Chapter 3 - Planning and Evaluation Criteria.** This chapter presents the planning criteria for evaluating the storm drainage system. The planning criteria address the storm drainage system capacity, gravity storm pipe slopes, maximum flood depths, and storm runoff coefficients.
- **Chapter 4 - Storm Drainage System Facilities and Hydraulic Model.** This chapter describes the City's existing system, and the hydraulic model was used for identifying existing system deficiencies and recommending improvements.
- **Chapter 5 - Capacity Evaluation and Proposed Improvements.** This chapter presents the results of the capacity evaluation of the storm drainage system and the proposed projects that correct capacity deficiencies and serve future users.

- **Chapter 6 - Condition Assessment and Rehabilitation/Replacement Program.** This chapter presents recommendations for the City to develop a storm drainage system maintenance, inspection, and rehabilitation/replacement program.
- **Chapter 7 - Capital Improvement Program.** This chapter presents the capital improvement program and projects, a summary of the capital costs, and is organized to assist the City in making financial decisions.

1.5 Acknowledgments

Carollo wishes to acknowledge and thank Kevin Kwak (Assistant Public Works Director), Jun DeCastro (Project Manager for City), Kevin Thomas (Public Works Superintendent), Dave Kirkwood (Public Works Lead), and John M Schener (Public Works Lead). Their cooperation and courtesy in obtaining a variety of necessary information were valuable components in completing and producing this report.

1.6 Reference Material

The following documents were referenced in the preparation of this master plan:

- City of Gardena Sewer Master Plan.
- City of Gardena Storm Drainage System Drawing.
- National Plant Services, Inc. (NPS) Report.
- Los Angeles County Storm Drain System: Web-Based Map Viewer.
- City of Gardena General Plan 2023.

CHAPTER 2 STUDY AREA DESCRIPTION

This chapter outlines the planning area for the City's storm drain system, defines land use classifications, and describes future growth assumptions within the City's service area.

2.1 Study Area

The 2023 General Plan (General Plan) planning boundary is the study area boundary for this Storm Drain Master Plan (Master Plan). The study area is shown in Figure 2.1.

The study area encompasses the portion of the City where stormwater runoff has the potential to enter the existing storm drain system. This area covers approximately 3,749 acres (about 5.6 square miles), representing the City's storm drainage service area. The analysis includes all City-owned storm drainage infrastructure, including drainage pipes, manholes, catch basins, 5.5 miles of the Dominguez Channel, and 1.5 miles of open channel along 135th Street. Only facilities operated and maintained by the City are included in the study; County-owned infrastructure is excluded unless specifically noted. The study area accounts for runoff from all impervious and pervious surfaces within the City limits that contribute to the City's storm drainage system.

2.2 Planning Period

This Master Plan is intended to serve as a guiding document for planning and implementing storm drain system improvements and addressing existing capacity constraints.

2.3 Climate and Topography

Table 2.1 summarizes the study area's climate. In City, the summers are warm, arid, and clear, and the winters are long, cool, wet, and partly cloudy. The City experiences a Mediterranean climate with mild, wet winters and warm, dry summers. The wet season typically extends from November through March, with most of the City's rainfall occurring between December and February. The City receives relatively low rainfall, averaging around 13.55 inches annually. While the City experiences fog in the cooler months, it is generally light and does not result in significant drizzle.

Table 2.1 Study Area Climate

Month	Average Temperature (°F) ⁽¹⁾		Average Total Precipitation ⁽¹⁾ (inches)
	Minimum	Maximum	
January	44.3	65.9	3.04
February	45.8	66.5	3.23
March	47.4	67.4	2.03
April	49.9	69.6	0.84
May	53.5	71.6	0.18
June	56.7	73.8	0.06
July	60.2	77.6	0.02

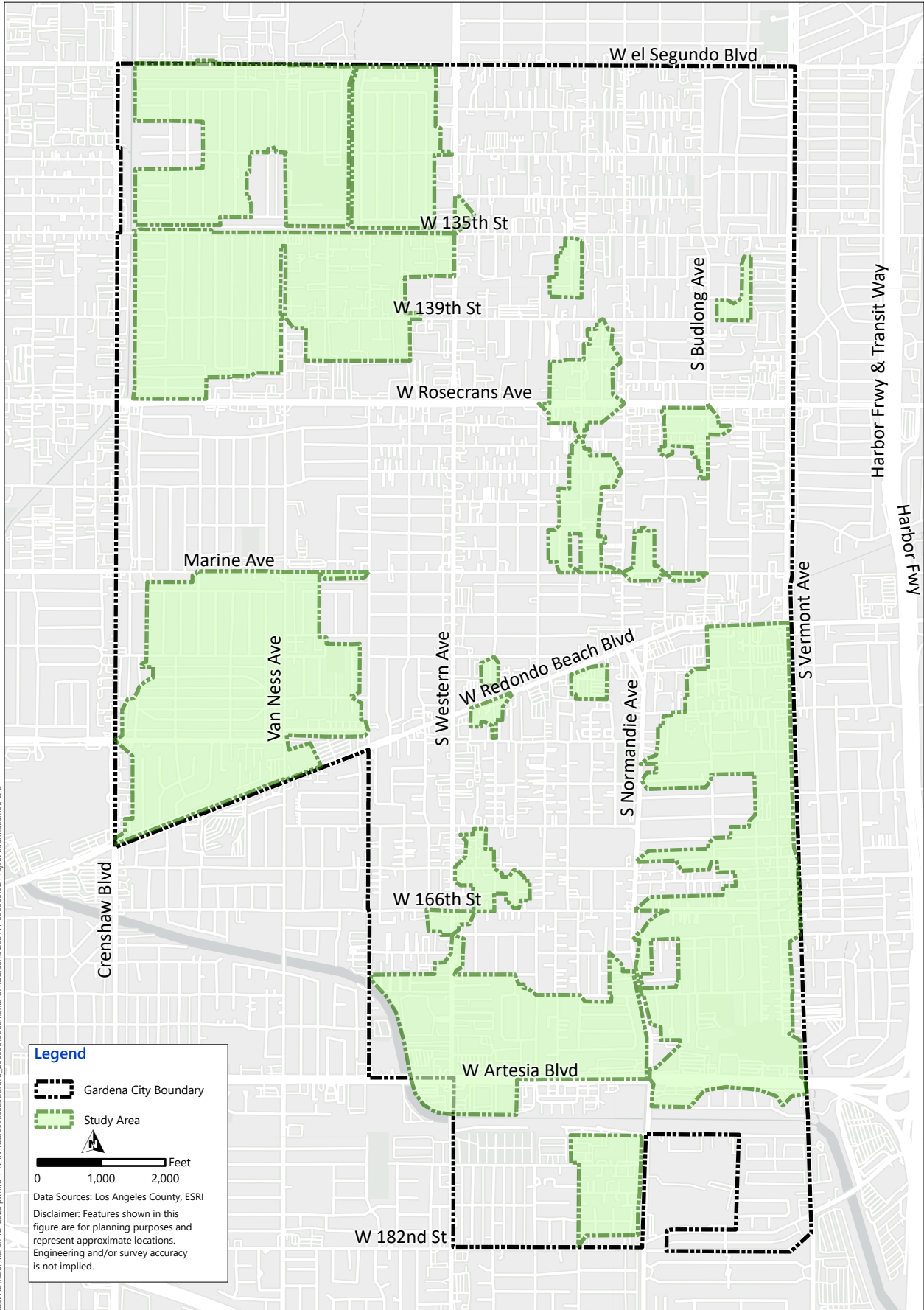
Month	Average Temperature (°F) ⁽¹⁾		Average Total Precipitation ⁽¹⁾ (inches)
	Minimum	Maximum	
August	61.1	78.6	0.06
September	59.5	78	0.22
October	55.4	75.4	0.42
November	48.9	71.5	1.31
December	45	66.9	2.15
Average or Total	52.3	71.9	13.55

Notes:

°F - degrees Fahrenheit

- (1) Data were obtained from the Torrance station, the closest available monitoring location to the study area.
 Source: Western Regional Climate Center. Torrance, California (048973). <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca8973>.
 Accessed May 8, 2025.

The topography of the City is relatively flat and urbanized, with elevations generally ranging from sea level to about 200 feet. Figure 2.2 shows the topography within the study area. Located in the Los Angeles Basin, Gardena is bordered by low hills to the east and west, but the landscape is predominantly developed with limited open, undeveloped land. The City's urban structure follows a more traditional grid layout, shaped by its proximity to larger urban centers like Los Angeles, Torrance, and Hawthorne, rather than being defined by a central core or prominent natural features.



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Figure 2.1 Master Plan Study Area
CITY OF GARDENA

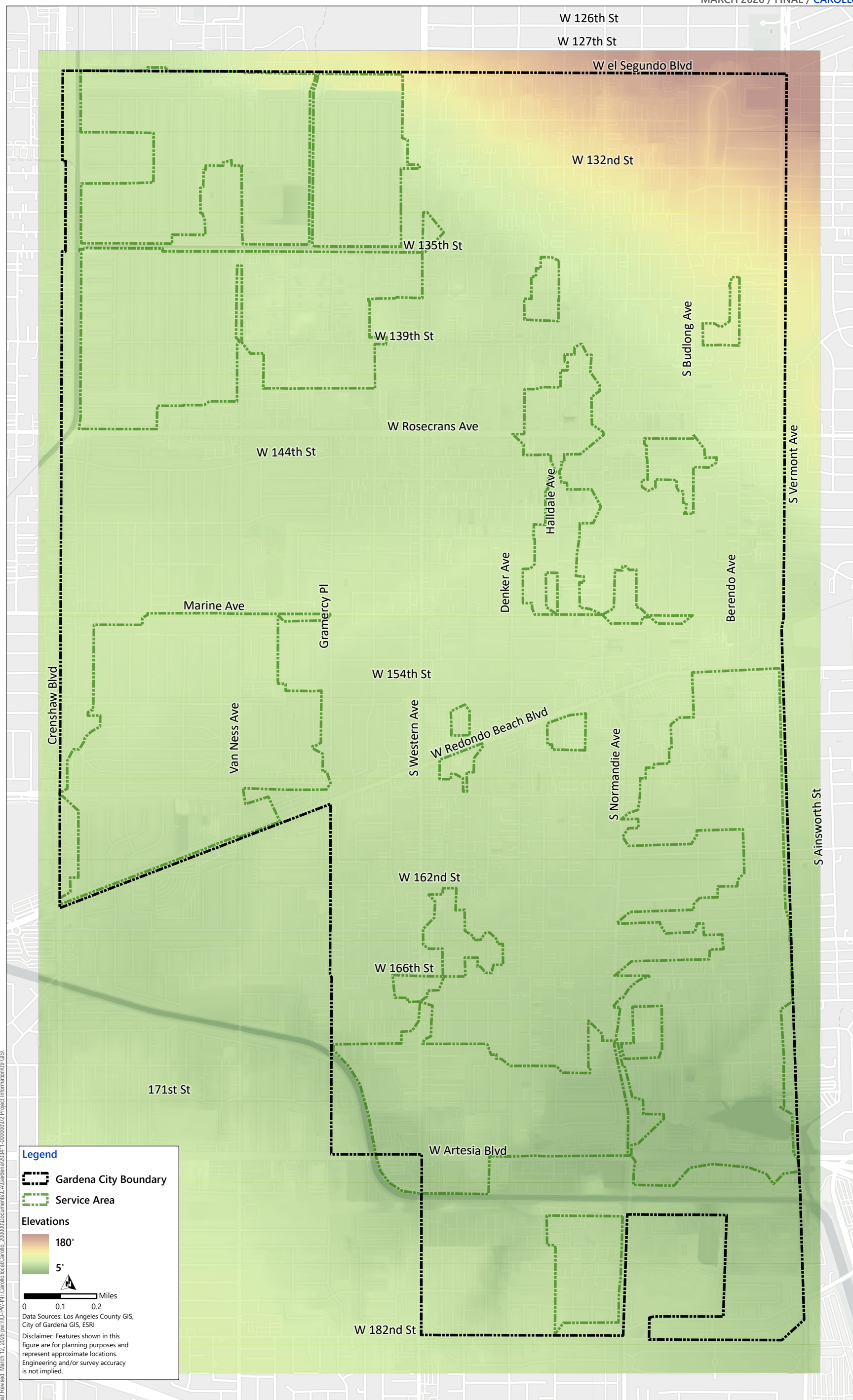


Figure 2.2 Topography
CITY OF GARDENA

2.4 Land Use

Land use information is an integral component in determining the amount of stormwater runoff generated within a given service area. The type of Land Use in an area will affect the volume and peak flow of the stormwater runoff. Adequately estimating the quantity of stormwater runoff from various land use types is important in sizing and maintaining storm drainage facilities. An important tool for determining land use projections is the City's General Plan. The City adopted its latest General Plan in February 2023.

Land use assumptions used in this study are consistent with the City's General Plan, as shown in Figure 2.3. Table 2.2 summarizes the land use types within the City limits. Gardena is a highly urbanized city that is approximately 99 percent developed. As of February 2023, only 7.42 acres remain vacant, including roughly 13 acres known as the Gardena Sumps, which cannot be developed. As a result, future development will either occur through limited infill development, through recycling of existing developed land, or through utilization of the overlay zones.

Table 2.2 Land Use Summary⁽¹⁾

Land Use Description	Acres	Percentage
Residential - Single	1,245	33.2%
Residential - Double, Duplex, Or Two Units	94	2.5%
Residential - Three Units (Any Combination)	51	1.4%
Residential - Four Units (Any Combination)	77	2.0%
Residential - Five or More Apartments or Units	159	4.2%
Residential - Manufactured Home Park	52	1.4%
Commercial	379	10.1%
Industrial	557	14.9%
Recreational	19	0.5%
Institutional	79	2.1%
Public	215	5.7%
Vacant	7	0.2%
Right-of-Way	814	21.8%
Total	3,749	100%

Notes:

(1) The land use description was sourced from the City's General Plan.

The predominant land use continues to be single-family residential, accounting for 33.2 percent of the City's total area. Other residential types, including duplexes, multi-family units, and mobile home parks, represent approximately 12 percent of the City. Commercial uses, primarily located along Artesia Boulevard, Redondo Beach Boulevard, Crenshaw Avenue, and Western Avenue, cover 10.1 percent of the City. Industrial uses account for 14.87 percent and are largely situated north of Rosecrans Avenue between Van Ness Avenue and Normandie Avenue. Streets and rights-of-way occupy 21.8 percent of city land, while recreational, institutional, and public uses together account for approximately 8.3 percent.

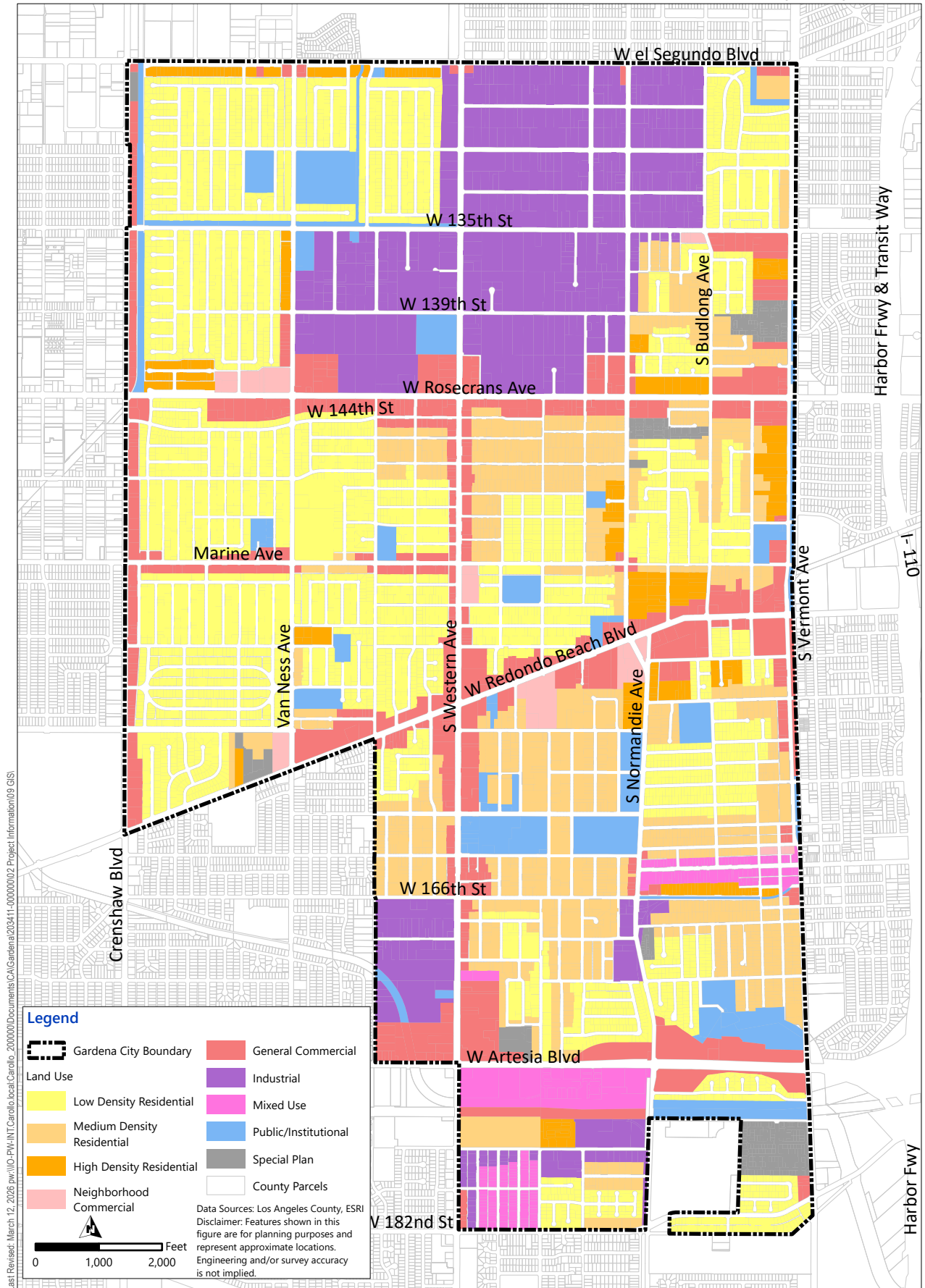


Figure 2.3 Land Use
CITY OF GARDENA

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CHAPTER 3 PLANNING AND EVALUATION CRITERIA

The capacity of the City's storm drainage collection system was evaluated based on the planning criteria defined in this chapter. The criteria were established to assess the performance of the storm drainage system, as simulated by the computer hydraulic model, and for sizing future facilities. The criteria consisted of specific guidelines recommended by the City, County, State regulatory agencies, and other planning criteria developed by Carollo based on engineering judgment and past experience.

Precipitation characteristics, design storm duration and frequency, and impervious versus pervious surfaces were reviewed to perform the hydrologic analysis on the system. Capacity deficiencies were identified through a comparison of the City's storm drainage system performance and the established planning criteria. Such a comparison defines the type, location, and extent of the facility deficiencies that should be corrected to maintain a storm drainage system with enough capacity to satisfy the selected storm conditions.

3.1 Hydrologic Criteria

This section describes the hydrologic characteristics of the City and the design storms that were used to estimate existing and future storm flows.

3.1.1 Precipitation Characteristics

The City's inland location results in a semi-arid climate, with a dry season extending from May through September. However, most of the City's rainfall typically occurs between November and April. The City experiences mild to moderate rainfall during the wet season, with occasional light drizzle. The average annual precipitation is approximately 13.55 inches.

3.1.2 Design Storms

The capacity of storm drainage facilities depends on the selected level of protection provided by those facilities. The level of protection is often expressed in terms of the frequency, or return period, of the storms for which the facilities are designed to prevent damage or for which the facilities will safely pass the stormwater flows. This storm is referred to as the design storm and is an idealized representation of a typical storm with a specified return period. Selection of the design storm can have a significant impact on the size and cost of required drainage facilities.

Two design storms were used for the evaluation of the City's existing storm drainage system and for the design of future storm drainage facilities. The 10-year, 24-hour event was used for evaluating storm conveyance facilities, while the 50-year, 24-hour event was used for evaluating the combined capacity of basins, streets, and pipes.

The City's design storms were developed using US Department of Agriculture and Natural Resources Conservation Service (NRCS) Type I distribution with the 24-hour volumes defined by National Oceanic and Atmospheric Administration (NOAA) Atlas 14. Figure 3.1 illustrates the 24-hour design storms for the 10-year and 50-year recurrence intervals. The 10-year event has a total volume of 3.8 inches, whereas the 50-year event has a total volume of 5.4 inches.

The 10-year, 24-hour design storm was used for sizing conveyance facilities for drainable areas. The 50-year, 24-hour design storm was used to determine if street flooding exceeds one foot in depth and could flood buildings or create serious safety hazards.

Figure 3.1 illustrates the 24-hour precipitation profiles for the 10-year and 50-year design storms.

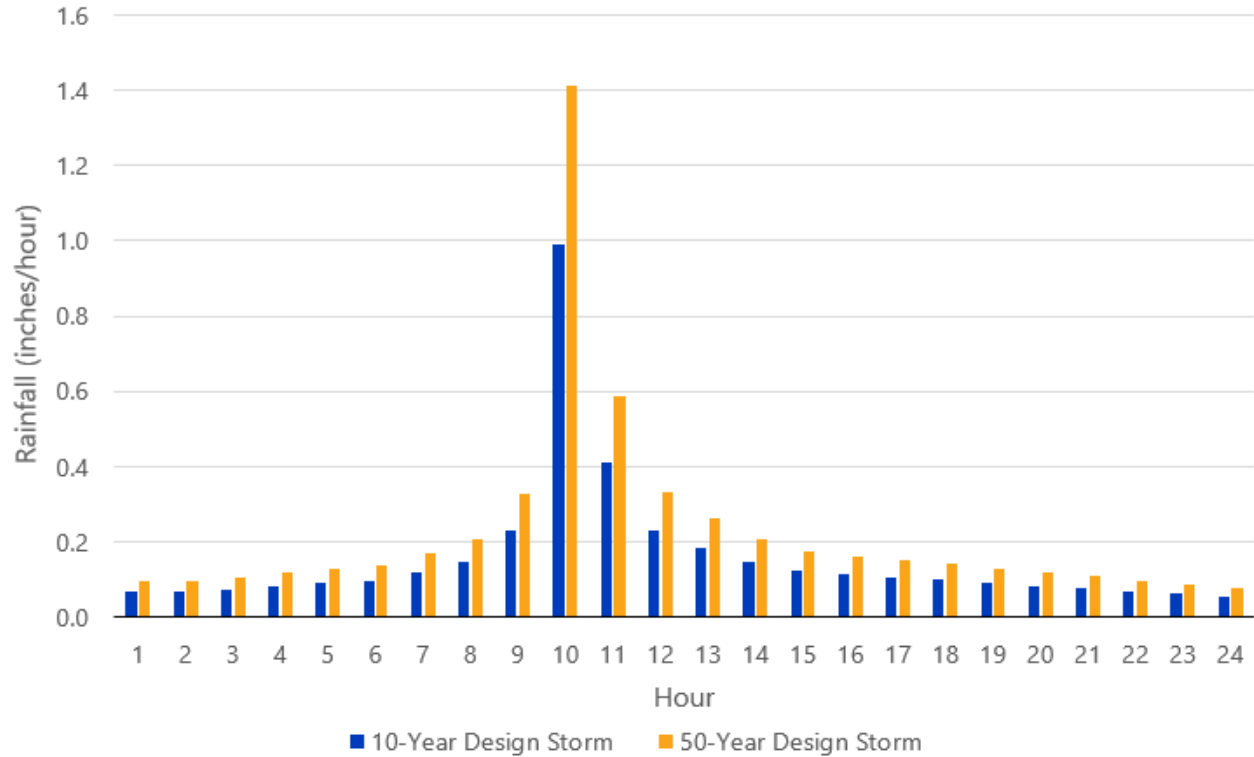


Figure 3.1 Type 1 10-year and 50-year, 24-hour Design Storms

3.1.3 Ground Slope

Ground slopes were determined using the City's elevation data and ArcView GIS. An average overland flow path slope is required for each hydraulic model subbasin. This value was automatically determined through the intersection of subbasin areas with the Digital Elevation Model (DEM) derived from the City elevation data points and survey data. The elevation grid was intersected with the subbasins, and the slope of each grid cell within the subbasin was calculated. Using the number of cells within each subbasin, the average basin slope was calculated. To verify this procedure, subbasin slopes for selected subbasins were manually estimated using available ground contour elevations and following guidelines provided by the hydraulic model manufacturer (described in Chapter 4).

3.2 Hydraulic Criteria

The City's storm drainage facilities were evaluated based on the planning and evaluation criteria defined in this section. The criteria were established to assess the performance of the storm drainage system, as simulated by the computer hydraulic model, and for sizing future facilities.

3.2.1 Hydraulic Analysis

3.2.1.1 Pipe Flow

Manning's equation for pipe flow was used to determine travel time for flow through pipes.

3.2.1.2 Manning Coefficient (n)

The Manning coefficient 'n' is a friction coefficient and varies for pipe material, smoothness of pipe and joints, and buildup of debris or other obstructions like root intrusion. For storm drainpipes, the Manning coefficient typically ranges between 0.012 and 0.015, depending on material type. The Manning's n value for all storm drains was assumed to be 0.013 for the hydraulic analysis. This is a conservative estimate for Manning's n value, but it is reasonable considering the age of some pipes in the drainage system.

3.2.1.3 Channel Flow

Manning's equation for open channel flow was used to derive travel time, velocity, flow, and width relationships for channels. The modeling software calculates ditch or channel travel time using entered values of slope, width, bank side slope, and Manning's n. The modeling software required input of a typical contributing area to determine depth of flow.

3.2.1.4 Surge Depth and Street Flooding

Storm drains are designed to surcharge under normal operation. It is common engineering practice to allow street curbs and gutters to act as storage and conveyance of stormwater, similar to overland flow, for a given rainfall intensity and duration to protect adjacent properties from flooding. When evaluating the adequacy of the existing conveyance facilities serving existing developments, City streets were allowed to flood and provide flow attenuation and storage capacity, thus avoiding cost-prohibitive improvements.

Floodwater was permitted to accumulate in streets up to 1 foot above the ground for the 50-year design storm. Floodwater was generally not allowed to accumulate in the streets during the 10-year design storm.

3.3 Planning and Design Criteria Summary

The City's storm drainage system was evaluated based on the analysis and design criteria described in this chapter. These criteria are summarized in Table 3.1.

Table 3.1 Planning and Design Criteria Summary

Design Storms				
Design Storm	Facilities to be Evaluated		Maximum HGL Depth/Flooding Depth Criteria	
10-year, 24-hour	Storm Sewer Conveyance Facilities		No flooding allowed	
50-year, 24-hour	Combined Capacity of Streets, Basins, and Pipes		Allowable 1 foot of flooding aboveground	
Precipitation Depth - Duration - Frequency				
Duration	10-Year		50-Year	
	(inches)	(inches/hour)	(inches)	(inches/hour)
24-hour	3.8	1.0	5.4	1.4
Design Hydrographs				
The Design Hydrographs were determined using the NOAA Atlas 14 10-year and 50-year 24-hour storms with 5-minute time steps.				
Manning's Friction Coefficient (n):				
RCP = 0.013				
CMP = 0.024				
Concrete Channel = 0.013				
Hydrology Analysis Design Criteria				
Storm Pattern = SCS Type 1				
Hydrograph Method = SCS Unit Hydrograph				
Storm Duration = 24 hours				
Rainfall Precipitation (inches) = See Figure 3.1 (based on NOAA Atlas 14)				
Hydrologic Soil Group Definition = C (based on NRCS Soil Survey)				
Notes:				
CMP - corrugated metal pipe; HGL - hydraulic grade line; RCP - reinforced concrete pipe; SCS - Soil Conservation Service				

CHAPTER 4 STORM DRAINAGE SYSTEM FACILITIES AND HYDRAULIC MODEL

This chapter presents an overview of the City's storm drainage facilities. The chapter also describes the development of the City's storm drainage hydrologic and hydraulic models. These models were used for identifying existing system deficiencies and for recommending capital improvements.

4.1 System Overview

The City's storm drainage system is composed of infrastructure owned and maintained by both the City and County. This infrastructure primarily consists of catch basins and storm drainpipes. The system consists of approximately 12 miles of City-owned pipes and 25 miles of County-owned pipes. The total number of County-owned catch basins is 574, while the City owns 290 catch basins.

Drainage areas within the City were delineated based on infrastructure ownership and maintenance responsibility. Sub-catchments were delineated based on topography, flow direction, and slope to define drainage areas. Jurisdictional boundaries were then applied to distinguish between City- and County-owned stormwater facilities, such as catch basins and storm drainpipes.

Carollo confirmed asset ownership using the County's GIS storm drain network and coordination with the City through monthly meetings and technical workshops. The City also provided a citywide storm drain map that included as-built drawing numbers associated with individual pipes, which aided in identifying facilities under City jurisdiction.

Only storm drain facilities owned and maintained by the City were included in the hydraulic model. County-owned facilities were excluded from the modeling effort.

Figure 4.1 illustrates the modeled storm drainage system, including storm drain diameters, outfall locations, and open channels. Table 4.1 summarizes City-owned storm drains by diameter. Overall, the County owns and maintains approximately 25 miles of major storm drain infrastructure within the City, while the City owns and operates an additional 12 miles of local drainage network.

4.2 Existing Discharge Locations

The storm drainage network consists of large trunk lines owned and maintained by the County, with local drainage systems owned and operated by the City. City-owned drains typically discharge into County trunk lines, the Dominguez Channel, or into Willows Wetland located in the southern portion of the City. The Willows Wetland functions as a detention and treatment basin that receives runoff from portions of the City's storm drain network.

The Dominguez Channel is a large stormwater channel operated and maintained by the County. It originates in Hawthorne and flows through several cities, including Gardena, City of Carson, and City of Compton, before discharging into Los Angeles Harbor.

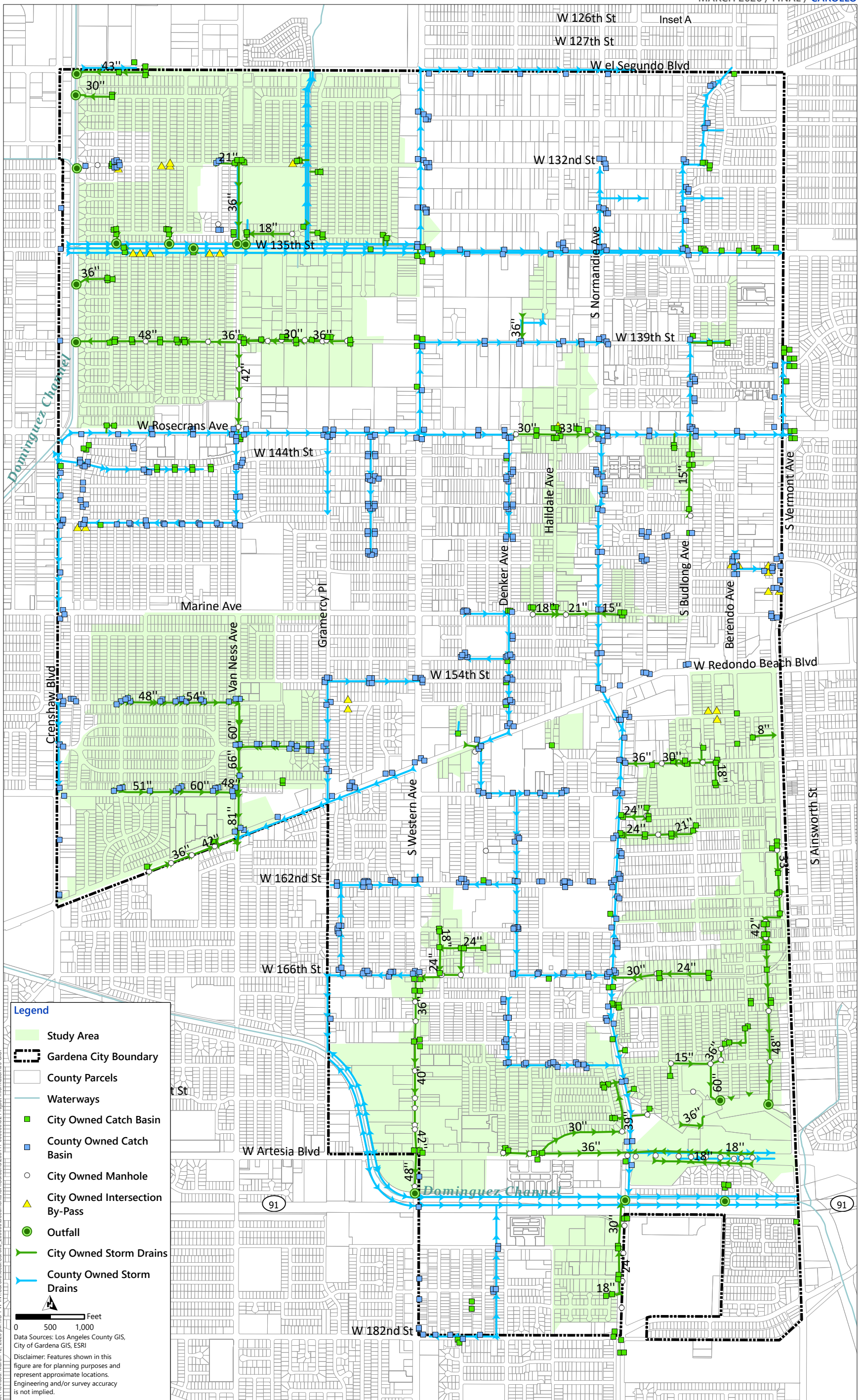


Figure 4.1 Existing Storm Drainage System
CITY OF GARDENA

Table 4.1 City-Owned Drains by Diameter

Diameter/Height (inches)	Length (feet)	Percentage of System
Circular Pipes		
6-10	383	1%
12-15	9,504	17%
18	10,486	19%
21-24	8,144	15%
27-30	4,761	9%
32-36	10,470	19%
39-42	5,054	9%
45-54	3,489	6%
60 and greater	3,450	6%
Subtotal	55,741	100%
Rectangular Channel (width x height)		
22 x 13	66	2%
60 x 48 - 63 x 48	1,228	40%
72 x 32 - 72 x 43	1,135	37%
78 x 48	62	2%
96 x 48	564	18%
Subtotal	3,055	100%
Total	58,796	

4.3 Modeling Software

The storm drainage system was evaluated using InfoWorks ICM (an integrated catchment modeling software). InfoWorks ICM is a hydrologic and hydraulic modeling platform developed by Innowyze, designed for simulating urban stormwater systems. The software enables fully integrated hydrologic and hydraulic analysis by modeling surface runoff, sub-catchment behavior, and flow routing within a single environment.

InfoWorks ICM supports both event-based and continuous simulations, allowing for analysis of stormwater system performance under a range of rainfall conditions. Hydrologic inputs account for rainfall intensity, surface imperviousness, land use, and soil characteristics. Hydraulic routing is performed using the fully dynamic wave method, which solves the Saint-Venant equations to simulate flow through a network of storm drainpipes, manholes, open channels, and storage elements.

This modeling approach provides a detailed assessment of stormwater system behavior and helps identify potential capacity limitations, surcharge conditions, and surface flooding risks under various storm scenarios.

4.4 Hydrologic Model

Hydrologic analysis of the study area was conducted using the hydrologic runoff module within InfoWorks ICM. This module simulates the generation of surface runoff in response to precipitation by representing the watershed as a network of interconnected hydrologic and hydraulic elements.

In InfoWorks ICM, the hydrologic model components represent distinct physical processes occurring within each sub-catchment, including rainfall interception, infiltration, surface runoff generation, and flow routing. Each sub-catchment is characterized by parameters such as area, slope, land use, soil properties, and the extent of directly connected impervious area (DCIA), which significantly influences runoff generation by representing impervious surfaces that convey runoff directly to the drainage system without any intervening pervious area. DCIA calculations are discussed in detail in Section 4.4.3.2.

Runoff generation is calculated using the Storm Water Management Model (SWMM) runoff method integrated within InfoWorks ICM, which incorporates nonlinear reservoir routing and infiltration losses modeled through options such as Horton, Green-Ampt method. These hydrologic processes are calibrated based on local site conditions to best represent actual runoff behavior.

The output from the hydrologic model consists of flow hydrographs at sub-catchment outlets, which serve as inputs to the hydraulic network model. These hydrographs are routed through the storm drainage system nodes and conduits using hydraulic solvers to assess system performance under various rainfall scenarios.

4.4.1 Design Hydrographs

The 10-year and 50-year, 24-hour storms were used in the analysis. The hyetographs, which are graphical representations of the distribution of rainfall over time, were balanced so that 5, 10, 15, etc., minute intensities are nested symmetrically within the 24-hour storm. They were constructed (by the NOAA 14 Atlas) from depth duration frequency (DDF) data provided in Chapter 3.

4.4.2 SWMM Hydrologic Unit (Sub-catchment)

Sub-catchments are hydrologic units of land whose topography and drainage system elements direct surface runoff to a single discharge point. The study area was delineated into approximately 841 individual sub-catchments, each assigned to an appropriate downstream outlet point. Of these, 276 sub-catchments discharge to City infrastructure, while the remaining sub-catchments extend into adjacent areas of the County. Sub-catchment boundaries and areas were determined based on surface flow patterns, catch basin ownership, right-of-way limits, development patterns, and available topographic data. Field observations were also conducted to verify drainage paths and ensure accurate representation of flow directions and contributing areas.

4.4.3 Soil Characteristics

For stormwater modeling, key factors relating land use to runoff are percent impervious and percent pervious area of the modeled area. The following sections describe the planning criteria and methods used to characterize the soil and runoff characteristics for the City.

4.4.3.1 Impervious Area

Multispectral imagery allows for common band combinations, such as near infrared (bands 4, 3, and 2). Near infrared allows the user to identify vegetation, water bodies, and man-made features. Vegetation appears as shades of red, water as shades of blue or black, and urban areas as shades of blue/gray.

An image processing model was developed whereby impervious and pervious surfaces were classified from the satellite imagery bands and then extracted based on user-defined variables. The classification method included 30 samples throughout the study area encompassing all land uses including multiple areas of vegetation, urban areas, and water. After the initial imagery reclassification, the results were extracted and the surfaces were reclassified as either pervious or impervious cover.

The analysis of the satellite imagery was used to determine the relative percent perviousness and imperviousness of the sub-catchments. These values were then used to calculate the DCIA. The DCIA values were then used in the hydraulic model. The methodology for calculating the DCIA for each sub-catchment is described in the following section.

4.4.3.2 Directly Connected Impervious Area

The basin proportion of directly connected or effective impervious area is related to land use, stormwater drainage system configuration, and recurrence intervals. If runoff from an impervious area flows directly into a concentrated flow path, i.e., into a gutter, it is considered directly connected. If it flows over a pervious area before becoming a concentrated flow, it is unconnected. Rainfall on impervious surfaces is not subject to losses by infiltration into the soil; the only losses in impervious areas are due to depression storage. All initial losses for impervious areas, typically 0.02 to 0.08 inches, were assumed to be satisfied by precipitation preceding the design storm.

The imperviousness derived from the satellite imagery represents the total average impervious area in a subbasin. To convert average percent imperviousness to DCIA, two equations were used. The following equation (developed by the U.S. Geological Survey [USGS]) was used for total impervious areas between 10 percent and 50 percent:

1. $\%DCIA = 3.6 + 0.4*I$

Where: I = percent total impervious area (between 10 percent and 50 percent)

For all remaining sub-catchments, the following equation was used:¹

2. $\%DCIA = 0.04*I 1.7$

Where: I = percent total impervious area (<10 percent and >50 percent)

Table 4.2 provides the average percent perviousness and imperviousness of the City based on satellite imagery, and the resulting DCIA values that were used to populate the hydraulic model.

¹Sutherland, R.C. Methodology for Estimating the Effective Impervious Area of Urban Watersheds. Watershed Protection Techniques. Vol. 2, No. 1 (Fall 1995).

Table 4.2 Percent Impervious/Pervious Area by Land Use

Land Use Category	Percent Impervious	Percent Pervious	Percent DCIA
Commercial	91	9	85
High-Density Residential	89	11	82
Industrial	96	4	94
Low-Density Residential	72	28	58
Medium Density Residential	82	18	71
Medium Density Residential - Overlay	96	4	94
Mixed Use	88	12	80
Mixed Use - Overlay	87	13	80
Neighborhood Commercial	94	6	90
Public	69	31	53
Specific Plan	84	16	74

4.4.3.3 Non-Effective Percent Imperviousness

In residential urban areas, either a portion of the pervious runoff area has no flow path to the drainage system, or the flow path is via groundwater drains, which effectively delays runoff until it does not contribute to the design hydrographs. These areas are typically backyards, swimming pools, dense shrub landscaping, and gardens.

4.4.3.4 Pervious Area Runoff and Infiltration Parameters

The remaining runoff originates from pervious areas. There are several ways to estimate the volume and/or the rate of infiltration of water into soil. Three excellent estimation methods are Green-Ampt, SCS method, and Horton's method. All these equations provide a relatively accurate assessment of the infiltration characteristics of the soil in question. Infiltration into the soil in pervious areas was estimated for each subbasin by the model using the Horton equation. Horton and Green-Ampt are widely used in SWMM, especially when using the SWMM runoff module. The Green-Ampt method accounts for multiple variables that other methods, such as Horton, do not. The Green-Ampt method is a function of the soil solution head, porosity, hydraulic conductivity, and time. Some of these parameters are difficult to estimate.

On the other hand, the Horton equation is an empirical formula that states that infiltration starts at a given rate and decreases exponentially with time. After a period of time, when the soil saturation level reaches a certain value, the rate of infiltration will become constant. Parameters for the Horton equation can be reasonably estimated from literature and USDA soil data.

Because the Horton parameters vary depending on soil type, soil maps were examined to determine the soil type within each drainage area. Weighted average soil properties were determined for each SWMM subbasin based on the amount of each hydrologic soil group in the subbasin and typical soil properties for each group.

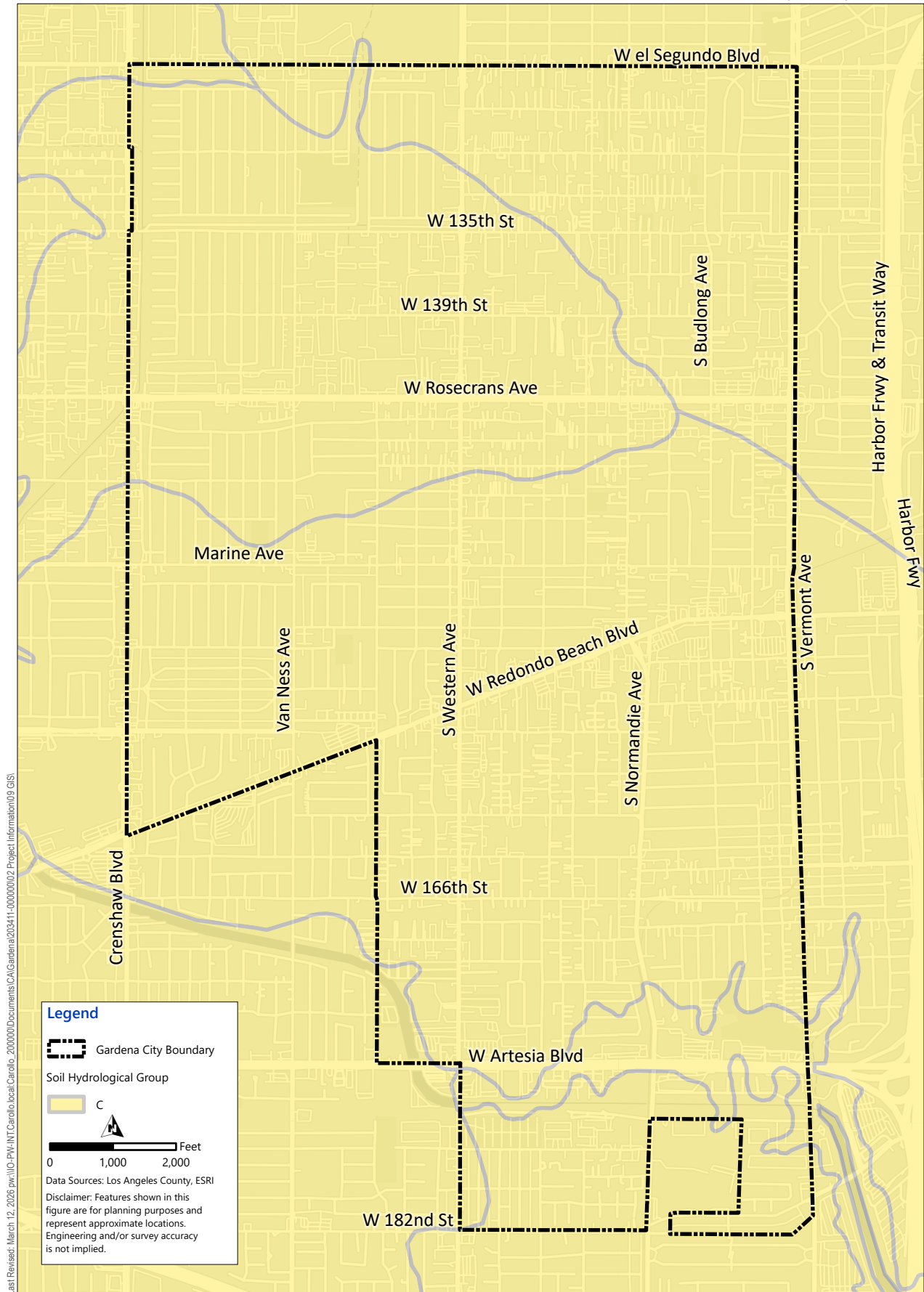
Four hydrologic soil groups are used. The soils are classified based on water intake at the end of long duration storms after prior wetting, an opportunity for swelling, and without the proactive effects of vegetation. The hydrologic soil groups are:

- A. Soils having high infiltration rates even when thoroughly wetted and consisting chiefly of deep, well to excessively drained sands or gravels. These soils have a high rate of water transmission.
- B. Soils having moderate infiltration rates when thoroughly wetted and consisting of moderately deep to deep, moderately well to well-drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.
- C. Soils having slow infiltration rates when thoroughly wetted and consisting chiefly of soils with a layer that impedes the downward movement of water or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.
- D. Soils having very slow infiltration rates when thoroughly wetted and consisting chiefly of clay soils with high swelling potential, soils with permanent high water table, soils with claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

By determining the percentages of each hydrologic soil group within a subbasin, maximum and minimum infiltration rates were calculated. The constant decay rate for Horton infiltration analysis was set to 0.0015 per second. Figure 4.2 shows the hydrologic soil groups within the City, which are based on data provided by the NRCS. As shown in Figure 4.2, the dominant Hydrologic Soil Group with the study area is Hydrologic Soil Group C, with a small portion designated as Hydrologic Soil Groups A and B (only 15 percent). Each soil group is associated with the typical infiltration soil properties as listed in Table 4.3. A detailed Soil Resource Report for the City is provided in Appendix A.

Table 4.3 Infiltration Rates for NRCS Hydrologic Soil Groups

Soil Group	Maximum Infiltration Rate (inches/hour)	Minimum Infiltration Rate (inches/hour)
A	2.0	0.065
B	1.5	0.050
C	1.0	0.035
D	0.5	0.020



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Figure 4.2 Hydrological Soil Group
CITY OF GARDENA

4.5 Hydraulic Model

The InfoWorks ICM hydraulic model was used to simulate the hydraulic conditions in the City's storm drainage system. The computer hydraulic model was used to analyze the storm drainage system, to identify deficiencies, and to propose system improvements.

4.5.1 Elements of the Storm Drainage Hydraulic Model

The following provides an overview of the elements of a hydrologic storm drainage model and the required input parameters associated with each:

- **Nodes:** Storm drain manholes, inlets, and catch basins, as well as other locations where pipe sizes change or where pipelines intersect, are represented by junctions in the hydraulic model. Required inputs for junctions include rim elevation, invert elevation, and surcharge depth. Nodes are also used to represent the location where flows are split or diverted between two or more downstream links.
- **Conduits:** Gravity storm drains, and open channels are represented as conduits in the hydraulic model. Input parameters for conduits include length, friction factors (e.g., Manning's n for gravity mains), invert elevations, and cross section information (diameter or dimensions).
- **Outfalls:** Outfalls represent areas where flow leaves the system. For storm drainage system modeling, an outfall typically represents a discharge to a channel or some other water body.
- **Sub-catchments:** Sub-catchments are hydrologic units of land whose topography and drainage system elements direct surface runoff to a single discharge point (i.e., a modeled junction). Required input parameters for sub-catchments include area, associated rain gauge, percent impervious, average sub-catchment width, slope, soil types, and overland flow parameters.

4.5.2 Hydraulic Model Update Process

The InfoWorks ICM hydraulic model was used to simulate the hydraulic conditions in the City's storm drainage system. The computer hydraulic model was used to analyze the storm drainage system, to identify deficiencies, and to propose system improvements.

The hydraulic model update process consisted of six steps, as described below:

- **Step 1:** Storm drainage system data was obtained from multiple sources to support the development of the InfoWorks ICM model. NPS conducted a field survey and provided GIS shapefiles containing the locations of catch basins and manholes, along with an accompanying report that detailed pipe attributes such as length, material, connectivity (from-node and to-node), and functional status. Additional data sources included the County GIS online portal, which was referenced for catch basin locations, and a PDF document provided by the City that identified ownership (City vs. County) of catch basins.
- **Step 2:** Based on the data compiled in Step 1, the storm drainage network was reviewed, cleaned, and verified within ArcGIS Pro. This process included confirming connectivity between nodes, identifying data gaps or inconsistencies, and aligning catch basin and manhole attributes with available survey and other available data. Once the network was quality-checked and finalized, it was imported into the InfoWorks ICM.

- **Step 3:** To address gaps in the storm drainage network data, Carollo requested as-built drawings from the City. Where available, these drawings were used to fill in missing invert elevations and other relevant attributes. In areas where as-built information was not available, reasonable engineering assumptions were made to estimate the missing data, such as invert elevations and pipe slopes, based on surrounding infrastructure and standard design practices.

Key properties within the InfoWorks ICM model, such as pipe inverts, lengths, and ground elevation, were flagged with their data source (e.g., "NPS Survey," "As-Built," or "Assumed") to document the origin of each dataset and support future verification or updates.

- **Step 4:** New sub-catchments were delineated in GIS to reflect the most up-to-date conditions. These sub-catchments incorporate current data on soil type, surface slope, flow path width, and percent imperviousness to ensure accurate hydrologic representation within the model.
- **Step 5:** Once all the relevant data was input into the hydraulic model, the model was reviewed to verify that the model data was input correctly and that the flow direction and size of the modeled facilities were logical.
- **Step 6:** The hydraulic model contains certain run parameters that need to be set by the user at the beginning of the project. These include run dates, time steps, reporting parameters, output units, and flow routing method. Once the run parameters were established, the model was debugged to ensure that it ran without errors or warnings.

4.6 Model Verification

The reasonableness of the model results and the hydraulic grade line profiles were evaluated during the initial model runs. This was accomplished by comparing areas of flooding predicted by the model with observations offered by the City. Areas around the City that experience flooding were confirmed by the model results. Following the verification process, the model was used for the existing and future storm drainage system analysis.

4.6.1 Historical Rainfall Event Analysis

The City experienced two significant storm events during the 2023–2024 period. The first occurred on January 14–15, 2023, with a total recorded rainfall depth of 1.80 inches. The second event occurred on February 4–6, 2024, with a total recorded rainfall depth of 5.19 inches. Historical rainfall data for both events were obtained from the West Gardena Station on Wundermap and applied in the hydraulic model to evaluate system performance and potential flooding. The classification of the historical rainfall events is provided in Figure 4.3. As shown, the maximum classification for the January 2023 event is approximately a 2-year, 4-hour event, and the maximum classification for the February 2024 event is approximately a 10-year, 2-day event.

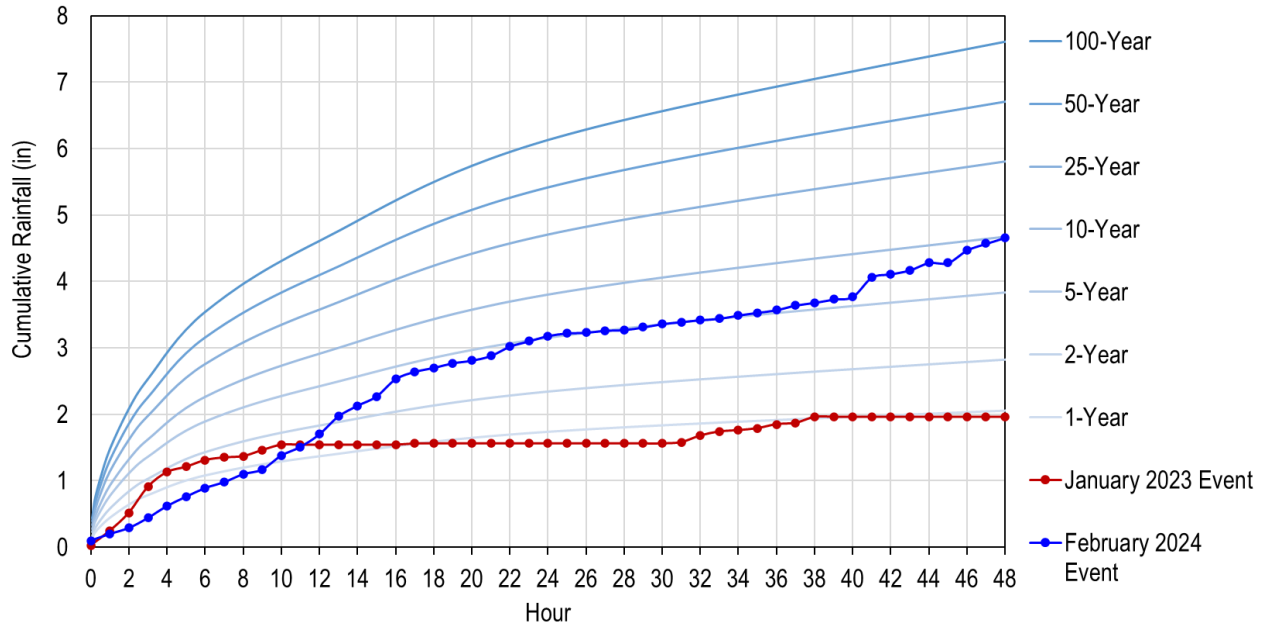


Figure 4.3 Classification of the Historical Rainfall Events

City staff confirmed that no flooding was observed within the service area during either event. Both storm events were evaluated in the hydraulic model. Overall, the 2024 event generated a substantially higher total runoff volume due to greater rainfall depth and storm duration; however, the peak instantaneous runoff was lower than the 2023 event, indicating that the rainfall was distributed over a longer period with less short-duration intensity. This finding aligns with City staff's observation that no flooding occurred during either storm, as the system was able to convey the flows without exceeding capacity.

4.7 Flow Direction Map

As part of Task 4.1, Carollo delineated both urban and natural watersheds with their respective flow paths tributary to the City. The work also included the development of Street Flow Directional Maps, which illustrate overland flow directions along roadways. For most streets, two flow arrows were assigned (one in each direction), with the exception of alleys that contain a center gutter. The flow direction map is provided in Appendix B.

Using engineering drawings and aerial imagery from Google Earth, flow paths associated with City-maintained catch basins were delineated and incorporated into the model. A comprehensive layer containing both City and County storm drainpipes was also developed to ensure accurate representation of the system. Sub-catchments were then delineated and linked to the corresponding City and County infrastructure within the model.

These steps are critical to ensure accurate runoff routing and reliable simulation of system performance under existing and future conditions.

CHAPTER 5 CAPACITY EVALUATION AND PROPOSED IMPROVEMENTS

This chapter presents the results of the capacity evaluation of the storm drainage system and the proposed projects that correct capacity deficiencies and serve future users.

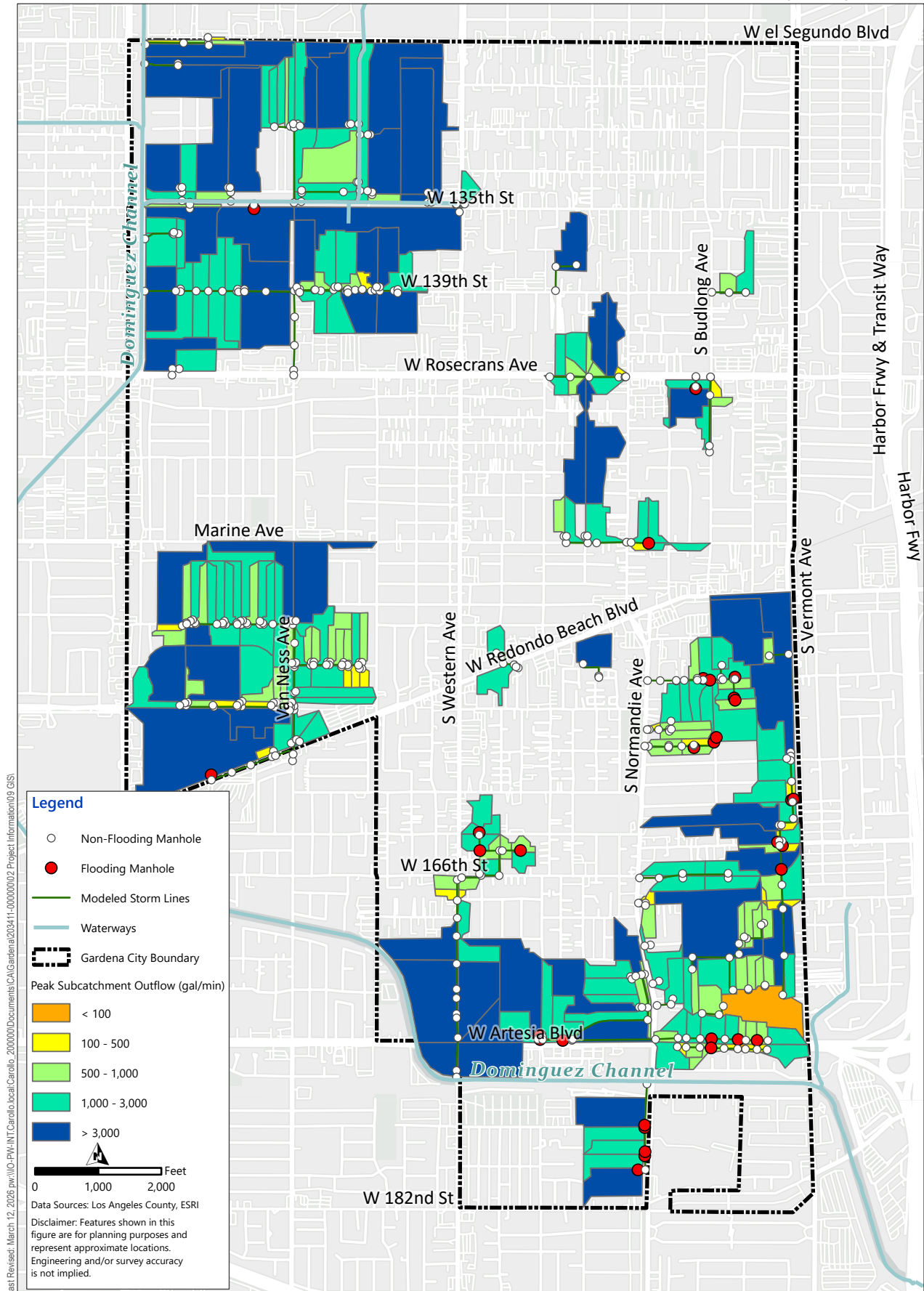
5.1 Capacity Evaluation

Evaluation of the capacity of the City's storm drainage system involved identifying areas in the system where street flooding exceeded the maximum criteria. For the 10-year design event, the maximum HGL was not allowed to exceed the ground level (i.e., no flooding permitted). The storm drainage criteria allowed flooding up to 1 foot above the gutter flow line in the 50-year design storm event. Storm drains that lacked sufficient capacity to convey runoff generated from the design storm could produce backwater effects in the drainage system and potentially cause flooding. This chapter discusses the possible locations of existing and future flooding caused by these deficiencies. When an increase to capacity is required, it was assumed, unless otherwise noted, that storm drains would be replaced with a larger diameter pipeline.

When evaluating the adequacy of the storm drainage facilities serving existing developments, city streets were allowed to provide additional storage capacity through temporary flooding, where available. This approach reduced the number of required storm drain improvements. However, for storm drains located in city streets, the goal was to contain storm flows within the drainage pipelines, with only minimal ponding permitted during the 10-year design storm. Figure 5.1 illustrates the existing system capacity deficiencies under the 10-year, 24-hour design storm. For this analysis, no flooding was allowed, as it was used to evaluate pipeline sizing.

The storm drainage criteria allowed city streets to flood up to 1 foot above the gutter flow line in the 50-year design storm. If flooding exceeded 1 foot and additional gutter capacity was not available, then an improvement was necessary to correct the deficiency. Drainage pipes within a street that cannot be supplemented by overland flow should be designed to have sufficient capacity to convey the 50-year design storm while maintaining a hydraulic grade line below the manhole rim elevations. Figure 5.2 illustrates the existing system capacity deficiencies under the 50-year, 24-hour Design Storm.

Figures 5.1 and 5.2 show the modeled sub-catchments and their respective peak outflows to the storm drain system for the 10-year and 50-year design storms, respectively. The peak outflow from each sub-catchment is calculated based on rainfall, infiltration, depression storage for pervious and impervious areas, and flow routing. These outflows, expressed in gallons per minute, represent the water from each sub-catchment, entering the storm drain system. While higher peak outflows indicate areas where the drainage system may experience larger volumes of runoff, they do not necessarily correspond to flooding, as the system may have sufficient capacity to convey these flows. The figures and associated values are used as inputs to the hydraulic model to evaluate system performance and identify locations that could be susceptible to capacity constraints under the design storms.



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Figure 5.1 10-Year, 24-Hour Design Storm Deficiency
CITY OF GARDENA

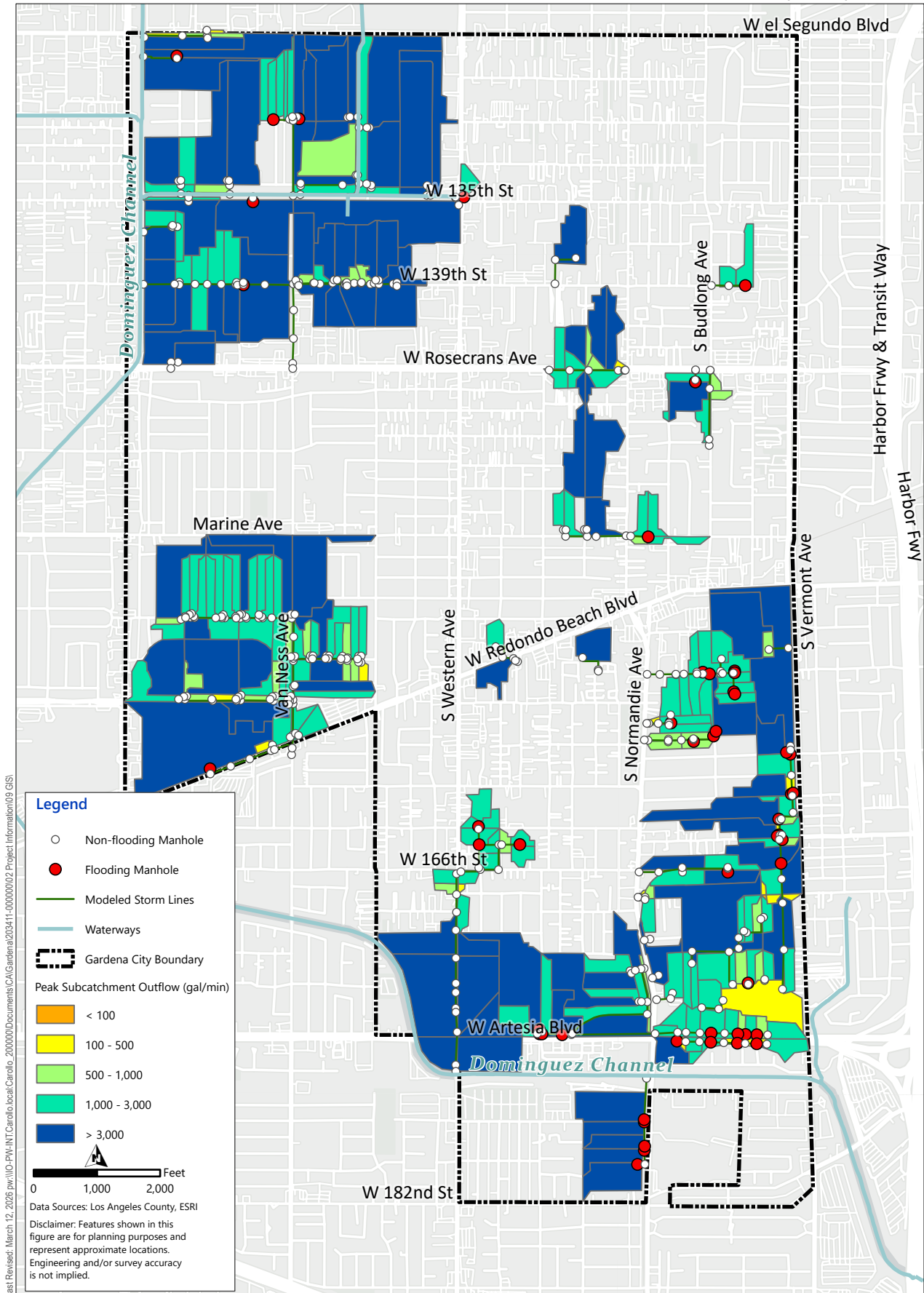


Figure 5.2 50-Year, 24-Hour Design Storm Deficiency
CITY OF GARDENA

5.2 Storm Drainage System Capacity Improvements

The recommended improvements to mitigate deficiencies under the 10-year and 50-year design storm events are shown on Figure 5.3. The following sections provide detailed descriptions of each recommended improvement as well as proposed project prioritization.

5.2.1 Capital Project Prioritization

When fully implemented, the capital projects will facilitate the collection, conveyance, storage, and discharge of peak storm flows to limit street flooding to the maximum allowed. Prioritizing the required capital improvements for the City's storm drainage system is an important aspect of the Master Plan.

The recommended pipeline improvements are developed through an iterative design process. First, capacity-deficient pipelines contributing to surcharging or exceeding the hydraulic grade line are identified. The existing system performance is then evaluated under the applicable design storm (e.g., 10-year or 50-year, 24-hour). Initial pipe upsizing is proposed to mitigate surcharging and ensure the hydraulic grade line remains below the ground surface or rim elevation. Hydraulic analyses are re-run to assess the effectiveness of these improvements, and pipe sizes are adjusted iteratively until the system meets all capacity, hydraulic grade line, and flooding criteria. When prioritizing improvements, projects that achieve the greatest reduction in flood volume are given priority. Constructability and cost considerations are also factored into prioritization to ensure that the recommended improvements are both feasible and economically efficient.

In addition, coordination with the City was an important part of the process. Since the City has already completed or scheduled projects in some of the same locations, consultation was necessary to avoid reopening recently improved streets. Through this collaboration, the Capital Improvement Program (CIP) projects were arranged to align both technical needs and the City's ongoing efforts.

5.2.2 10-Year Design Storm Improvements

This section provides a detailed description of each proposed storm drain collection system project to alleviate the 10-year, 24-hour design storm deficiencies. One primary aspect of the City's storm drainage system improvements is the development and implementation of a storm drain maintenance and inspection program as a part of a long-term rehabilitation/replacement program. This maintenance program is described in detail in Chapter 6 of this Master Plan.

Details of each improvement are provided in Table 5.1, with improvement IDs corresponding to those shown in Figure 5.3. For the improvement projects, the proposed diameter is shown along with the length of pipe. Figure 5.3 and Table 5.1 should be used together to locate the proposed improvement on the map and to gain details of the improvement (length, diameter, street location, etc.). It should be noted that all improvements were sized to accommodate the 50-year, 24-hour design storm volumes. Therefore, while the improvements listed below are required to alleviate a 10-year, 24-hour design storm deficiency, they are all sized to accommodate the 50-year, 24-hour design storm volumes.

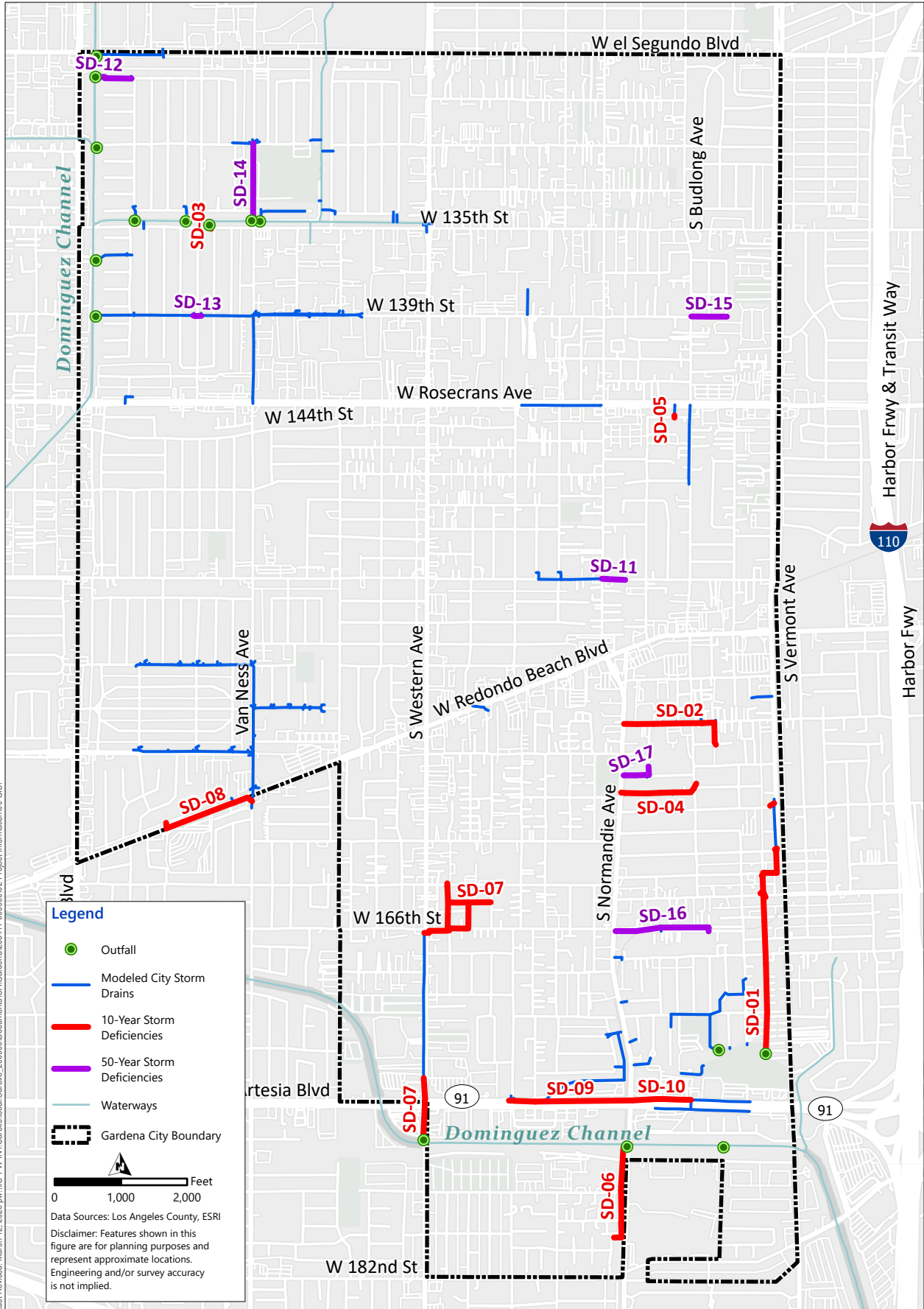


Figure 5.3 Proposed Capacity Improvements
CITY OF GARDENA

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Table 5.1 10-Year, 24-Hour Design Storm Improvements

Improvement ID	Original Diameter (inches)	Improvement Diameter (inches)	Total Length (feet)
SD-01	18-33	24-48	3,545
SD-02	10-18	18-36	1,715
SD-03	12	18	80
SD-04	15	21, 24	1,210
SD-05	6	12	35
SD-06	15-18	18-30	1,490
SD-07	12-40	18-48	2,150
SD-08	24	30-42	1,490
SD-09	24	36	1,865
SD-10	18	30-36	890
Total			14,470

The following improvements are recommended for the stormwater collection system to mitigate hydraulic deficiencies. Each project addresses the replacement of capacity-deficient pipelines that contribute to surcharge during the 10-year 24-hour design storm.

- **S New Hampshire Avenue (SD-01):** This project consists of replacing approximately 3,545 feet of 18- to 33-inch diameter pipelines along S New Hampshire Avenue with 24- to 48-inch diameter pipelines.
- **Magnolia Avenue (SD-02):** This project consists of replacing approximately 1,715 feet of 10- to 18-inch diameter pipelines along Magnolia Avenue with 18- to 36-inch diameter pipelines.
- **W 135th Street (SD-03):** This project consists of replacing approximately 80 feet of 12-inch diameter pipelines along W 135th Street with 18-inch diameter pipelines.
- **W 160th Street (SD-04):** This project consists of replacing approximately 1,210 feet of 15-inch diameter pipelines along W 160th Street with 21- and 24-inch diameter pipelines.
- **W 144th Street (SD-05):** This project consists of replacing approximately 35 feet of 6-inch diameter pipelines along W 144th Street with 12-inch diameter pipelines.
- **S Normandie Avenue (SD-06):** This project consists of replacing approximately 1,490 feet of 15- to 18-inch diameter pipelines along S Normandie Avenue with 18- to 30-inch diameter pipelines. The improvement is intended to upgrade the capacity of the existing system.
- **S Western Avenue (SD-07):** This project consists of replacing approximately 2,150 feet of 12- to 40-inch diameter pipelines along S Western Avenue with 18- to 48-inch diameter pipelines.
- **W Redondo Beach Boulevard (SD-08):** This project consists of replacing approximately 1,490 feet of 24-inch diameter pipelines along W Redondo Beach Boulevard with 30- to 42-inch diameter pipelines.
- **W Artesia Boulevard (SD-09):** This project consists of replacing approximately 1,865 feet of 24-inch diameter pipelines along W Artesia Boulevard with 36-inch diameter pipelines.
- **W Artesia Boulevard (SD-10):** This project consists of replacing approximately 890 feet of 18-inch diameter pipelines along W Artesia Boulevard with 30- to 36-inch diameter pipelines.

5.2.3 50-Year Design Storm Improvements

This section provides a detailed description of each proposed storm drain collection system project for the 50-year improvements.

Table 5.2 shows details of each improvement, including the improvement figure number corresponding to Figure 5.3. For future storm drains, the proposed diameter is shown along with the length of pipe. Figure 5.3 and Table 5.2 should be used together to locate the proposed improvement on the map and to gain details of the improvement (length, diameter, street location, etc.).

Table 5.2 50-Year, 24-Hour Design Storm Improvements

Improvement ID	Original Diameter (inches)	Improvement Diameter (inches)	Total Length (feet)
SD-11	12	15	350
SD-12	24	30	550
SD-13	18	24	125
SD-14	30	36	1,195
SD-15	12, 15	15, 18	540
SD-16	12-24	24-30	1,475
SD-17	12, 15	18, 24	515
Total			4,750

The following improvements are recommended for the stormwater collection system to mitigate hydraulic deficiencies. Each project involves replacing capacity-deficient pipelines that contribute to surcharging during the 50-year, 24-hour design storm. The analysis allows for up to 1 foot of surface flooding and was used to evaluate the overall system, including associated basins.

- **Marine Avenue (SD-11):** This project consists of replacing approximately 350 feet of 12-inch diameter pipelines along Marine Avenue with 15-inch diameter pipelines.
- **129th Street (SD-12):** This project consists of replacing approximately 550 feet of 24-inch diameter pipelines along 129th Street with 30-inch diameter pipelines.
- **W 139th Street (SD-13):** This project consists of replacing approximately 125 feet of 18-inch diameter pipelines along W 139th Street with 24-inch diameter pipelines.
- **Van Ness Avenue (SD-14):** This project consists of replacing approximately 1,195 feet of 30-inch diameter pipelines along Van Ness Avenue with 36-inch diameter pipelines.
- **W 139th Street (SD-15):** This project consists of replacing approximately 540 feet of 12- and 15-inch diameter pipelines along W 139th Street with 15- and 18-inch diameter pipelines.
- **W 166th Street (SD-16):** This project consists of replacing approximately 1,475 feet of 12- to 24-inch diameter pipelines along W 166th Street with 24- and 30-inch diameter pipelines.
- **W 159th Street (SD-17):** This project consists of replacing approximately 515 feet of 12- and 15-inch diameter pipelines along W 159th Street with 18- and 24-inch diameter pipelines.

CHAPTER 6 **CONDITION ASSESSMENT AND REHABILITATION/REPLACEMENT PROGRAM**

This chapter presents the storm drain system condition evaluations program of the City's existing storm drainage infrastructure in support of a rehabilitation/replacement (R&R) program for the City's storm drainage system. These efforts provide a preliminary understanding of system conditions and inform the development of the CIP which is included in Chapter 7.

6.1 Storm Drainage System Condition Assessment

This section presents the results of a condition assessment of the City's storm drains. The objective of the assessment was to identify potential condition-related risks and prioritize areas for future investigation, rehabilitation, or replacement. The assessment included a review and analysis of closed-circuit television (CCTV) inspection data for the City owned storm drains.

6.1.1 Closed-Circuit Television Inspection Findings

The City completed a targeted CCTV inspection of approximately 5.5 miles of its storm drainage system starting in 2024 and continued through 2025. The CCTV inspections were completed in accordance with National Association of Sewer Service Company's (NASSCO) Pipeline Assessment and Certification Program (PACP) framework to evaluate structural and operations and maintenance (O&M) defects.

CCTV inspection records serve as the basis for assessing the condition of storm drains within this analysis. In a CCTV inspection, a camera mounted on a robotic tractor physically travels through the pipe allowing an inspector to record defects and features based on the type of observations and location within the pipe. These observations are initially recorded qualitatively, then standardized into quantitative condition grade that support evaluation of structural integrity and operational performance.

6.1.1.1 Scoring and Findings

NASSCO's PACP provides a consistent, standardized framework for rating defects observed during CCTV inspections. The PACP standardized codes categorize observations into four families: structural defects, O&M observations, construction features, and miscellaneous features. The system provides a consistent method for evaluating pipe conditions, enabling standardized data management, and comparison for infrastructure planning.

Additionally, the PACP standard categorizes defects by type, severity, and location along a pipe segment, assigning numeric grades that quantify individual defect conditions. These grades are then used to generate composite condition scores, enabling consistent evaluation of overall pipe condition. Each segment is evaluated for both structural and O&M defects. Under PACP, defects are graded on a 1 to 5 scale where 1 indicates generally good condition and 5 indicates debilitating impairments and significant reduction in a pipe's service life. Grade 0 defects are used for general observations and required codes. Table 6.1 describes the structural and O&M defects associated with grades 1 through 5.

Table 6.1 NASSCO PACP Structural and O&M Grade Descriptions

Grade	Structural Defects	O&M Defects
1	Minor defects, no effect on service life (e.g., fine cracks, slight surface wear).	Minor O&M issues (e.g., light film of grease, small roots at joint, debris <10% cross-section). Routine maintenance not urgent.
2	Defects present, not yet affecting capacity or integrity (e.g., moderate cracks, slight joint offset).	Noticeable O&M issues (e.g., moderate debris, grease, or roots ~10–20% cross-section). Maintenance should be scheduled.
3	Significant defects that may begin to affect structural integrity or capacity (e.g., fractures, moderate deformation, infiltration evidence).	Significant O&M issues (e.g., roots, grease, deposits covering ~20–50% of cross-section). Maintenance required soon.
4	Severe defects reducing service life or risking failure (e.g., broken pieces, severe deformation, major joint offset, infiltration).	Severe O&M issues (e.g., large root masses, grease plugs, debris covering ~50–80% of cross-section). High-priority maintenance.
5	Most severe defects; imminent or existing failure (e.g., collapse, severe deformation >40%, holes, severe infiltration).	Most severe O&M issues; obstruction >80% of cross-section, near or full blockage. Immediate/emergency maintenance needed.

Each pipe segment receives a "Maximum Defect Grade" and "Overall Segment Grade" based on the highest observed defect. The PACP system also supports assignment of defect codes, location references (e.g., distance from upstream manhole), and digital images or videos for documentation.

Table 6.2 summarizes the findings from the 2024 and 2025 inspections. Figure 6.1 and Figure 6.2 show the maximum structural grade, and O&M grade for each inspected segment, respectively.

Table 6.2 Summary of CCTV Condition Ratings for Main Trunk Sewer (PACP Scoring)

Condition Metric	Value
Total Length Inspected	29,200 lf
Inspection Year	2024 and 2025
No Structural Defects	125 (81%)
Maximum Structural Grade 1–2 (Good to Fair)	16 (10%)
Maximum Structural Grade 3 (Moderate Defects)	8 (5%)
Maximum Structural Grade 4 (Poor Condition)	6 (4%)
Maximum Structural Grade 5 (Immediate Attention)	0 (0%)
Maximum O&M Grade 3 (Significant Issues)	20
Maximum O&M Grade 4–5 (High Debris/Root Intrusion)	2
Most Common Structural Defects	Multiple cracks, joint offsets
Most Common O&M Defects	Deposits, roots

Notes:

lf - linear feet

6.1.1.2 Key Observations

Key findings from the 2024 and 2025 inspections include:

- 4 percent of inspected segments had Structural Grades of 4 or higher.
- Common structural defects included fractures, cracks, and joint offsets.
- Six segments were identified as high priority for renewal.

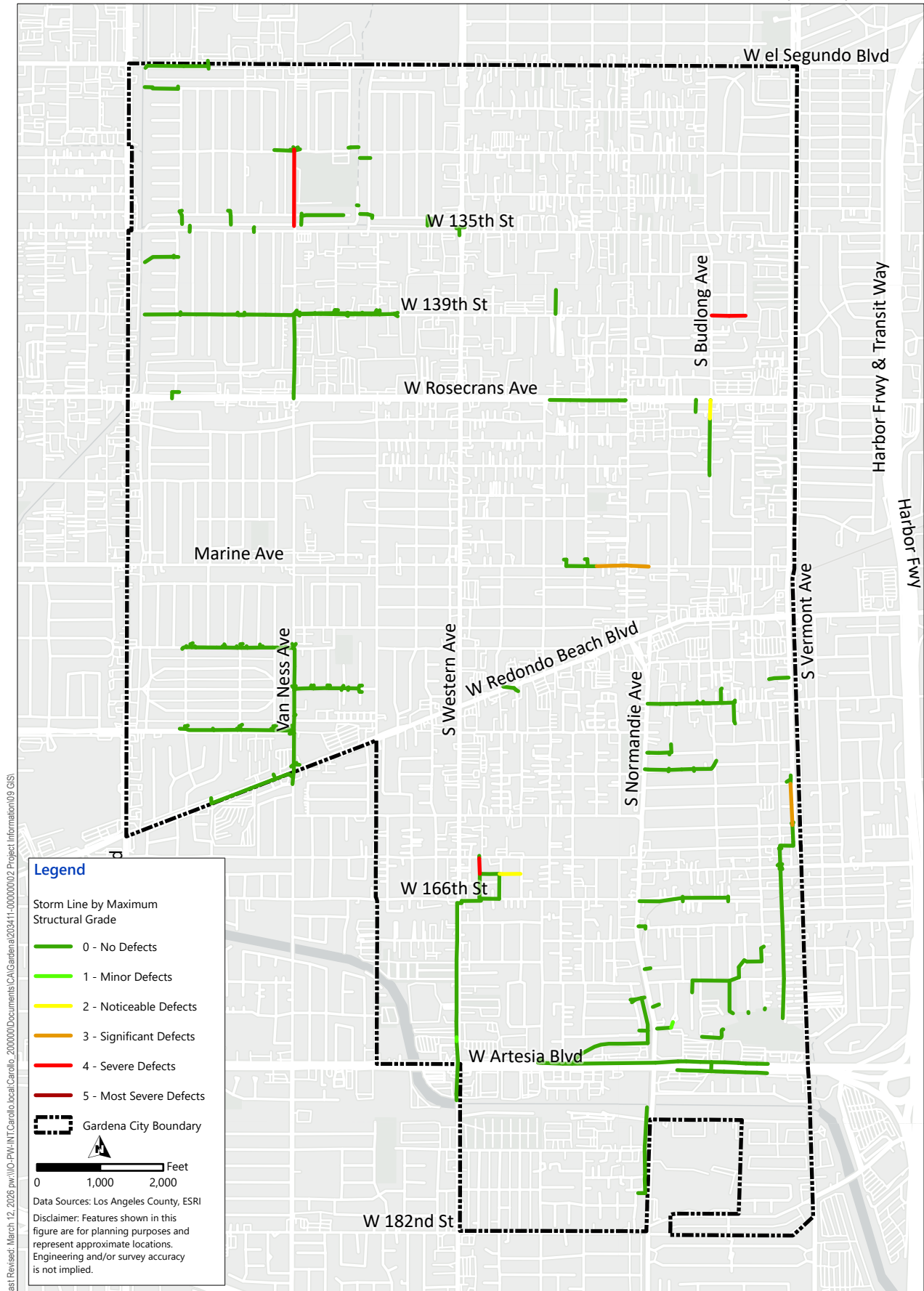


Figure 6.1 Maximum Structural Grades from CCTV Inspection
CITY OF GARDENA

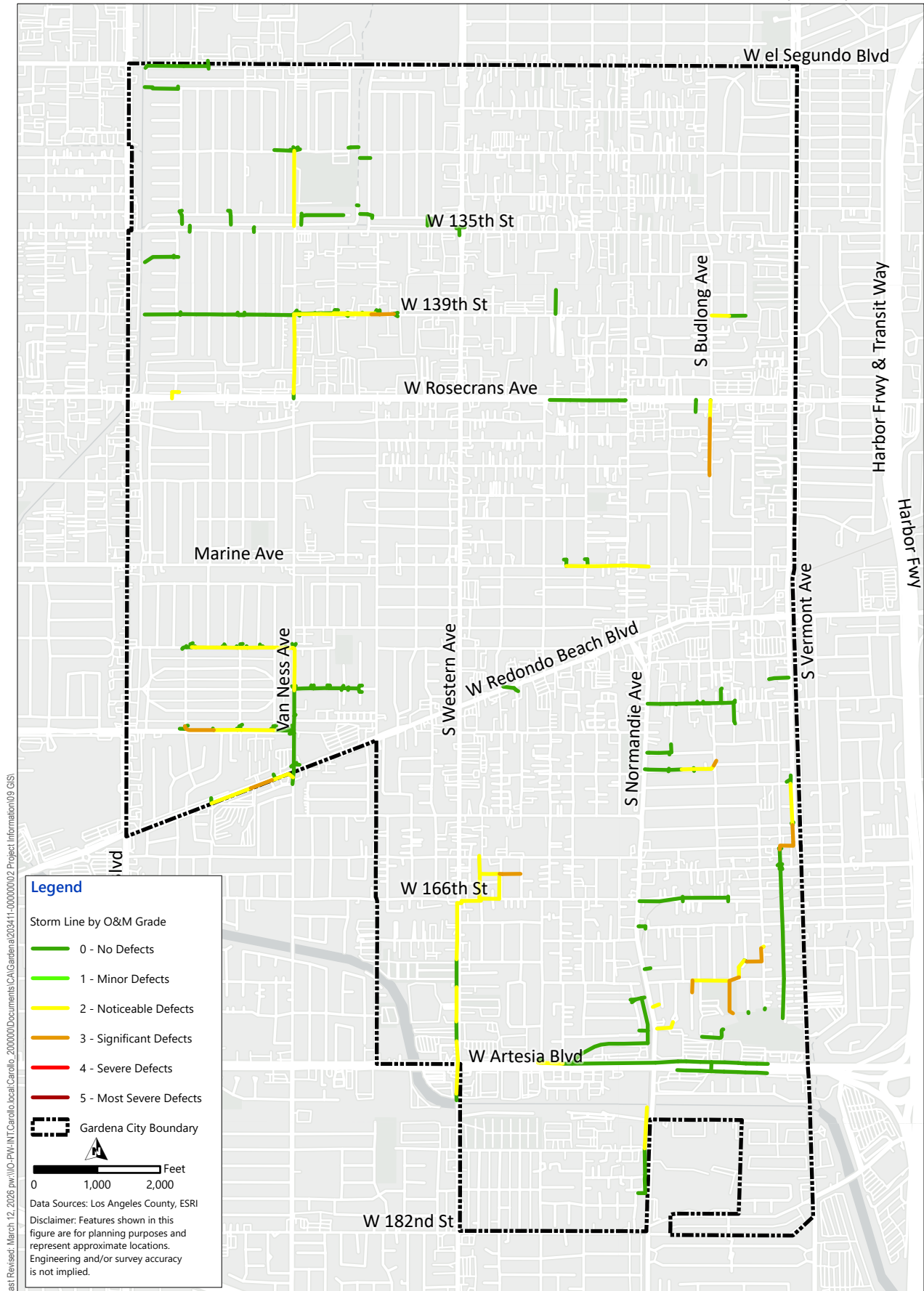


Figure 6.2 Maximum O&M Grades from CCTV Inspection
CITY OF GARDENA

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6.2 Condition Based Recommendations

Two sets of recommendations were developed to mitigate structural deficiencies and recommended O&M activities based on the condition assessment data. Table 6.3 summarizes these recommendations. The pipe segments flagged as needing a structural project were cross-checked with the capacity project recommendations developed in Chapter 5. Segments that overlapped with capacity projects had their condition assessment project removed. A total of four segments were identified as needing an R&R project.

In addition, Table 6.3 lists pipe segments with recommended O&M activities consisting of root control and cleaning. These recommendations do not have projects IDs as they are recommended to be completed during the City’s routine O&M efforts.

Table 6.3 System Condition Projects Summary

Project ID	Location / Description	Basis for Recommendation	Recommended Action	Pipe Diameter (inches)	Pipe Length (linear feet)	Capacity Project?
SD-18	134th Place	Segment is coded as Broken. Replacement recommended.	Replace	12	250	No
SD-19	Vermont Avenue	Segment has longitudinal fractures. Lining is recommended.	Line	30	655	No
SD-20	139th Street	Segment has an infiltration dripper. Spot repair recommended.	Spot Repair	--	275	No
SD-20	132nd Street	Segment has fine deposits. Spot repair recommended.	Spot Repair	--	20	No
-	Budlong Avenue	Roots present. Root control recommended.	Root Control	18	240	-
-	Magnolia Avenue	Roots present. Root control recommended.	Root Control	18	190	-
-	169th Place	Roots present. Root control recommended.	Root Control	18	90	-
-	Hobart Boulevard	Roots present. Root control recommended.	Root Control	12	80	-
-	Redondo Beach Boulevard	Roots present. Root control recommended.	Root Control	15	100	-
-	Redondo Beach Boulevard	Roots present. Root control recommended.	Root Control	60	60	-
-	156th Street	Grease present. Inspection recommended.	Inspect Source of Grease	36	0	-
-	Rosecrans Avenue	Grease present. Inspection recommended.	Inspect Source of Grease	30	0	-
-	Redondo Beach Boulevard	Grease present. Inspection recommended.	Inspect Source of Grease	24	0	-

Project ID	Location / Description	Basis for Recommendation	Recommended Action	Pipe Diameter (inches)	Pipe Length (linear feet)	Capacity Project?
-	139th Street	Cleaning recommended.	Clean	60	280	-
-	132nd Street	Cleaning recommended.	Clean	36	20	-
-	Budlong Avenue	Cleaning recommended.	Clean	15	70	-
-	139th Street	Cleaning recommended.	Clean	36	330	-
-	Budlong Avenue	Cleaning recommended.	Clean	15	30	-
-	Budlong Avenue	Cleaning recommended.	Clean	15	10	-
-	168th Street	Cleaning recommended.	Clean	18	50	-
-	New Hampshire Avenue	Cleaning recommended.	Clean	30	550	-
-	La Salle Avenue	Cleaning recommended.	Clean	12	20	-
-	Rosecrans Avenue	Cleaning recommended.	Clean	33	310	-
-	Alley	Cleaning recommended.	Clean	15	40	-
-	Alley	Cleaning recommended.	Clean	15	40	-
-	170th Street	Cleaning recommended.	Clean	15	40	-
-	Catalina Avenue	Cleaning recommended.	Clean	18	10	-
-	139th Street	Cleaning recommended.	Clean	60	450	-

6.2.1 Ongoing/Recommended Condition Assessment Strategy

To improve asset management and facilitate accurate CIP planning, the following steps are recommended:

- Inspect 10 percent of the system annually.
- Clean storm drains prior to inspection.
- Integrate inspection results into GIS and computerized maintenance management system platforms.

As more data is collected, the City can refine condition assessments, better manage risk, and optimize capital spending over time.

CHAPTER 7 CAPITAL IMPROVEMENT PROGRAM

This chapter presents the recommended CIP for the City's storm drainage system, a summary of the capital costs, and a basic assessment of the possible financial impact on individual existing and future users. This chapter is organized to assist the City in making financial decisions and in planning storm drainage system improvements and maintenance activities for the 10-year and 50-year design storms. The CIP is based on the evaluation of the City's storm drainage system, planning area, and land use, as detailed in the recommended projects described in the previous chapters.

7.1 Project Prioritization

As discussed in Chapters 5 and 6, the capital projects identified will allow the City to provide reliable storm water conveyance throughout the service area. The improvement projects were prioritized based on the following factors:

- Reducing the risk of stormwater ponding in the streets.
- Rehabilitating or replacing pipelines to prevent failures.

Based on these factors, each project was assigned an implementation year. More critical projects were phased into earlier phases (years) of the CIP.

7.2 Capital Improvement Project Costs

The proposed system improvements, capacity upgrades, and long-term maintenance plan set the foundation for the City's storm drainage system CIP. The cost estimates presented in this study are opinions developed from bid tabulations, cost curves, information obtained from previous studies, and Carollo's experience on other projects. The costs are based on the *Engineering News-Record* (ENR) Greater Los Angeles Construction Cost Index for May 2025, which is 15,977.

7.3 Cost Estimating Accuracy

The cost estimates presented in the CIP have been prepared for general master planning purposes and for guidance in project evaluation and implementation. Final costs of a project will depend on actual labor and material costs, competitive market conditions, final project scope, implementation schedule, and other variables such as preliminary alignment generation, investigation of alternative routings, and detailed utility and topography surveys.

The Association for the Advancement of Cost Engineering defines an order of magnitude estimate for master plan studies as an approximate estimate made without detailed engineering data. It is normally expected that an estimate of this type would be accurate within plus 50 percent to minus 30 percent. This section presents the assumptions used in developing order of magnitude cost estimates for recommended facilities.

7.4 Construction Unit Costs

The construction costs are representative of storm drainage system facilities under normal construction conditions and schedules. Construction costs have been estimated for public works improvements, assuming new construction within existing developed areas.

7.4.1 Pipeline Unit Costs

Storm drainage system pipeline improvements range in size from 8 inches to 48 inches in diameter. Pipe casings up to 48 inches in diameter are included for major crossings (e.g., creeks, canals, highways, railroad). Pipeline unit costs are shown in Table 7.1. The construction cost estimates are based upon these unit costs, which are for "typical" field conditions with construction in stable soil at a depth ranging between 10 to 15 feet. The unit costs below were compared to bid summaries of a sewer master plan performed by Carollo for the City in 2021 and were similar to cost estimates considered. All unit costs presented in Table 7.1 are for reinforced concrete pipe (RCP).

Table 7.1 Pipeline Construction Unit Costs

Diameter (inches)	Unit Cost (\$/lf) ⁽¹⁾
8	\$340
10	\$400
12	\$460
15	\$585
18	\$696
21	\$773
24	\$897
27	\$1,033
30	\$1,178
33	\$1,264
36	\$1,352
42	\$1,557
48	\$1,792

Notes:

(1) ENR Greater Los Angeles Construction Cost Index for May 2025 is 15,977.

7.5 Project Costs and Contingencies

Project cost estimates are calculated based on a variety of elements, such as the project location, size, length, land acquisition needs, and other factors. Allowances for project contingencies consistent with an order of magnitude estimate are also included in the project costs prepared as a part of this study, as outlined in this section.

7.5.1 Baseline Construction Cost

The baseline construction cost is the total estimated construction cost, in dollars, of the proposed improvement. Pipeline baseline construction costs were calculated by multiplying the estimated length by the unit cost listed in Table 7.1. All costs are presented in 2025 dollars.

7.5.2 Estimated Construction Cost

Contingency costs must be reviewed on a case-by-case basis because they will vary considerably with each project. Consequently, it is appropriate to allow for uncertainties associated with the preliminary layout of a project. Such factors as unexpected construction conditions, the need for unforeseen mechanical items, and variations in final quantities are a few of the items that can increase project costs, making it wise to incorporate allowances in preliminary estimates. To assist the City in making financial decisions for these future construction projects, construction contingency costs will be added to the planning budget as percentages of the baseline construction cost, ultimately providing the estimated construction cost.

Since knowledge about site-specific conditions of each proposed project is limited at the master planning stage, a 30 percent contingency was applied to the baseline construction cost to account for unforeseen events and unknown conditions. A 30 percent contingency to account for unknown site conditions such as poor soils, unforeseen conditions, environmental mitigations, and other unknowns is typical for master planning projects. The estimated construction cost for the proposed storm drainage system improvement is the baseline construction cost plus the 30 percent construction contingency.

7.5.3 Capital Improvement Cost

Other project construction contingency costs include costs associated with project engineering design and services, construction management, and legal services. Engineering services associated with new facilities include preliminary investigations and reports; right-of-way acquisition; foundation explorations; preparation of drawings and specifications during construction; surveying and staking; sampling of testing material; and start-up services. For this study, engineering costs are assumed to equal 10 percent of the estimated construction cost.

Construction phase professional services cover items such as construction management, engineering services, materials testing, and inspections during construction. For this study, construction management costs are assumed to be equal to 10 percent of the estimated construction cost.

Finally, project administration costs cover items such as legal fees, environmental/CEQA compliance requirements, financing expenses, administrative costs, and interest during construction. The cost of these items varies, but for the purpose of this study, it is assumed that project administration costs equal 7.5 percent of the estimated construction cost.

The capital improvement cost is the total of the estimated construction cost (including construction contingency) plus the other contingencies discussed in the previous paragraphs. As shown in the following sample calculation of the capital improvement cost, the total cost of all project construction contingencies (construction, engineering services, construction management, and project administration) is 65.8 percent of the baseline construction cost. The 30 percent construction contingency is applied to the baseline construction cost to determine the estimated construction cost. Then, the 10 percent for engineering services, 10 percent for construction management, and 7.5 percent for project administration are applied to the estimated construction cost. This results in a total mark-up of 65.8 percent of the baseline cost. Note that contingencies were not applied to land acquisition costs. Calculation of 65.8 percent is the overall mark-up on the baseline construction cost to arrive at the capital improvement cost. It is not an additional contingency.

Example:

Baseline Construction Cost	\$1,000,000
Construction Contingency (30%)	\$300,000
Estimated Construction Subtotal	\$1,300,000
Engineering Services (10%)	\$130,000
Construction Management (10%)	\$130,000
Project Administration (7.5%)	\$97,500
Capital Improvement Cost	\$1,657,500

A summary of the capital project costs is presented in Table 7.2. This table identifies the recommended improvement projects, provides a brief description of the project, identifies facility size (e.g., pipe diameter and length), and the capital improvement cost. The implementation timeframe was based on the priority of each project to correct existing deficiencies or to serve future users.

7.6 Capital Improvement Implementation

The CIPs are prioritized based on their urgency to mitigate existing deficiencies that currently cause flooding or capacity issues, other existing deficiencies, and for servicing anticipated development. The proposed capital improvements are based on analyses using both the 10-year and 50-year design storms. Additionally, condition related improvements were recommended based on the condition assessment. Proposed improvement implementation is described in more detail in Chapter 6. Exhibit maps for each improvement are provided in Appendix C.

Table 7.2 Recommended Capacity Improvements

Project ID	Project Name	Description	Existing Pipe Size (inches)	Proposed Pipe Size (inches)	Rounded Pipe Length (feet)	Unit Cost (\$/lf)	Baseline Construction Cost (\$) ⁽³⁾	Total Construction Cost (\$)	Total Capital Cost (\$) ^(1,2,4,5,6)
Capacity Related Improvements									
10-Year Improvements									
SD-01	S New Hampshire Avenue	Replacing approximately 3,545 feet of 18- to 33-inch diameter pipelines along S New Hampshire Avenue with 33- to 48-inch diameter pipelines.	18	33	25	\$1,264	\$31,700	\$41,300	\$52,600
			18	24	155	\$897	\$139,100	\$180,900	\$230,600
			24	30	85	\$1,178	\$100,200	\$130,300	\$166,100
			33	42	1,535	\$1,557	\$2,389,300	\$3,106,100	\$3,960,300
			33	48	1,745	\$1,792	\$3,127,200	\$4,065,400	\$5,183,400
SD-02	Magnolia Avenue	Replacing approximately 1,715 feet of 10- to 18-inch diameter pipelines along Magnolia Avenue with 18- to 36-inch diameter pipelines.	10, 12	18	340	\$696	\$236,700	\$307,800	\$392,400
			18	24	205	\$897	\$184,000	\$239,200	\$305,000
			18	30	585	\$1,178	\$689,000	\$895,700	\$1,142,100
			18	36	585	\$1,352	\$790,800	\$1,028,100	\$1,310,800
SD-03	W 135th Street	Replacing approximately 80 feet of 12-inch diameter pipelines along W 135th Street with 18-inch diameter pipelines.	12	18	80	\$696	\$55,700	\$72,500	\$92,400
SD-04	W 160th Street	Replacing approximately 1,210 feet of 15-inch diameter pipelines along W 160th Street with 21- and 24-inch diameter pipelines.	15	21	430	\$773	\$332,400	\$432,200	\$551,000
			15	24	780	\$897	\$699,900	\$909,900	\$1,160,100
SD-05	W 144th Street	Replacing approximately 35 feet of 6-inch diameter pipelines along W 144th Street with 12-inch diameter pipelines.	6	12	35	\$460	\$16,200	\$21,100	\$26,900
SD-06	S Normandie Avenue	Replacing approximately 1,490 feet of 15- to 18-inch diameter pipelines along S Normandie Avenue with 18- to 30-inch diameter pipelines. The improvement is intended to upgrade the capacity of the existing system.	15	18	340	\$696	\$236,700	\$307,800	\$392,400
			13, 15	24	455	\$897	\$408,300	\$530,800	\$676,800
			18	30	695	\$1,178	\$818,600	\$1,064,200	\$1,356,900
SD-07	S Western Avenue	Replacing approximately 2,135 feet of 12- to 40-inch diameter pipelines along S Western Avenue with 18- to 48-inch diameter pipelines.	12	18	300	\$696	\$208,800	\$271,500	\$346,100
			12, 15	24	450	\$897	\$403,800	\$525,000	\$669,300
			18, 24	30	450	\$1,178	\$530,000	\$689,000	\$878,500
			40	42	320	\$1,557	\$498,100	\$647,600	\$825,700
			40	48	630	\$1,792	\$1,129,000	\$1,467,700	\$1,871,400
SD-08	W Redondo Beach Boulevard	Replacing approximately 1,490 feet of 24-inch diameter pipelines along W Artesia Boulevard with 30- to 42-inch diameter pipelines.	24	30	85	\$1,178	\$100,200	\$130,300	\$166,100
			24	36	1,090	\$1,352	\$1,473,400	\$1,915,500	\$2,442,200
			24	42	315	\$1,557	\$490,400	\$637,600	\$812,900
SD-09	W Artesia Boulevard	Replacing approximately 1,865 feet of 24-inch diameter pipelines along W Artesia Boulevard with 36-inch diameter pipelines.	24	36	1,865	\$1,352	\$2,521,000	\$3,277,300	\$4,178,600
SD-10	W Artesia Boulevard	Replacing approximately 890 feet of 18-inch diameter pipelines along W Artesia Boulevard with 30- to 36-inch diameter pipelines.	18	30	180	\$1,178	\$212,000	\$275,600	\$351,400
			18	36	710	\$1,352	\$959,800	\$1,247,800	\$1,590,900
Subtotal 10-Year Improvements							\$17,610,500	\$22,894,800	\$29,190,600

Project ID	Project Name	Description	Existing Pipe Size (inches)	Proposed Pipe Size (inches)	Rounded Pipe Length (feet)	Unit Cost (\$/lf)	Baseline Construction Cost (\$) ⁽³⁾	Total Construction Cost (\$)	Total Capital Cost (\$) ^(1,2,4,5,6)
50-Year Improvements									
SD-11	Marine Avenue	Replacing approximately 350 feet of 12-inch diameter pipelines along Marine Avenue with 15-inch diameter pipelines.	12	15	350	\$585	\$204,700	\$266,200	\$339,300
SD-12	129th Street	Replacing approximately 550 feet of 24-inch diameter pipelines along 129th Street with 30-inch diameter pipelines.	24	30	50	\$1,178	\$58,900	\$76,600	\$97,700
SD-13	W 139th Street	Replacing approximately 125 feet of 18-inch diameter pipelines along W 139th Street with 24-inch diameter pipelines.	18	24	125	\$897	\$112,200	\$145,900	\$186,000
SD-14	Van Ness Avenue	Replacing approximately 1,195 feet of 30-inch diameter pipelines along Van Ness Avenue with 36-inch diameter pipelines.	30	36	1,195	\$1,352	\$1,615,400	\$2,100,100	\$2,677,600
SD-15	W 139th Street	Replacing approximately 540 feet of 12- and 15-inch diameter pipelines along W 139th Street with 15- and 18-inch diameter pipelines.	12	15	265	\$585	\$155,000	\$201,500	\$257,000
			15	18	275	\$696	\$191,400	\$248,900	\$317,300
SD-16	W 166th Street	Replacing approximately 1,475 feet of 12- to 24-inch diameter pipelines along W 166th Street with 24- and 30-inch diameter pipelines.	12, 18	24	785	\$897	\$704,400	\$915,800	\$1,167,600
			24	30	690	\$1,178	\$812,700	\$1,056,600	\$1,347,100
SD-17	W 159th Street	Replacing approximately 515 feet of 12- and 15-inch diameter pipelines along W 159th Street with 18- and 24-inch diameter pipelines.	12	18	160	\$696	\$111,400	\$144,900	\$184,700
			15	24	355	\$897	\$318,600	\$414,200	\$528,100
Subtotal 50-Year Improvements							\$4,284,700	\$5,570,700	\$7,102,400
Condition Related Improvements (Spot Repairs / Observed Deposits)⁽⁷⁾									
SD-18	134th Place	Replacing approximately 250 feet of 6-inch diameter pipeline along 134th Place with a 12-inch diameter pipeline.	6	12	250	\$460	\$115,200	\$149,800	\$191,000
SD-19	Vermont Avenue	Line approximately 655 feet of 30-inch diameter pipeline along Vermont Avenue.	30	30	655	\$630	\$412,700	\$536,600	\$684,100
SD-20	132nd Street and 139th Street	This project consists of spot repairs for two storm drains along 132nd Street and 139th Street.	--	--	2	\$5,000	\$10,000	\$13,000	\$16,600
Subtotal Condition Related Improvements							\$537,900	\$699,400	\$891,700
Total Capacity Related Improvements							\$22,433,100	\$29,164,900	\$37,184,700

Notes:

- (1) All costs are in 2025 dollars.
- (2) ENR Greater Los Angeles Construction Cost Index for May 2025 is 15,977.
- (3) Baseline construction cost is based on multiplying the unit cost by length of each proposed diameter.
- (4) Cost estimates do not include costs for land acquisition, easements or ROW acquisition.
- (5) Total project costs include a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.
- (6) Estimated construction cost includes a 30% contingency of the baseline construction cost.
- (7) Condition related improvements consist of spot repairs and addressing observed defects or deposits in the storm drain system.

APPENDIX A

SOIL RESOURCE REPORT



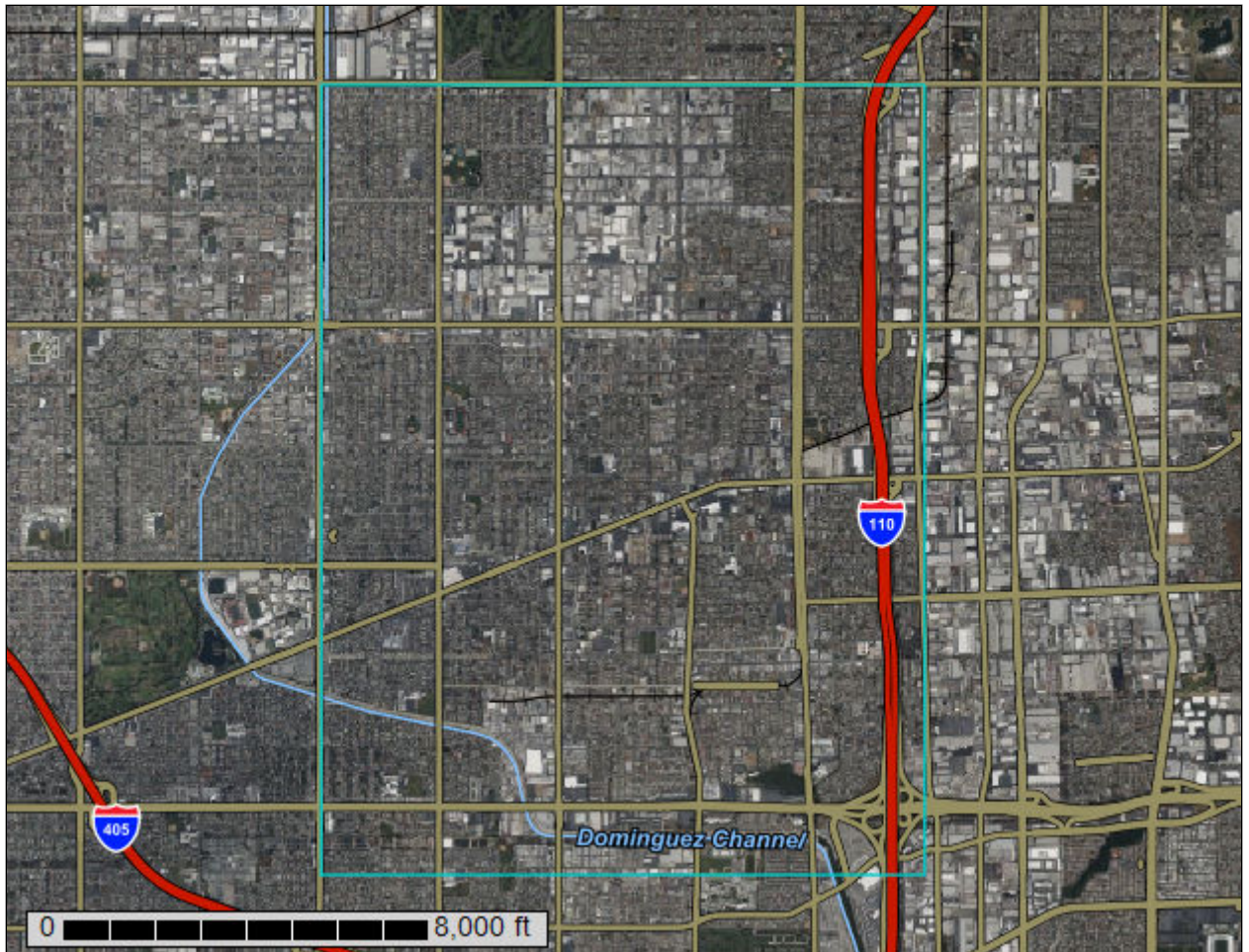
United States
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Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Los Angeles County, California, Southeastern Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

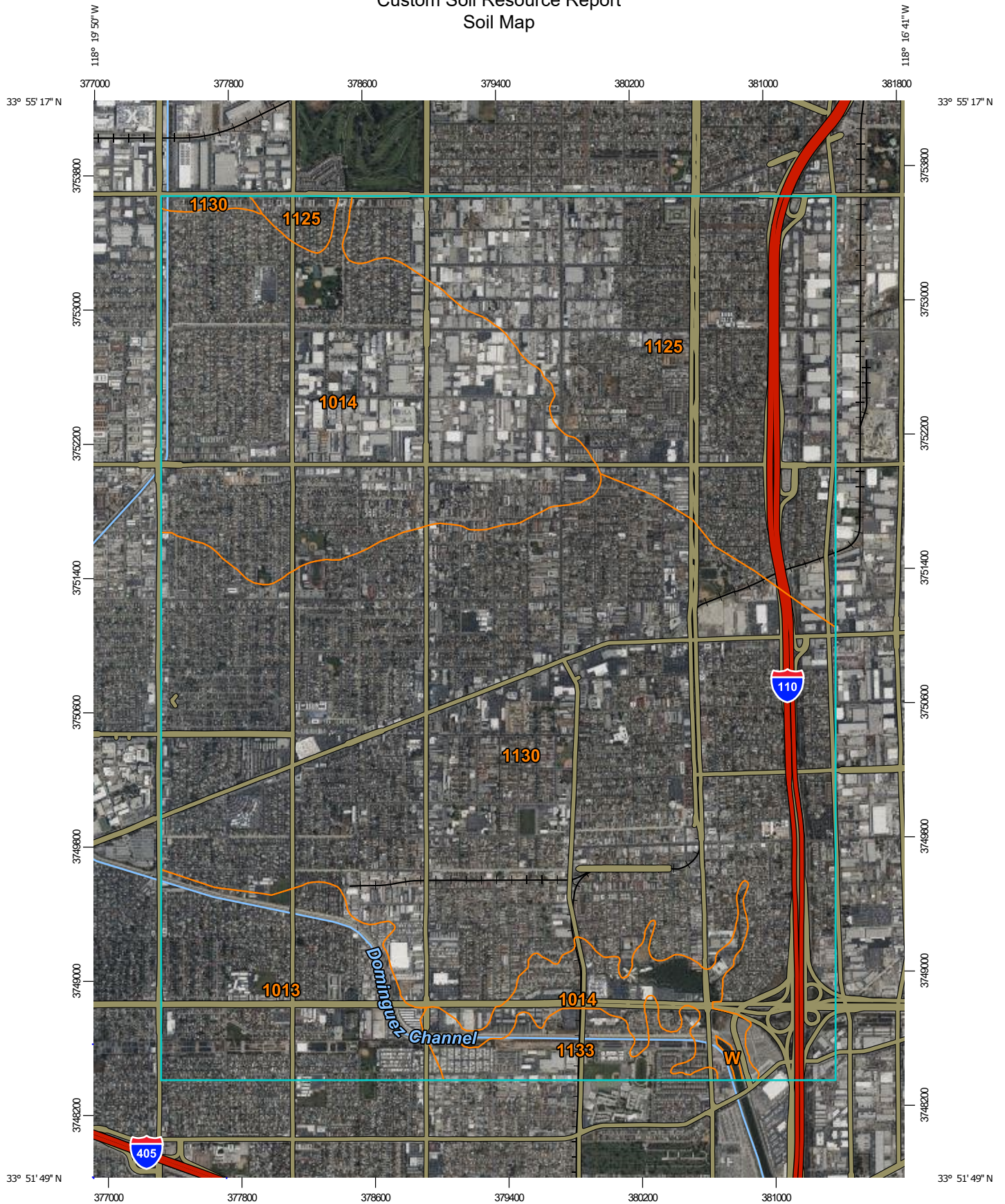
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:31,300 if printed on A portrait (8.5" x 11") sheet.




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MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Los Angeles County, California, Southeastern Part

Survey Area Data: Version 11, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2022—Apr 23, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1013	Urban land-Centinela-Typic Xerorthents, fine substratum complex, 0 to 2 percent slopes	408.8	7.7%
1014	Urban land-Aquic Xerorthents, fine substratum-Cropley complex, 0 to 5 percent slopes	1,164.9	22.1%
1125	Urban land-Typic Xerorthents, terraced-Windfetch complex, 2 to 9 percent slopes	1,053.1	20.0%
1130	Urban land-Windfetch-Typic Haploxerolls complex, 0 to 2 percent slopes	2,520.8	47.8%
1133	Urban land-Thums-Windfetch complex, 0 to 2 percent slopes	127.5	2.4%
W	Water	3.3	0.1%
Totals for Area of Interest		5,278.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

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are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Los Angeles County, California, Southeastern Part

1013—Urban land-Centinela-Typic Xerorthents, fine substratum complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tb9h
Elevation: 0 to 120 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 62 to 64 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Urban land: 55 percent
Centinela and similar soils: 20 percent
Typic xerorthents, fine substratum, and similar soils: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Terraces

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Description of Centinela

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over mixed alluvium

Typical profile

^A - 0 to 3 inches: loam
^Cu - 3 to 17 inches: loam
2Bss - 17 to 37 inches: clay
2Bkss - 37 to 55 inches: clay
2Bk - 55 to 79 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

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Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: Rare
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Description of Typic Xerorthents, Fine Substratum

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Human-transported material over mixed alluvium

Typical profile

^A - 0 to 4 inches: clay loam
^Cu - 4 to 12 inches: clay loam
^C1 - 12 to 28 inches: clay
^C2 - 28 to 37 inches: loam
2Bkss - 37 to 55 inches: clay
2Bkss - 55 to 79 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Aquic haploxerepts

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Typic xerorthents, coarse fill surface

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

1014—Urban land-Aquic Xerorthents, fine substratum-Cropley complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2w612
Elevation: 0 to 240 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 63 to 64 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Urban land: 55 percent
Cropley and similar soils: 20 percent
Aquic xerorthents, fine substratum, and similar soils: 20 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Alluvial fans

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high
Frequency of flooding: Rare
Frequency of ponding: Rare

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R019XG911CA - Loamy Fan
Hydric soil rating: No

Description of Aquic Xerorthents, Fine Substratum

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Human-transported material over mixed alluvium

Typical profile

^Au - 0 to 7 inches: loam
^Cu1 - 7 to 30 inches: loam
^Cu2 - 30 to 37 inches: loam
2Bkg - 37 to 79 inches: clay

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: Rare
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: R019XG911CA - Loamy Fan
Hydric soil rating: No

Description of Cropley

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over mixed alluvium

Typical profile

^Au - 0 to 5 inches: clay loam
^Cu1 - 5 to 19 inches: clay
^Cu2 - 19 to 30 inches: clay
2Bkss - 30 to 47 inches: clay
2Bk - 47 to 79 inches: clay

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Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: Rare
Calcium carbonate, maximum content: 3 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R019XG911CA - Loamy Fan
Hydric soil rating: No

Minor Components

Grommet

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

1125—Urban land-Typic Xerorthents, terraced-Windfetch complex, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2w615
Elevation: 20 to 260 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 63 to 64 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Windfetch and similar soils: 15 percent
Typic xerorthents, terraced, and similar soils: 15 percent
Minor components: 5 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Fan remnants

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: 0 inches to manufactured layer

Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

Description of Typic Xerorthents, Terraced

Setting

Landform: Fan remnants

Landform position (three-dimensional): Tread, riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Human-transported material

Typical profile

^A - 0 to 5 inches: loam

^Cu1 - 5 to 15 inches: clay loam

^Cu2 - 15 to 30 inches: clay loam

^Cu3 - 30 to 55 inches: clay loam

^Cu4 - 55 to 79 inches: clay loam

Properties and qualities

Slope: 2 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 3 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: R019XG911CA - Loamy Fan

Hydric soil rating: No

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Description of Windfetch

Setting

Landform: Fan remnants
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over mixed alluvium

Typical profile

^A - 0 to 2 inches: loam
^Au - 2 to 16 inches: loam
2Bt - 16 to 28 inches: clay loam
2Btk1 - 28 to 37 inches: clay loam
2Btk2 - 37 to 51 inches: loam
2Btk3 - 51 to 79 inches: loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 3 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R019XG911CA - Loamy Fan
Hydric soil rating: No

Minor Components

Centinela

Percent of map unit: 3 percent
Landform: Fan remnants
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Thums

Percent of map unit: 1 percent
Landform: Fan remnants
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear
Hydric soil rating: No

Calcic haploxeralfs

Percent of map unit: 1 percent
Landform: Fan remnants
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

1130—Urban land-Windfetch-Typic Haploxerolls complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2mytz
Elevation: 0 to 530 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 62 to 65 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Urban land: 50 percent
Windfetch and similar soils: 25 percent
Typic haploxerolls and similar soils: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Terraces

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

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Description of Windfetch

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Discontinuous human-transported material over mixed alluvium

Typical profile

^A1 - 0 to 8 inches: loam

A2 - 8 to 26 inches: loam

A3 - 26 to 30 inches: loam

Bt - 30 to 41 inches: clay loam

Btk1 - 41 to 49 inches: clay loam

Btk2 - 49 to 79 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 3 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: R019XG909CA - Terrace

Hydric soil rating: No

Description of Typic Haploxerolls

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Discontinuous human-transported material over mixed alluvium

Typical profile

A1 - 0 to 6 inches: loam

A2 - 6 to 17 inches: fine sandy loam

C1 - 17 to 43 inches: fine sandy loam

C2 - 43 to 79 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Minor Components

Sepulveda

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Thums

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Abaft

Percent of map unit: 1 percent
Landform: Dunes
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

1133—Urban land-Thums-Windfetch complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2p662
Elevation: 0 to 110 feet

Custom Soil Resource Report

Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 63 to 64 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Urban land: 50 percent
Thums and similar soils: 20 percent
Windfetch and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Terraces

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Description of Thums

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over alluvium and/or palustrine estuarine deposits

Typical profile

^A - 0 to 3 inches: loam
^C - 3 to 10 inches: loam
2Btk1 - 10 to 24 inches: clay loam
2Btk2 - 24 to 43 inches: clay
2Btkn - 43 to 59 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Custom Soil Resource Report

Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Description of Windfetch

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Discontinuous human-transported material over alluvium and/or palustrine estuarine deposits

Typical profile

^Au - 0 to 5 inches: silt loam
^Cu - 5 to 16 inches: loam
2Btk1 - 16 to 35 inches: clay loam
2Btk2 - 35 to 47 inches: clay loam
2Btk3 - 47 to 57 inches: clay loam
2Btk4 - 57 to 65 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R019XG909CA - Terrace
Hydric soil rating: No

Minor Components

Sepulveda

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Hydric soil rating: No

Typic argiaquolls, drained

Percent of map unit: 5 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

W—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

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Custom Soil Resource Report

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APPENDIX B

STREET FLOW DIRECTION MAPS

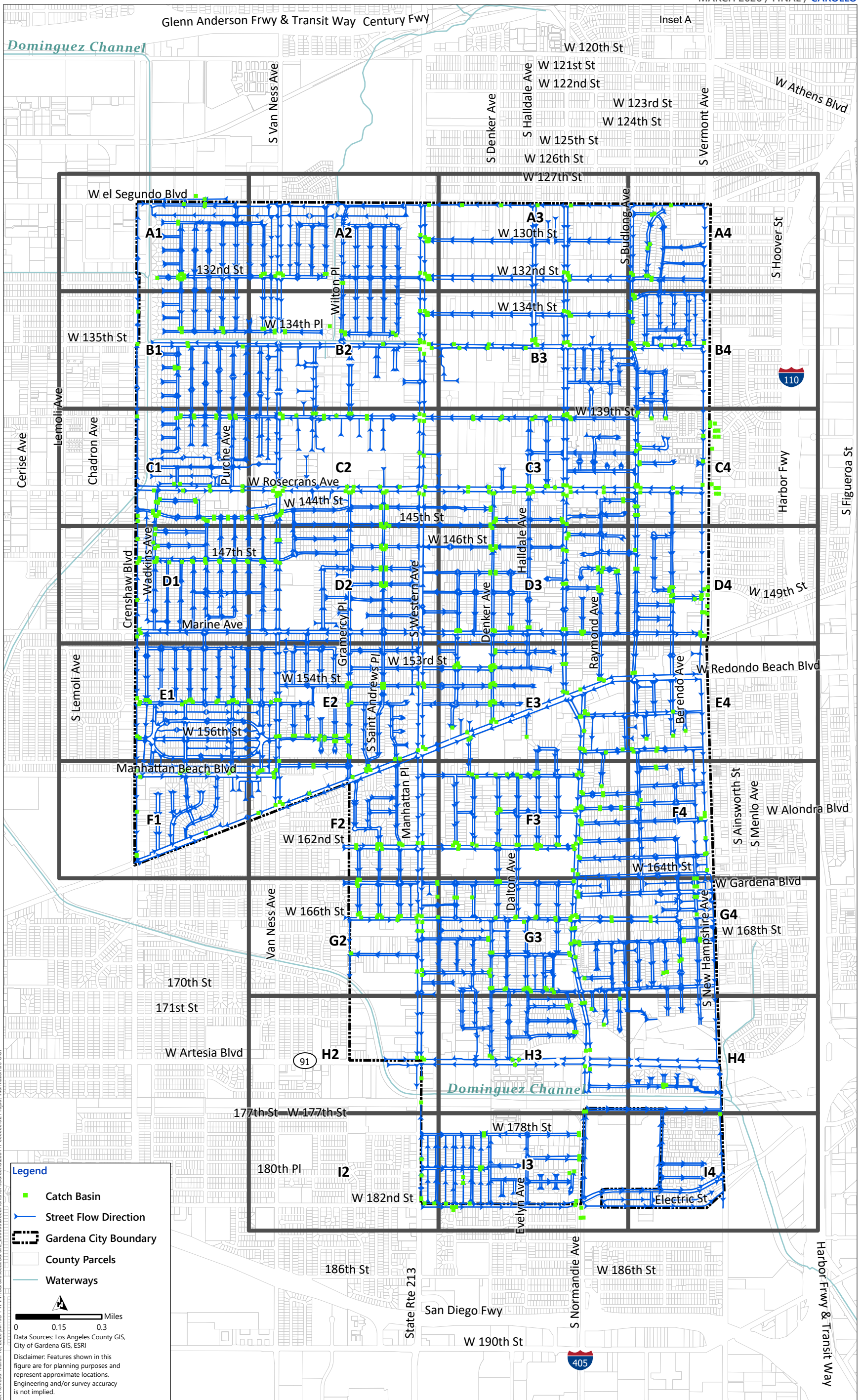
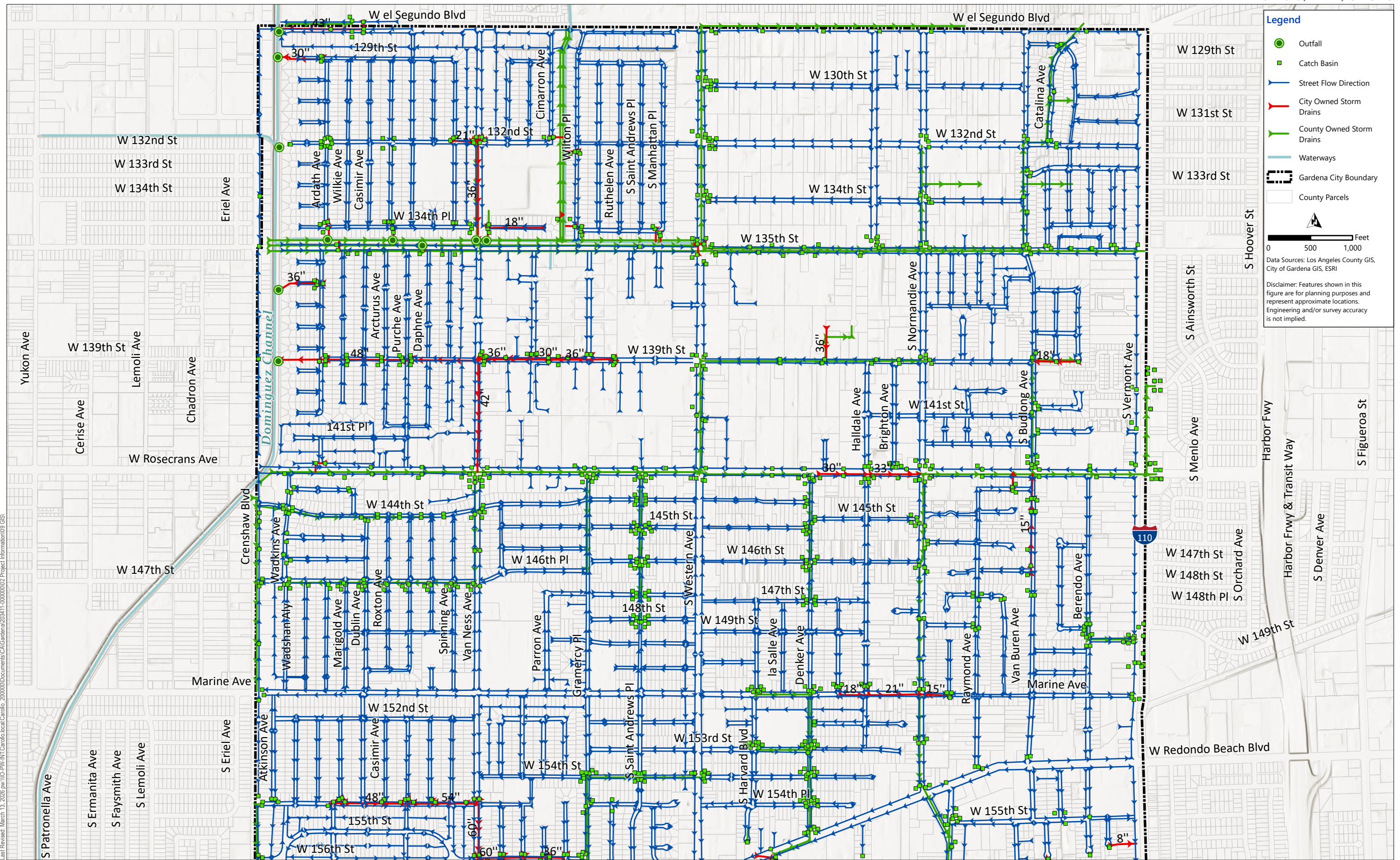


Figure B.1 Gardena Storm Street Flows Direction
CITY OF GARDENA



Legend

- Outfall
- Catch Basin
- Street Flow Direction
- City Owned Storm Drains
- County Owned Storm Drains
- Waterways
- Gardena City Boundary
- County Parcels

0 500 1,000 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

Disclaimer: Features shown in this figure are for planning purposes and represent approximate locations. Engineering and/or survey accuracy is not implied.

Figure B.2 Gardena Storm Street Flows Direction with Existing System Drains
CITY OF GARDENA

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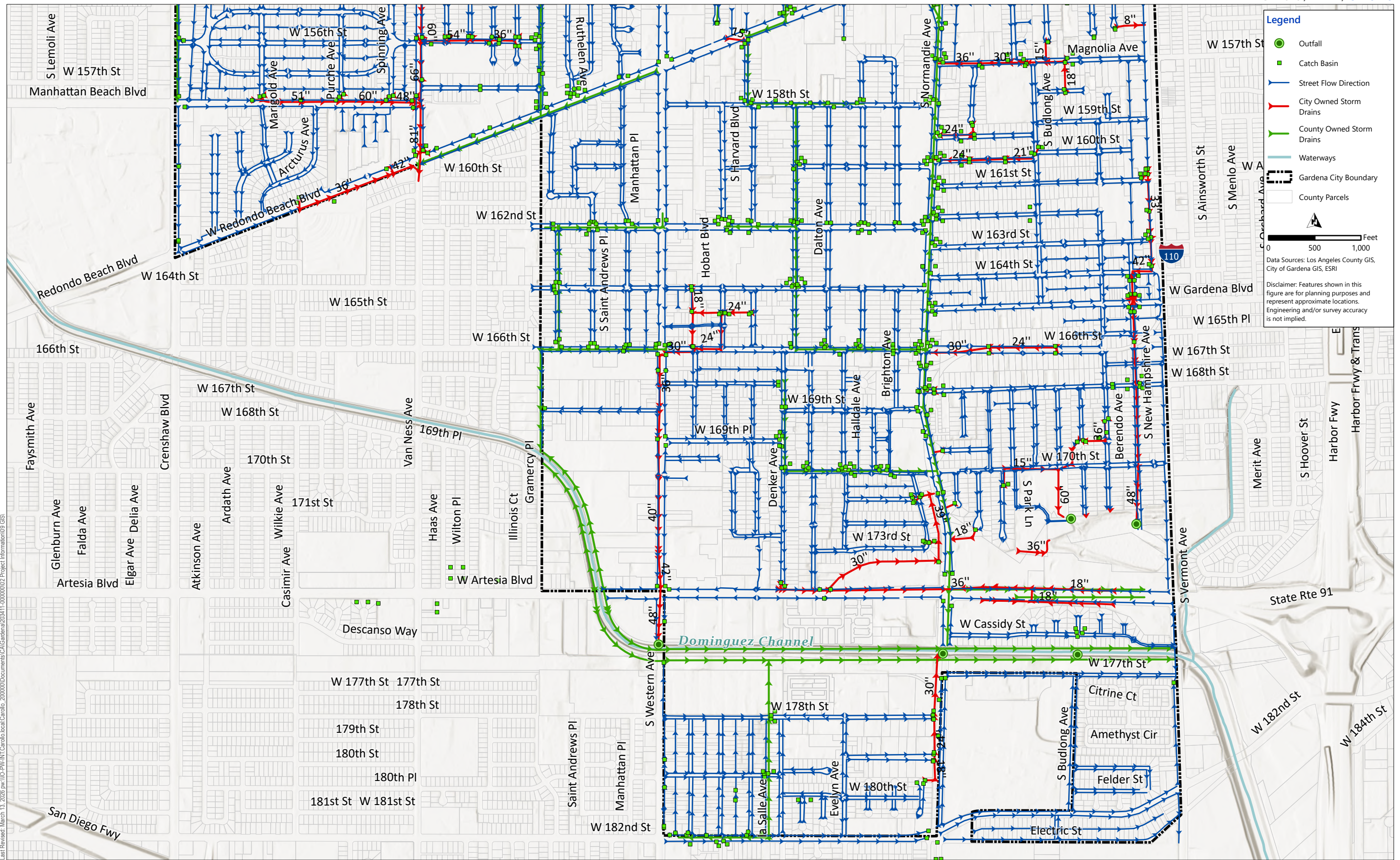
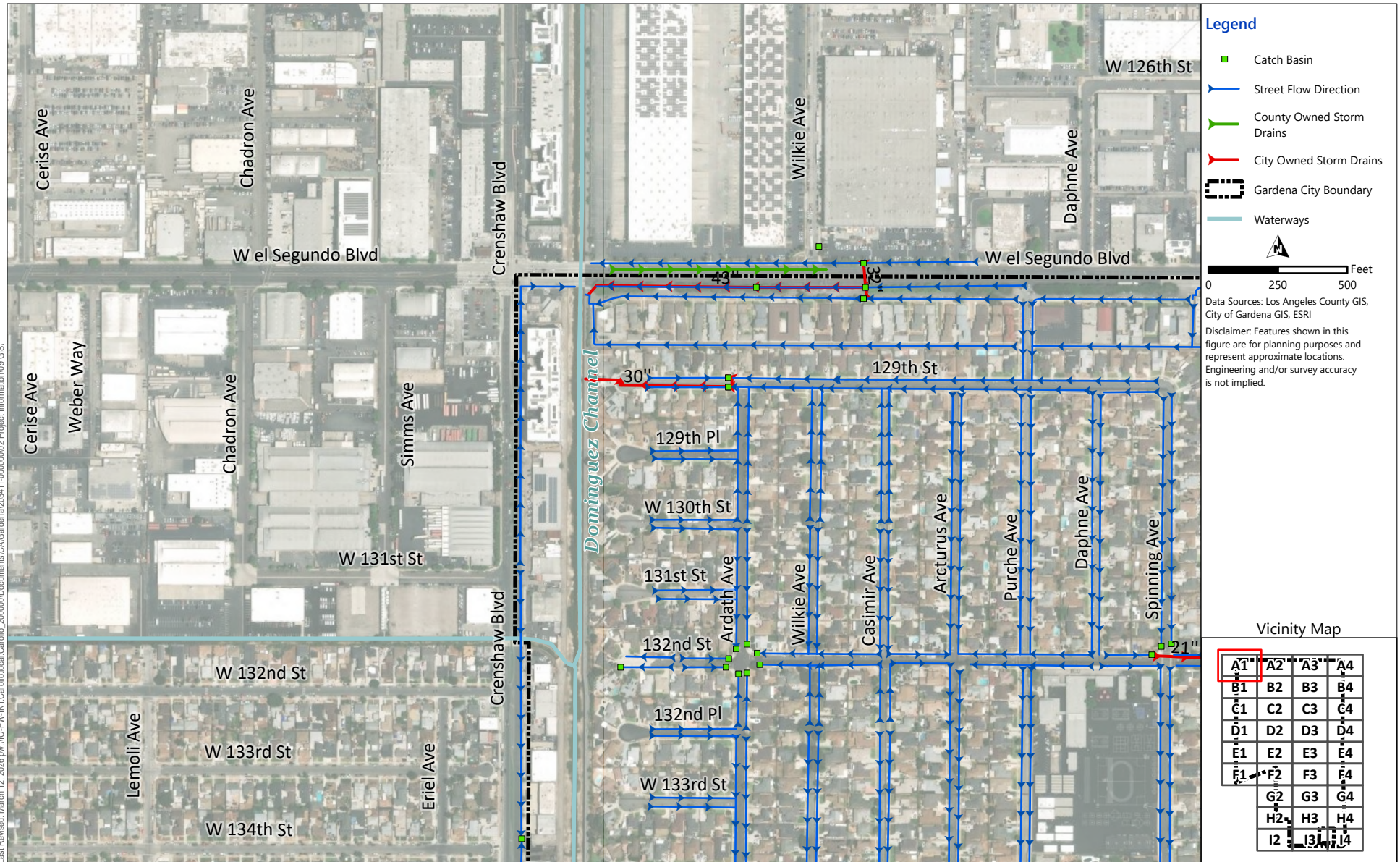


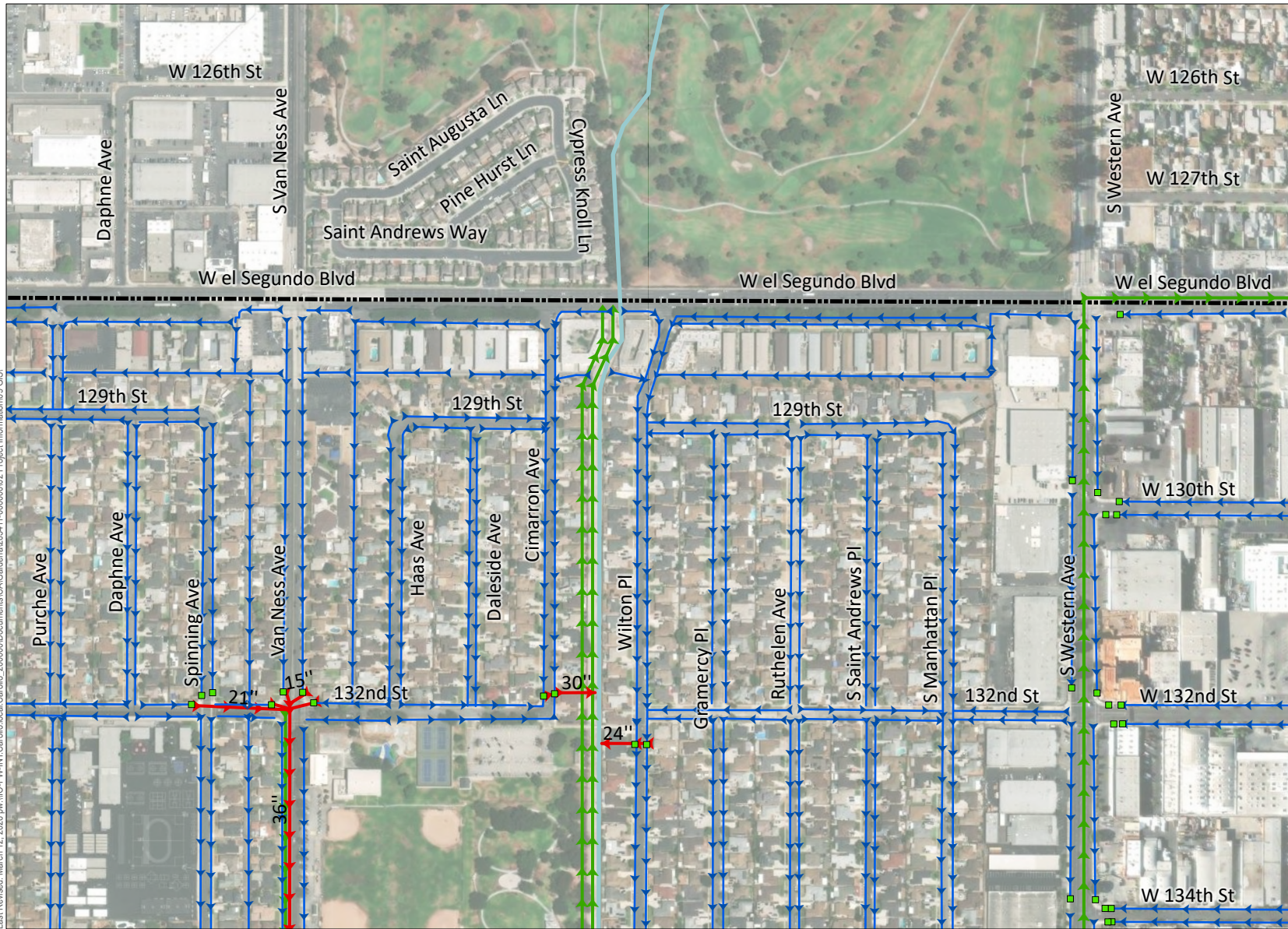
Figure B.3 Gardena Storm Street Flows Direction with Existing System Drains
CITY OF GARDENA

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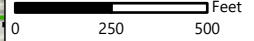


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- Legend**
- Catch Basin
 - Street Flow Direction
 - County Owned Storm Drains
 - City Owned Storm Drains
 - Gardena City Boundary
 - Waterways

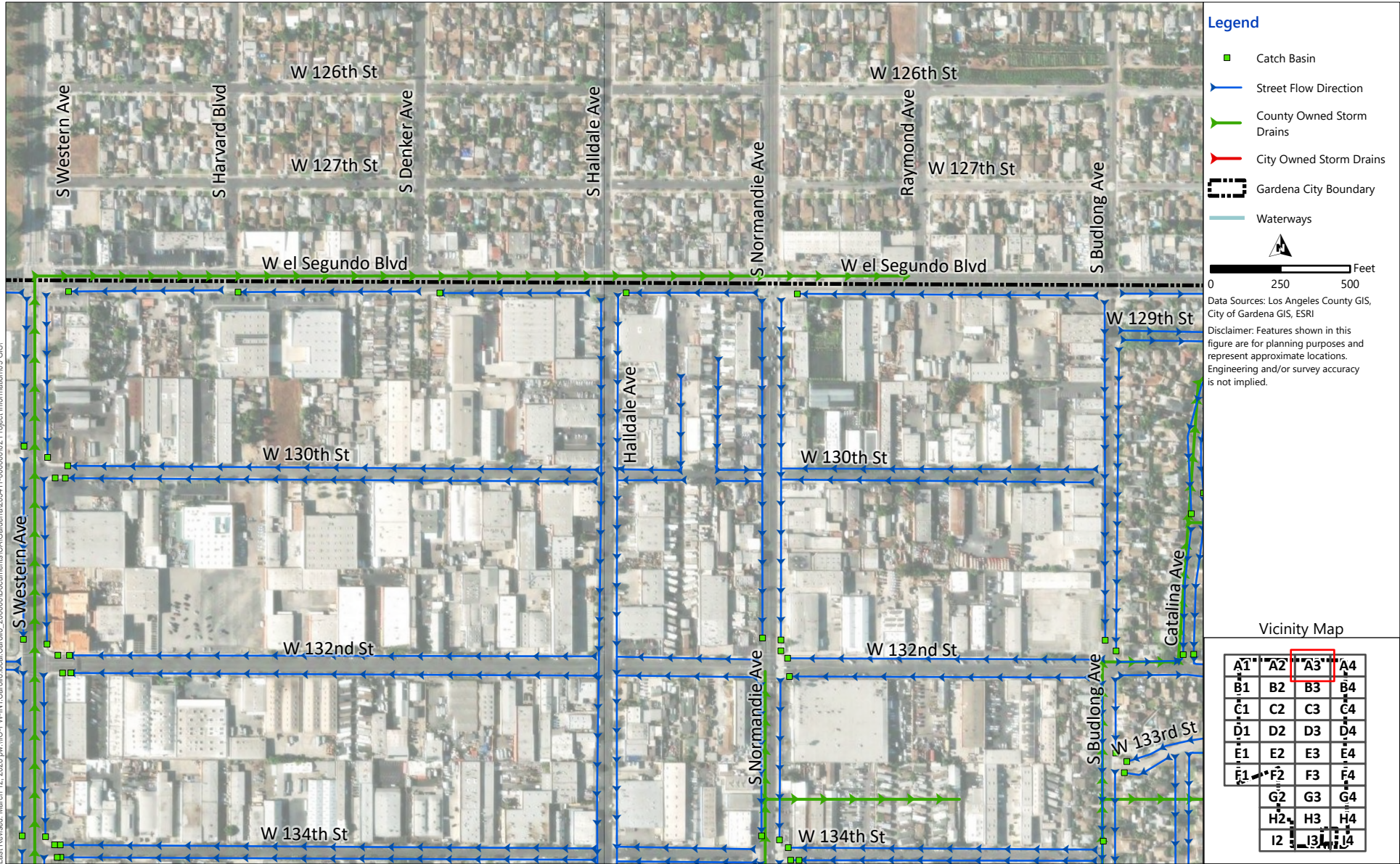


 Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI
 Disclaimer: Features shown in this figure are for planning purposes and represent approximate locations. Engineering and/or survey accuracy is not implied.

Vicinity Map

A1	A2	A3	A4
B1	B2	B3	B4
C1	C2	C3	C4
D1	D2	D3	D4
E1	E2	E3	E4
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I2	I3	I4	

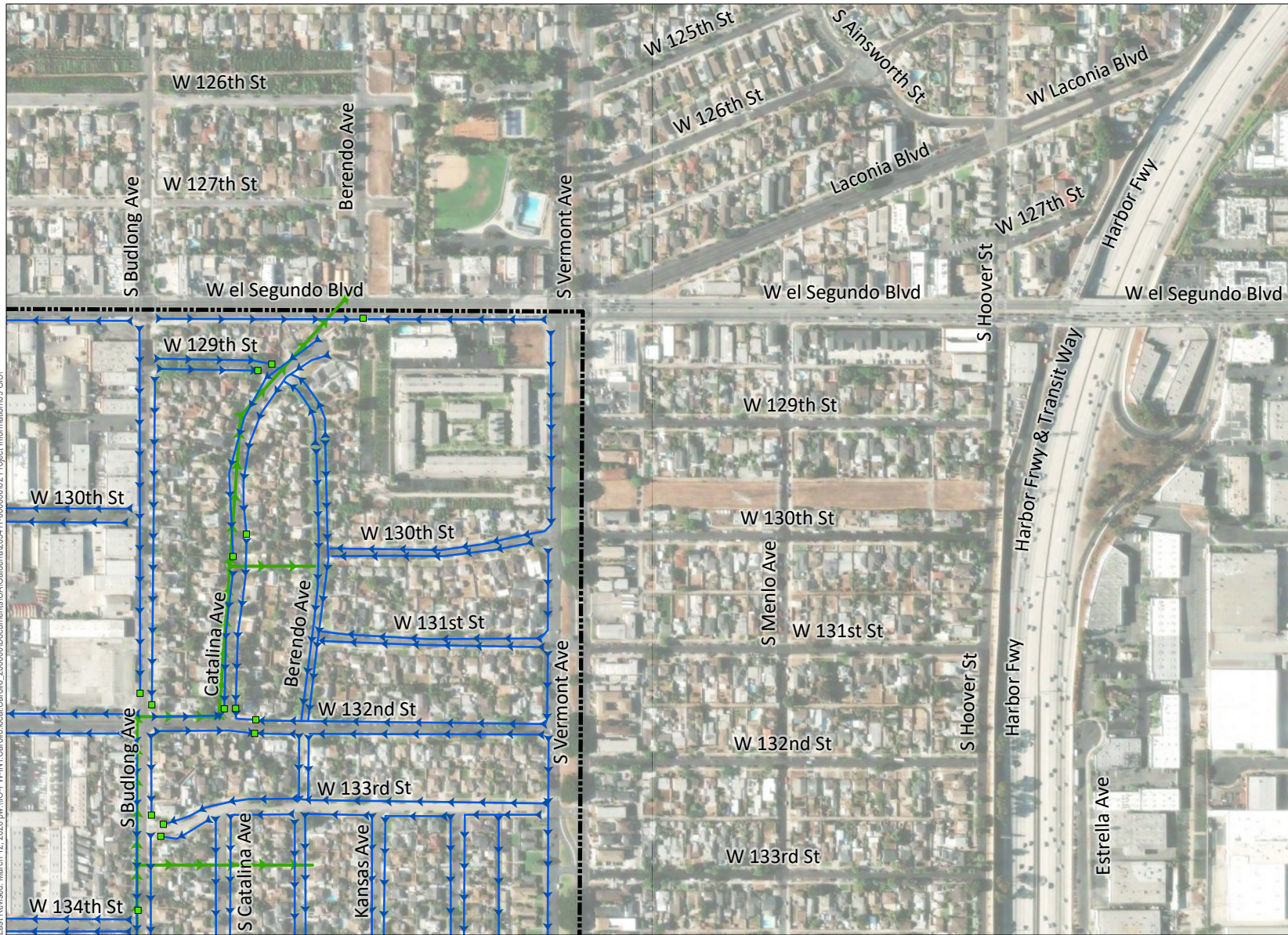
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Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

Feet
0 250 500

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

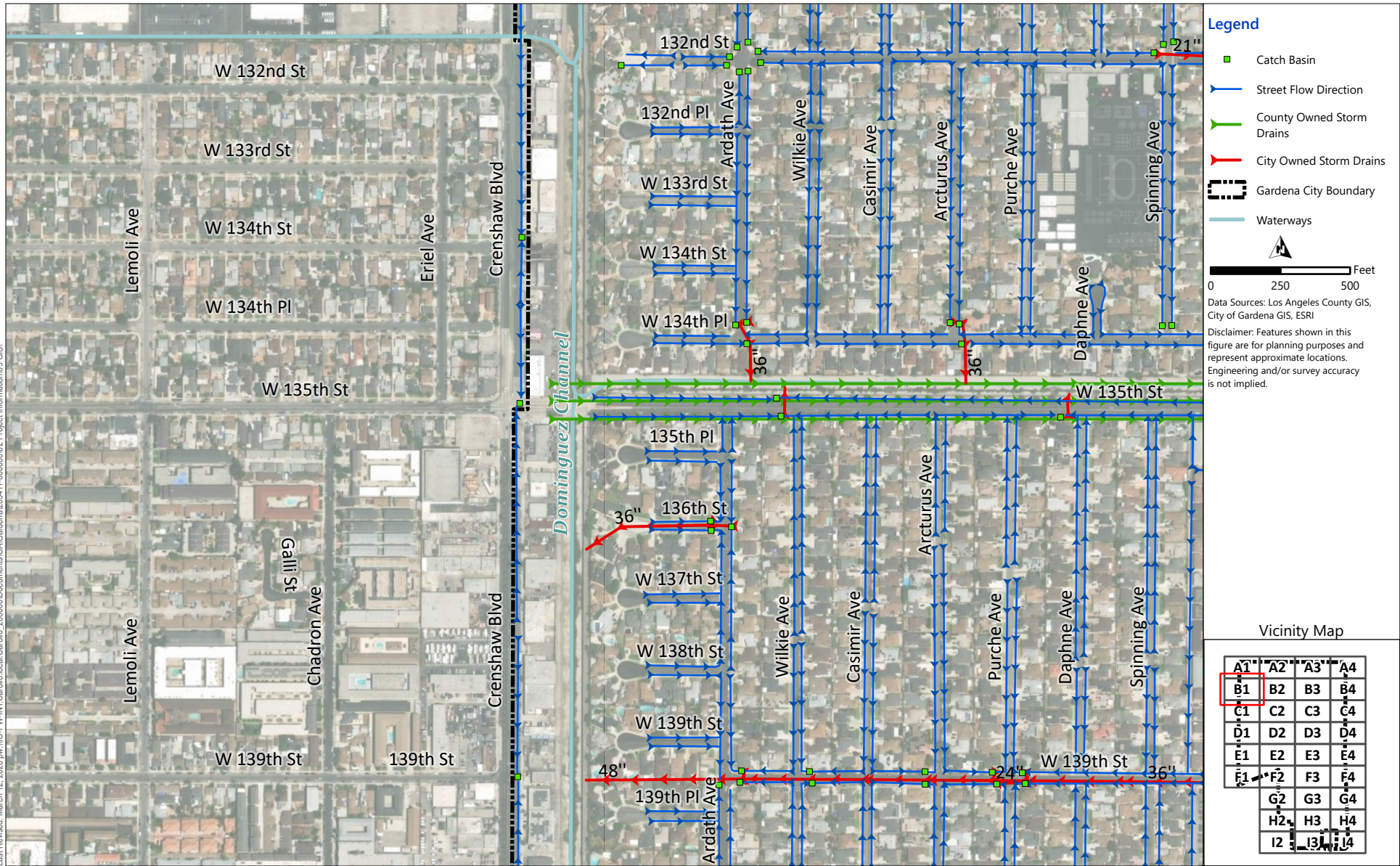
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Vicinity Map

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C1	C2	C3	C4
D1	D2	D3	D4
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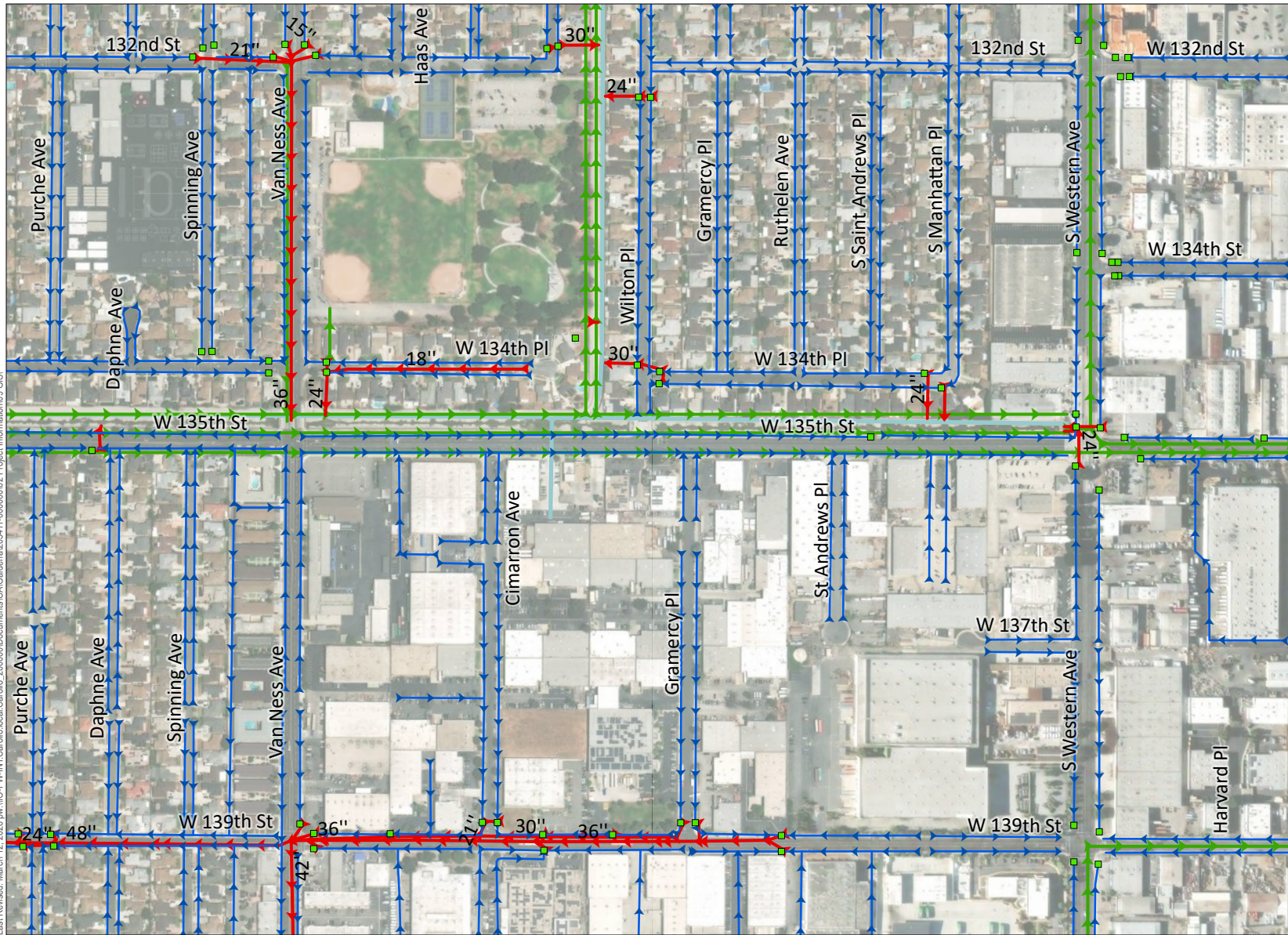
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Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

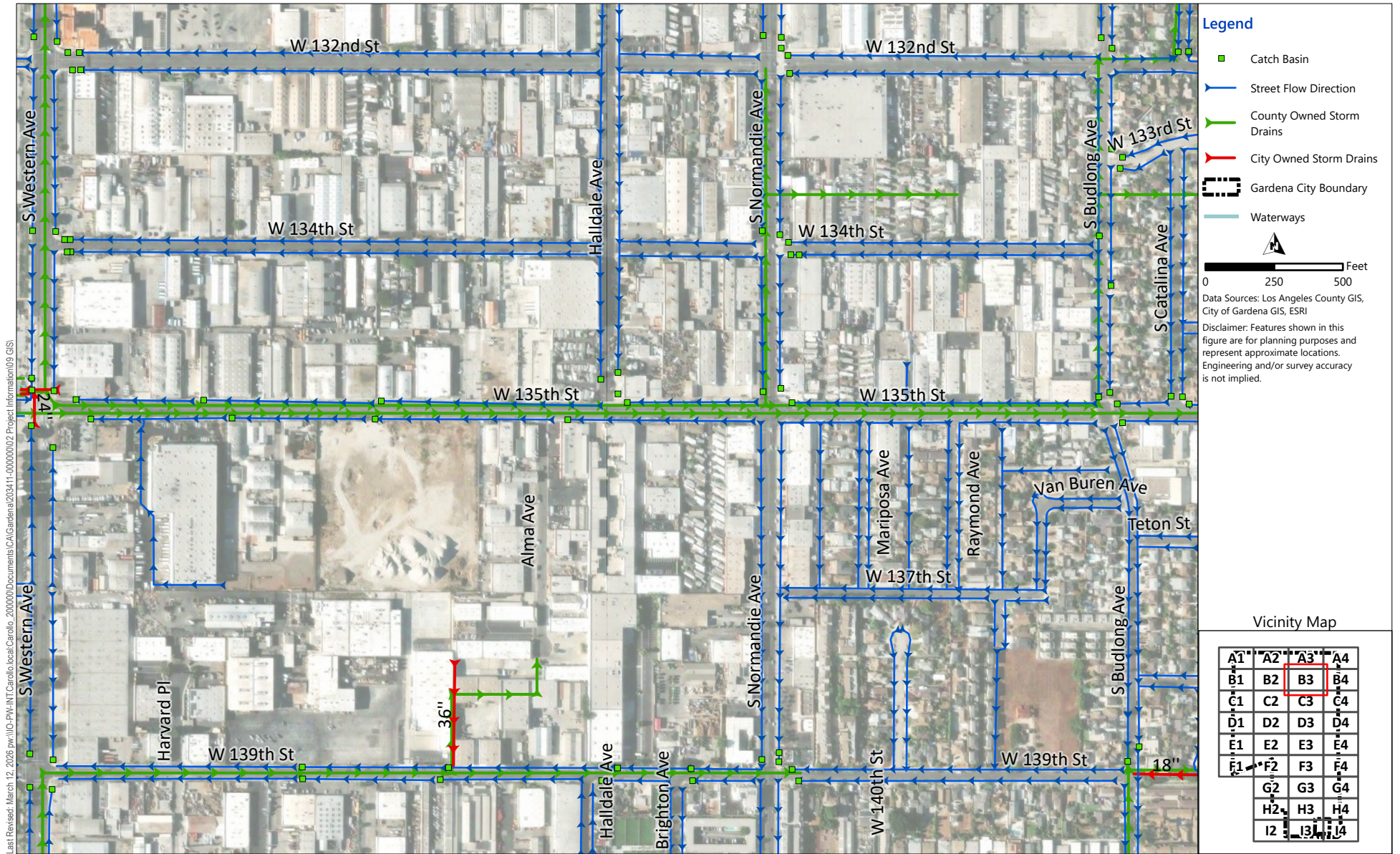
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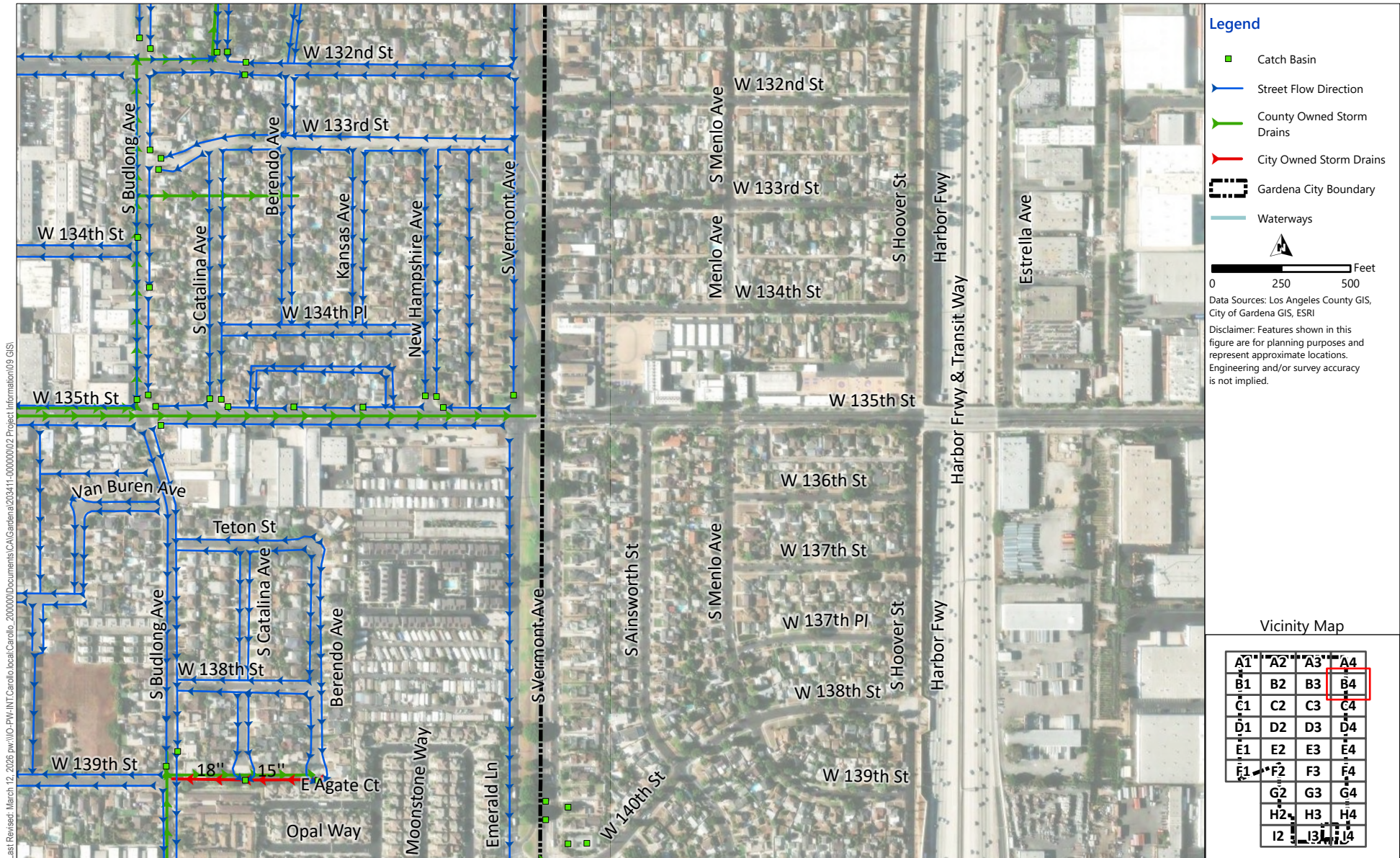
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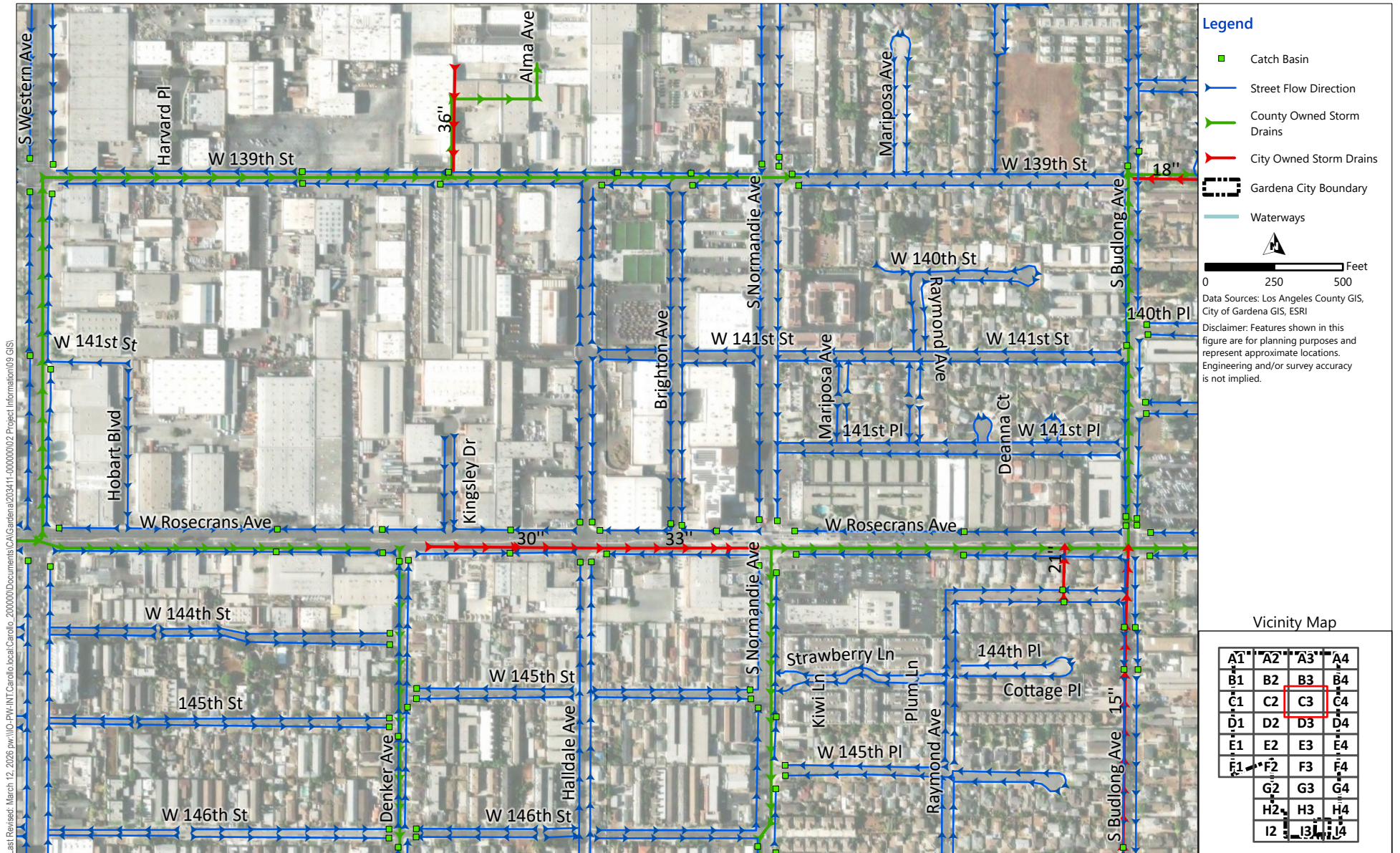
- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

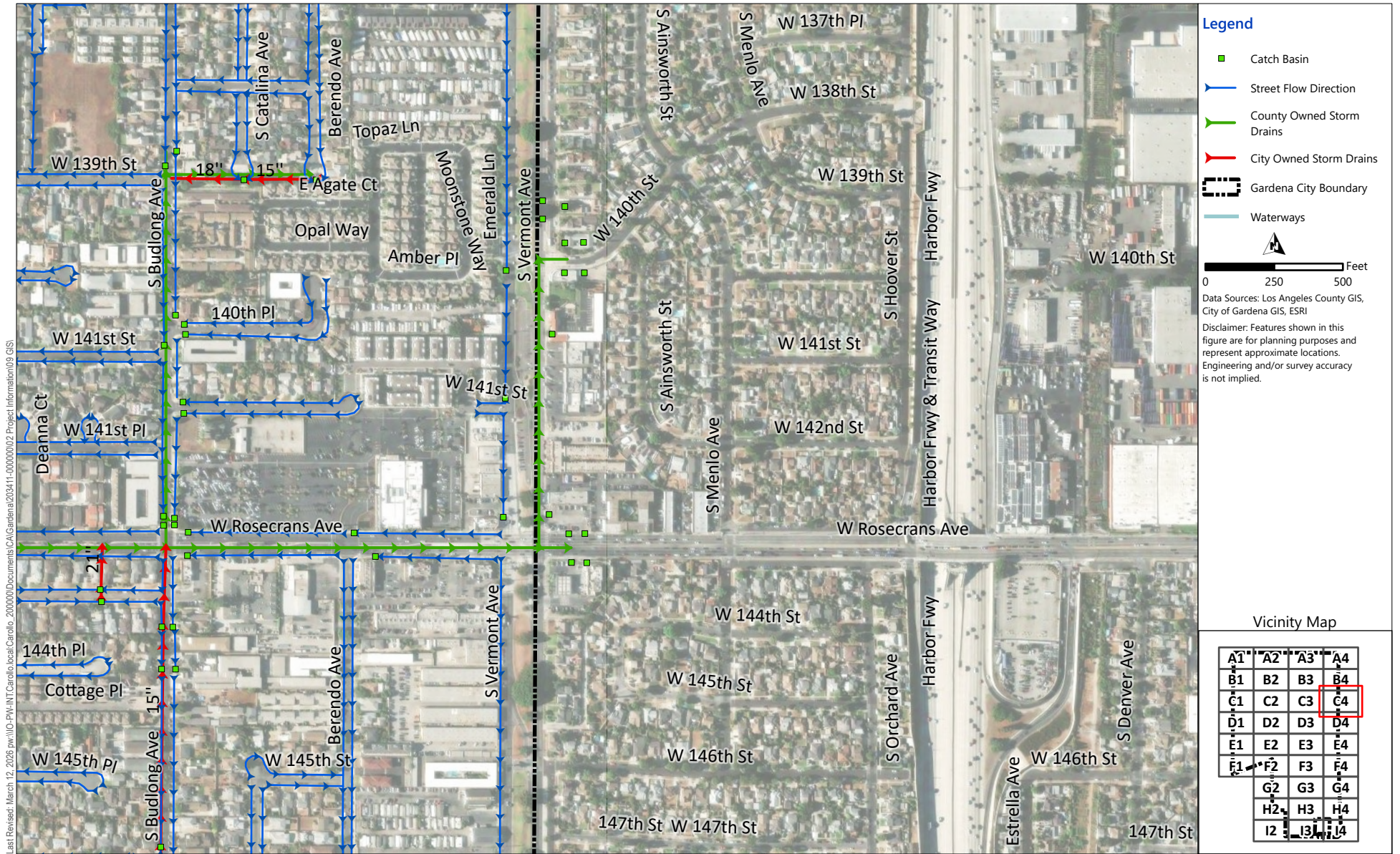
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- Legend**
- Catch Basin
 - Street Flow Direction
 - County Owned Storm Drains
 - City Owned Storm Drains
 - Gardena City Boundary
 - Waterways



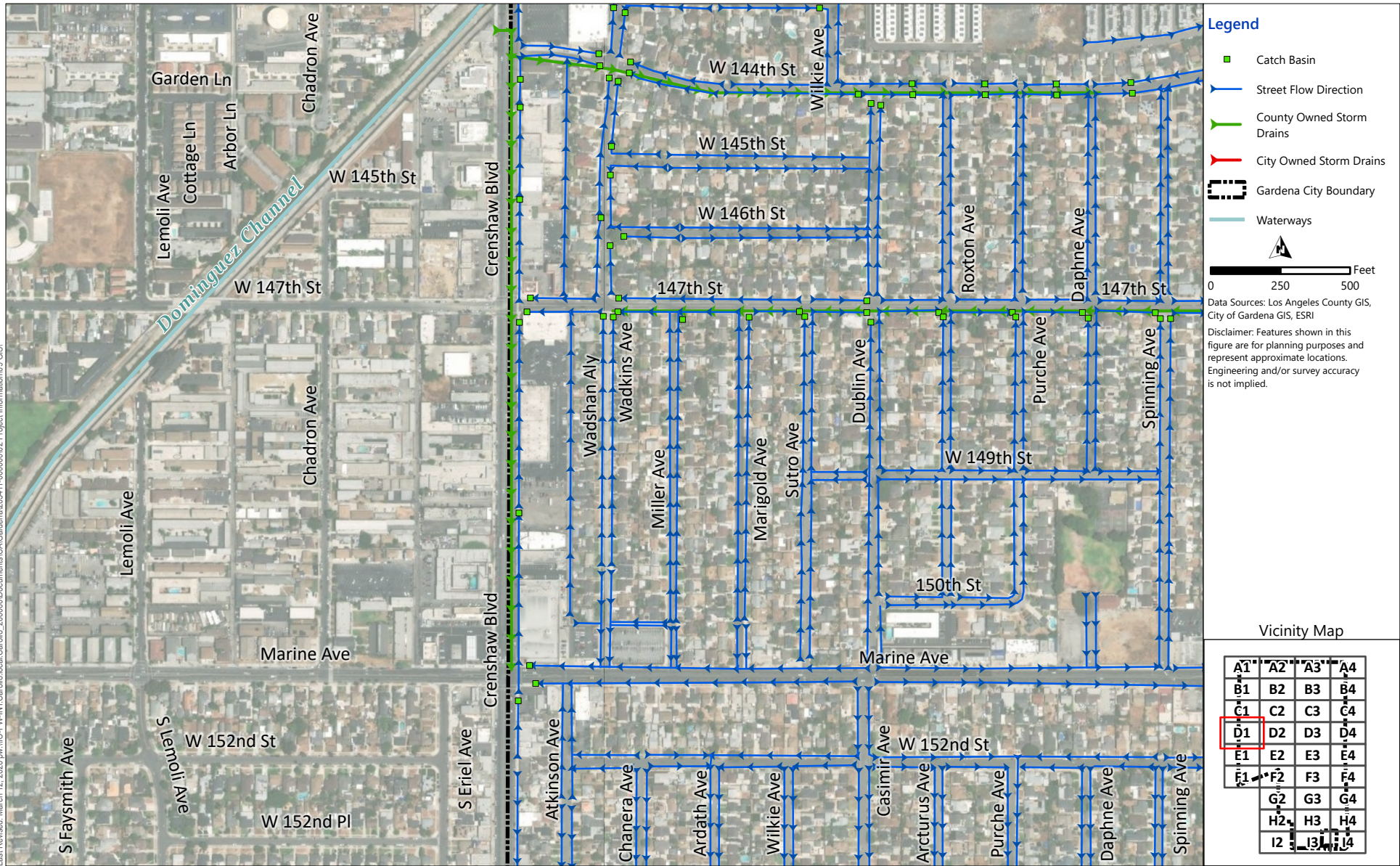
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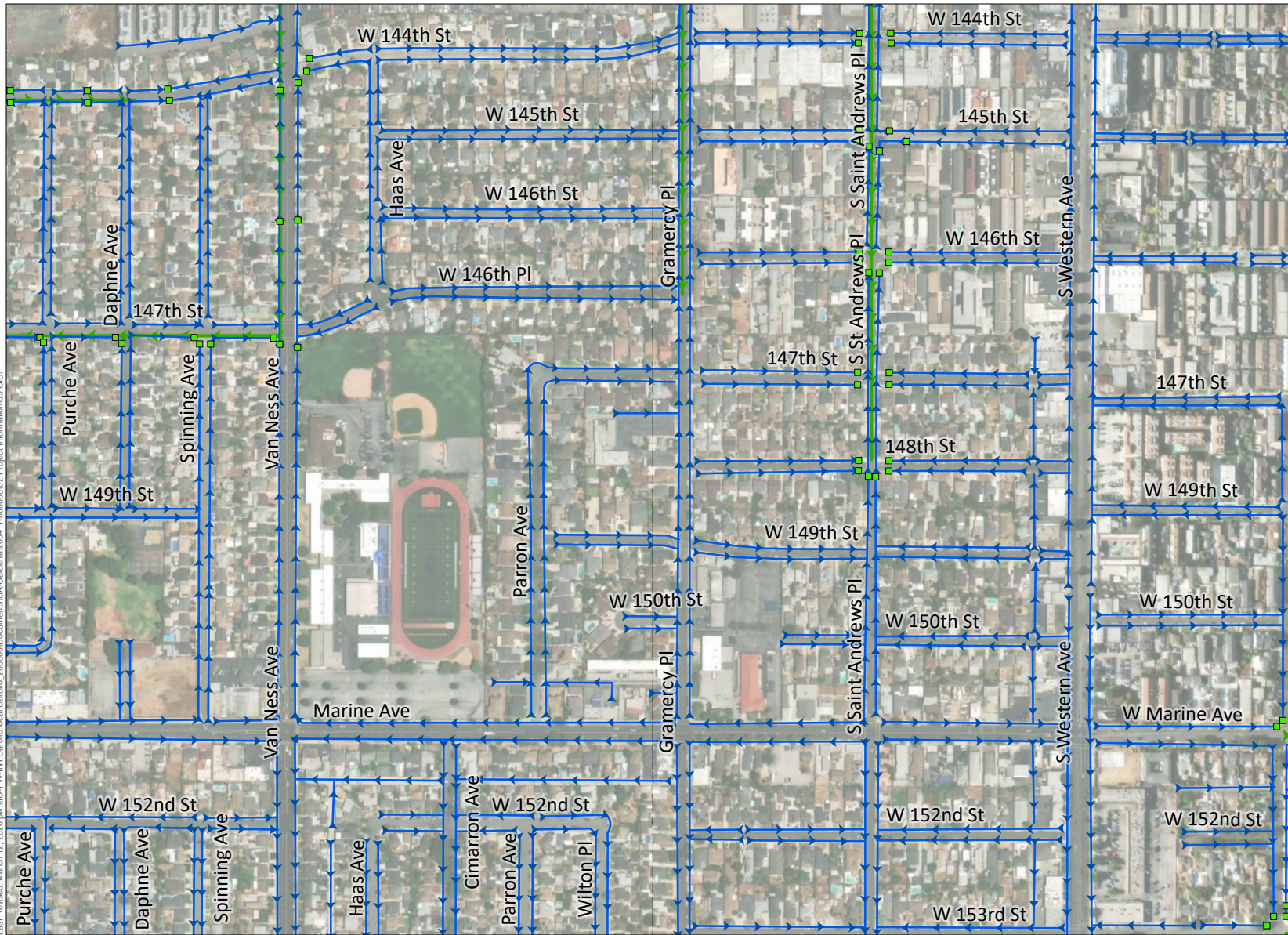
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Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

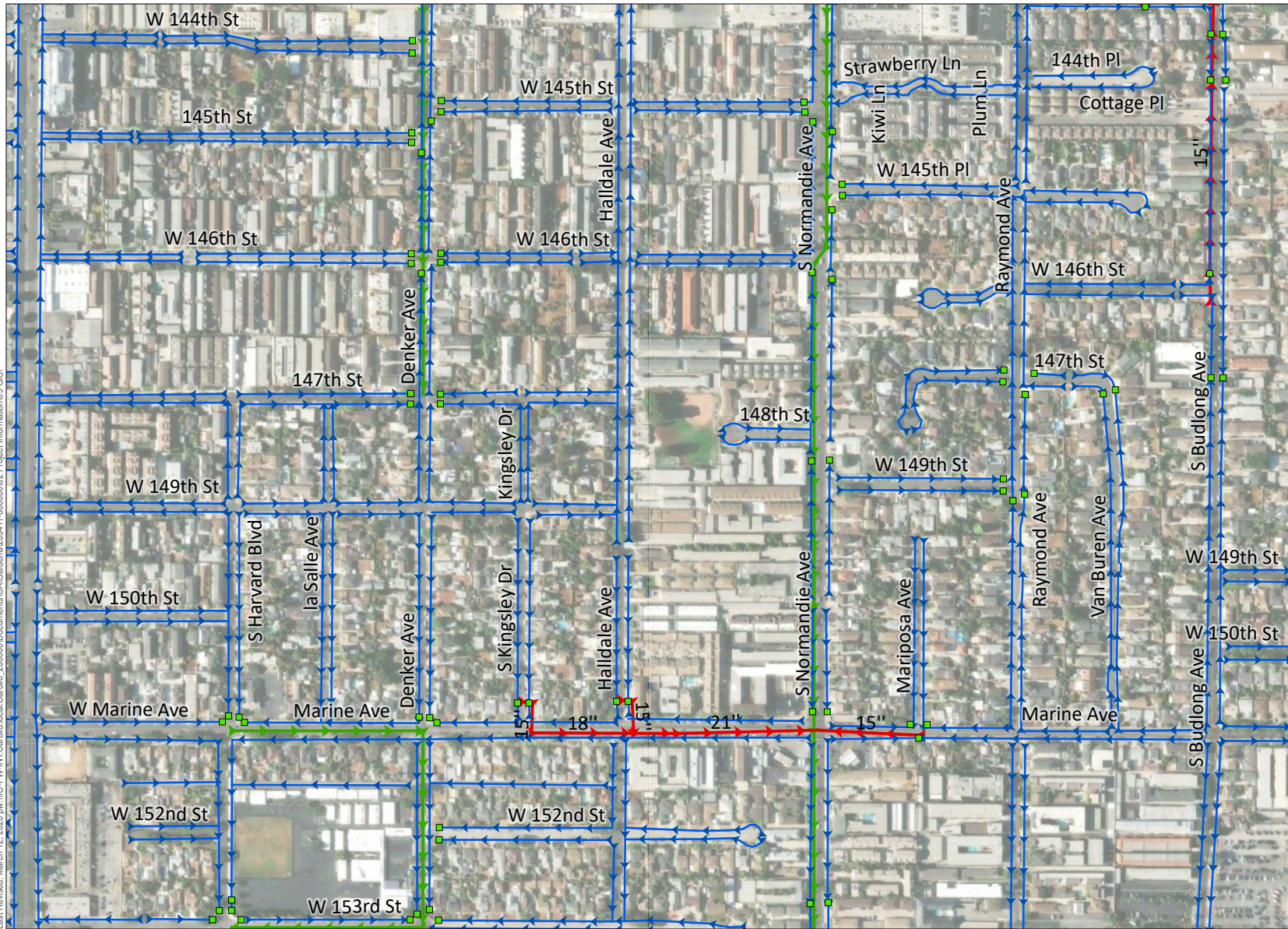
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- Legend**
- Catch Basin
 - Street Flow Direction
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 - City Owned Storm Drains
 - Gardena City Boundary
 - Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

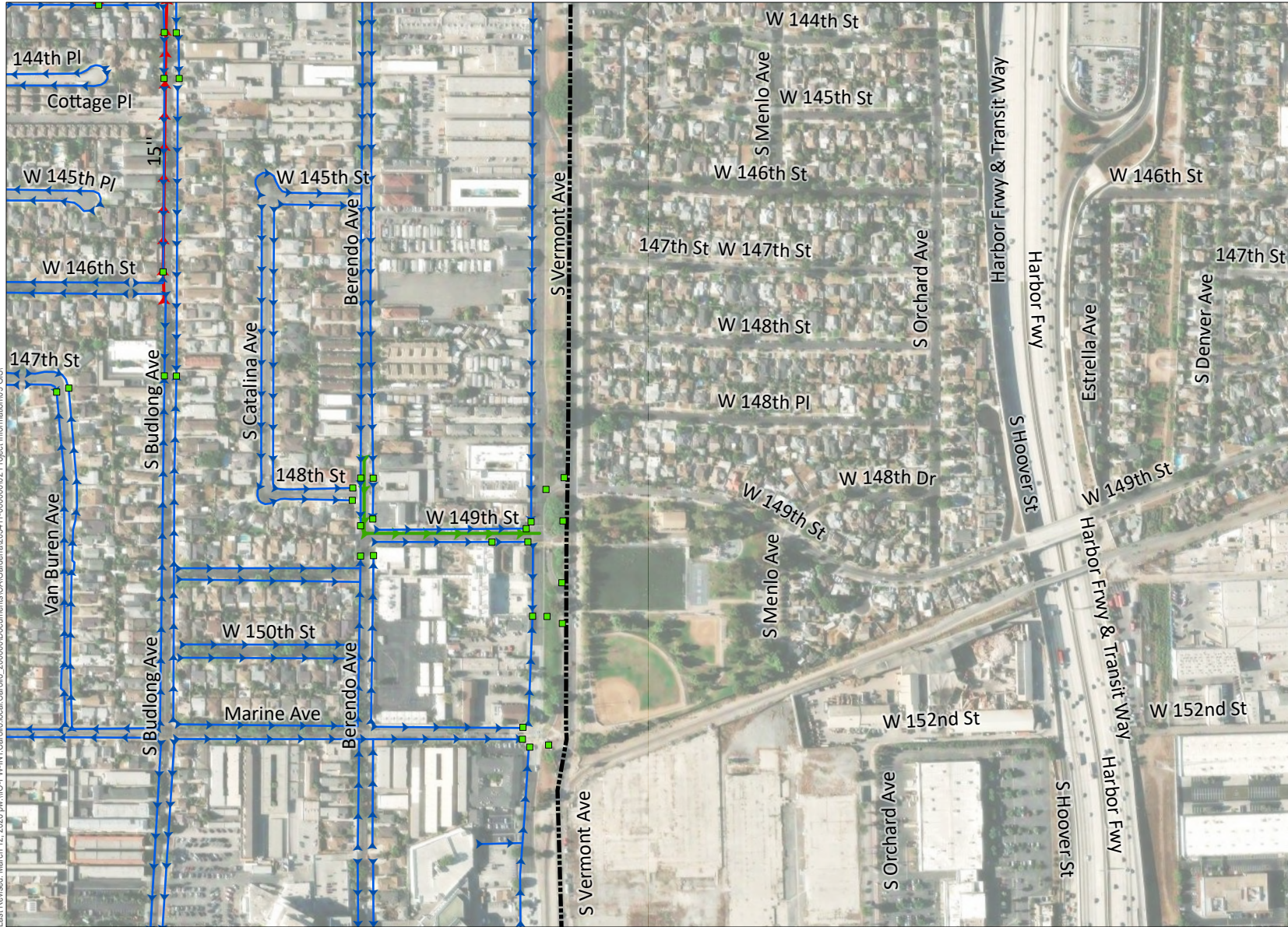
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Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

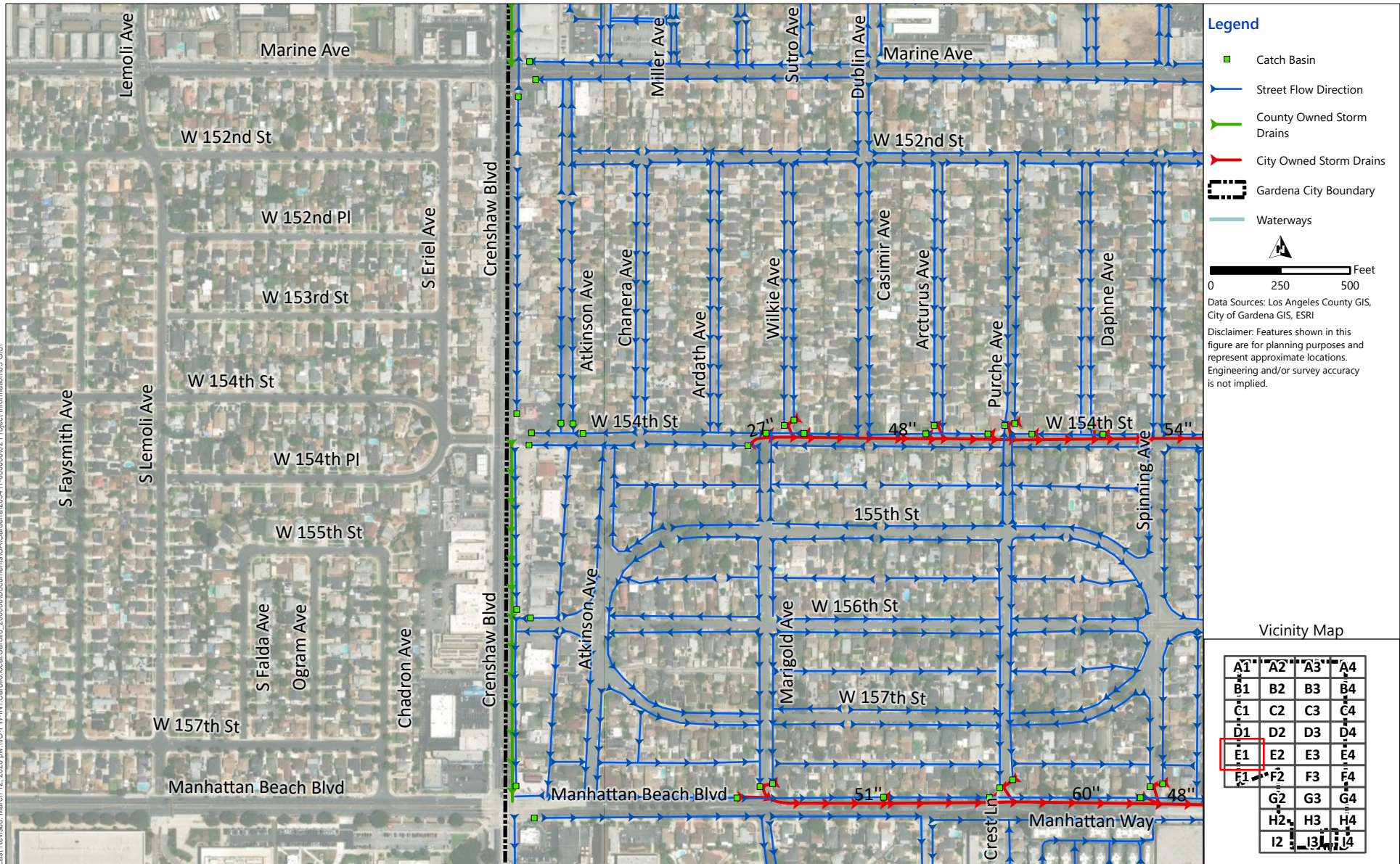
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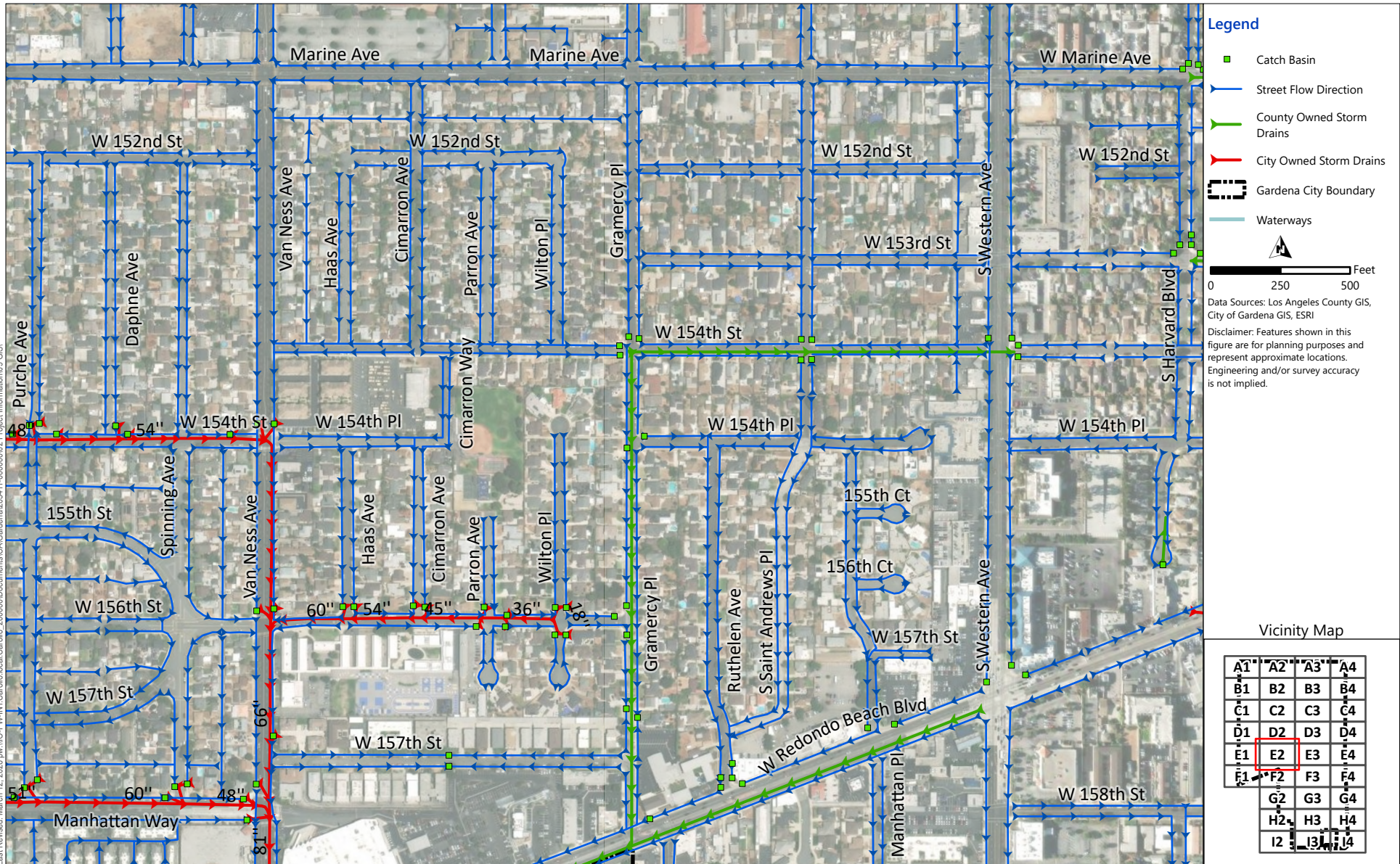
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MARCH 2026 / FINAL / CAROLLO



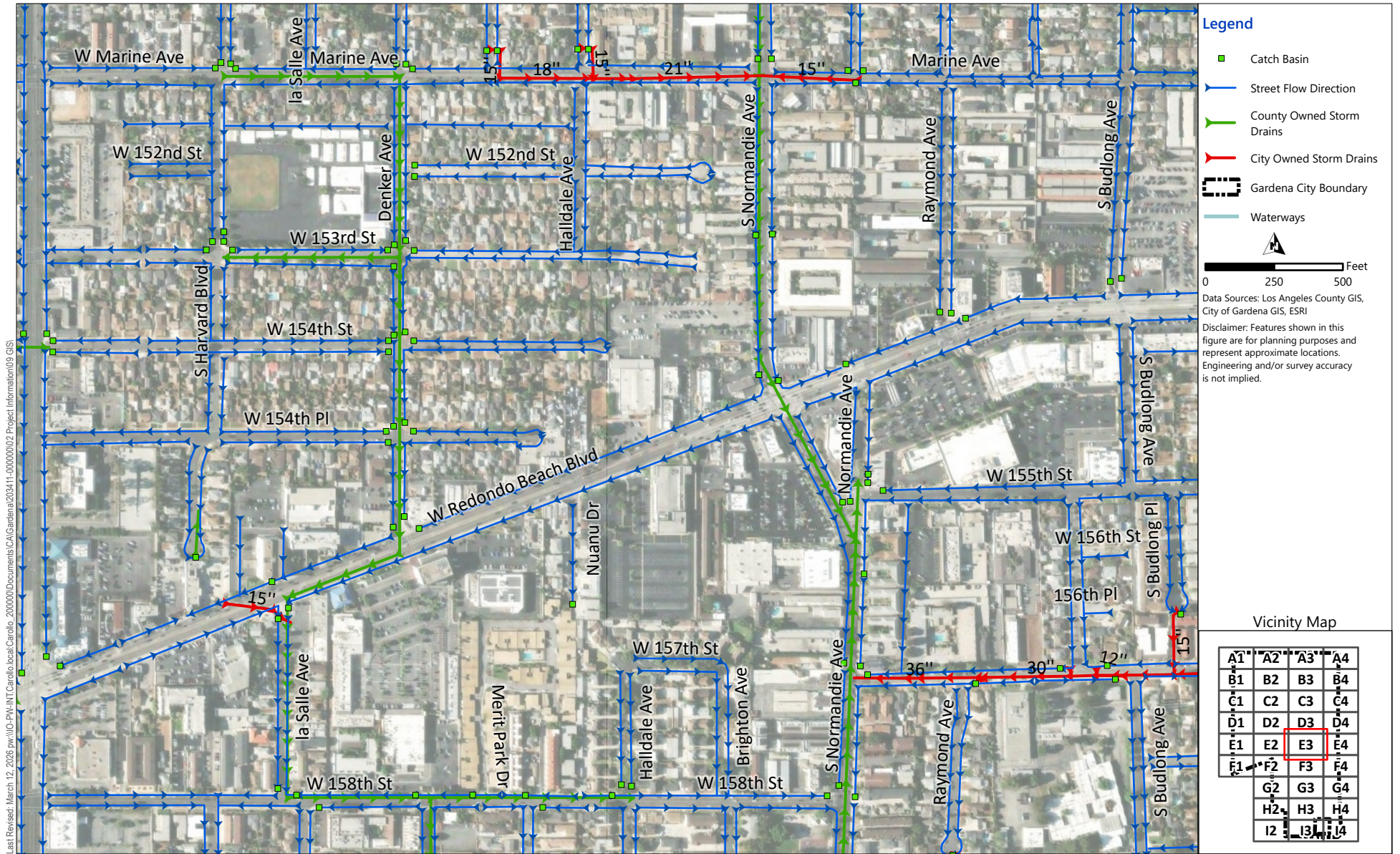
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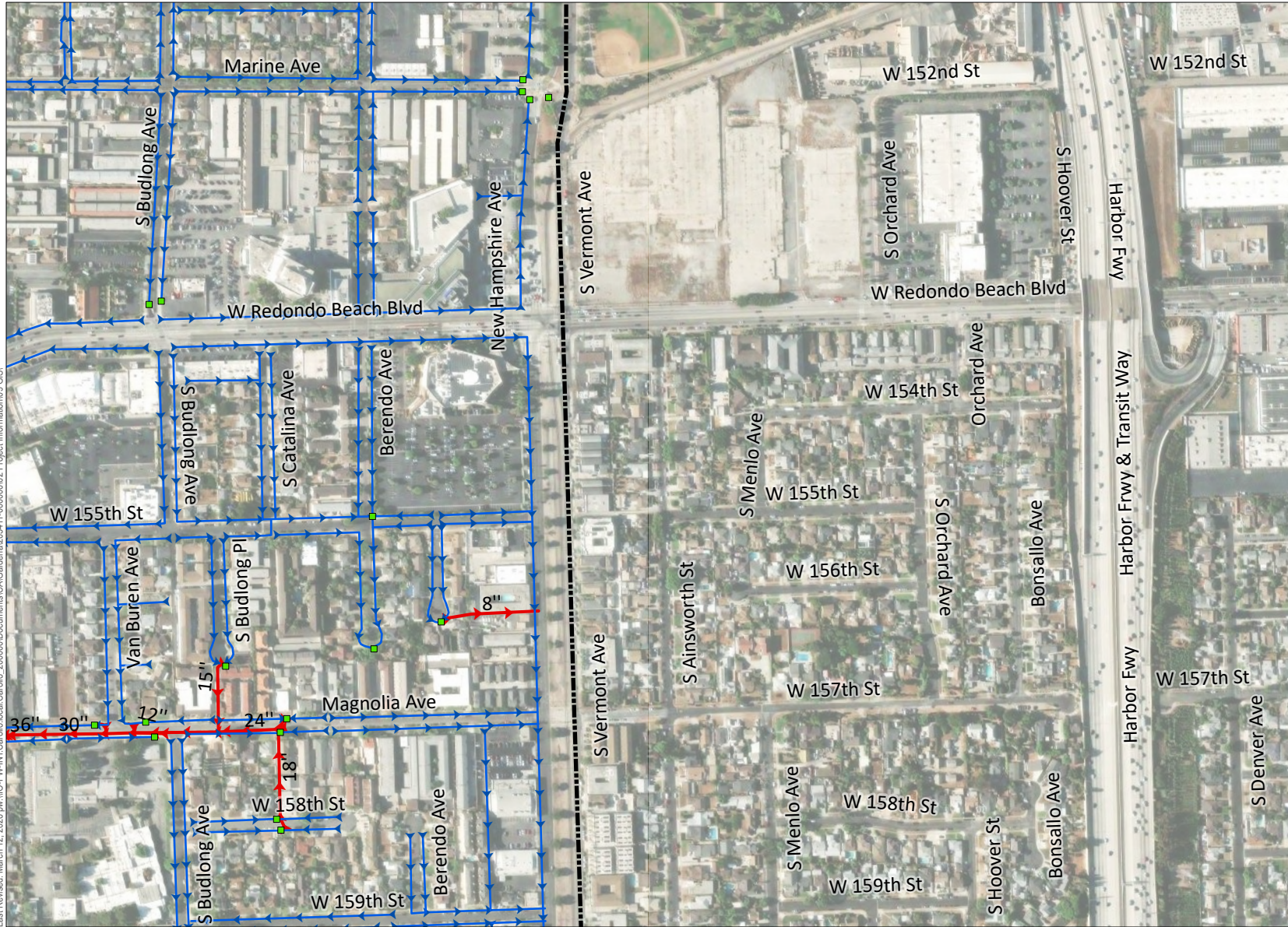


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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

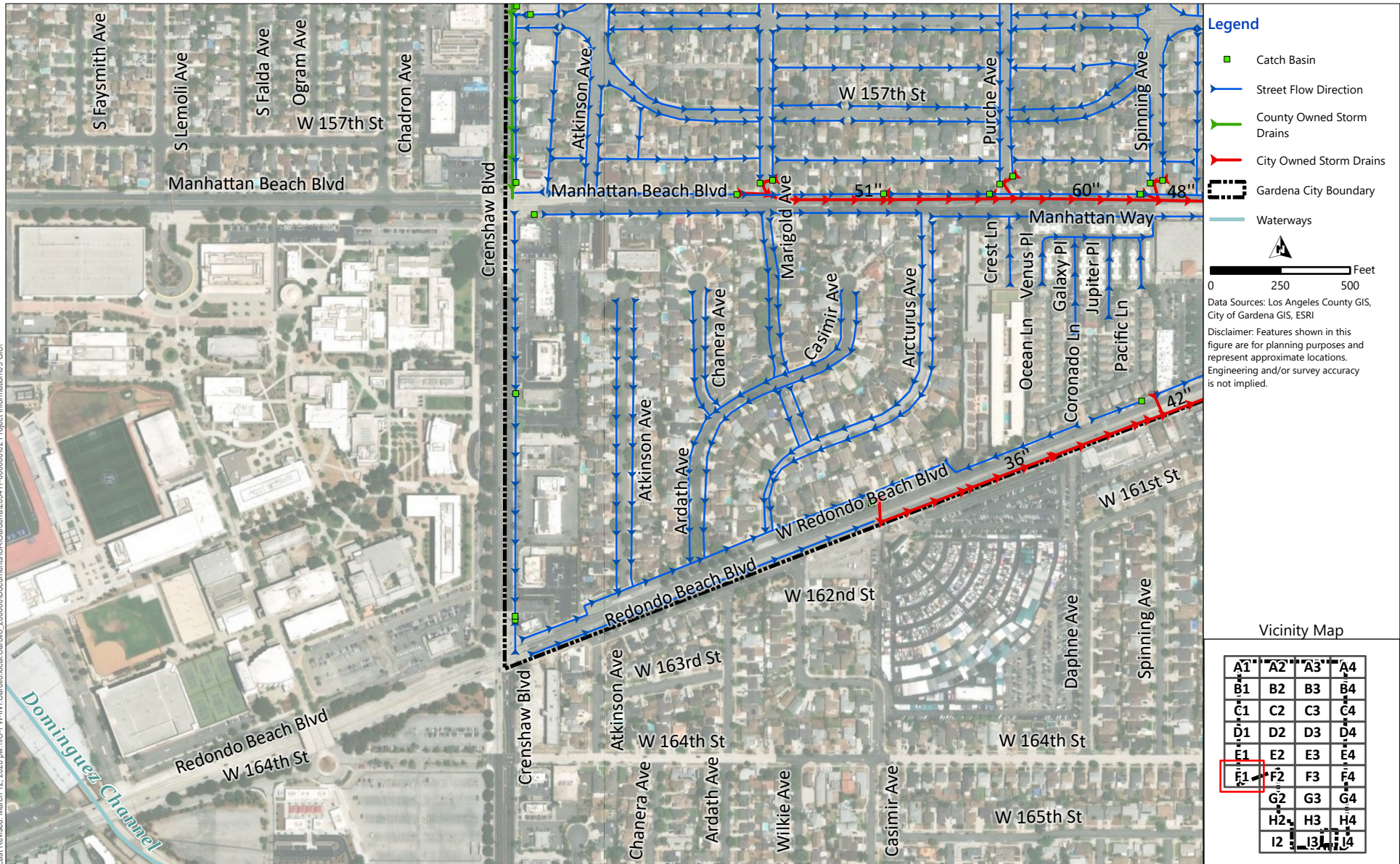
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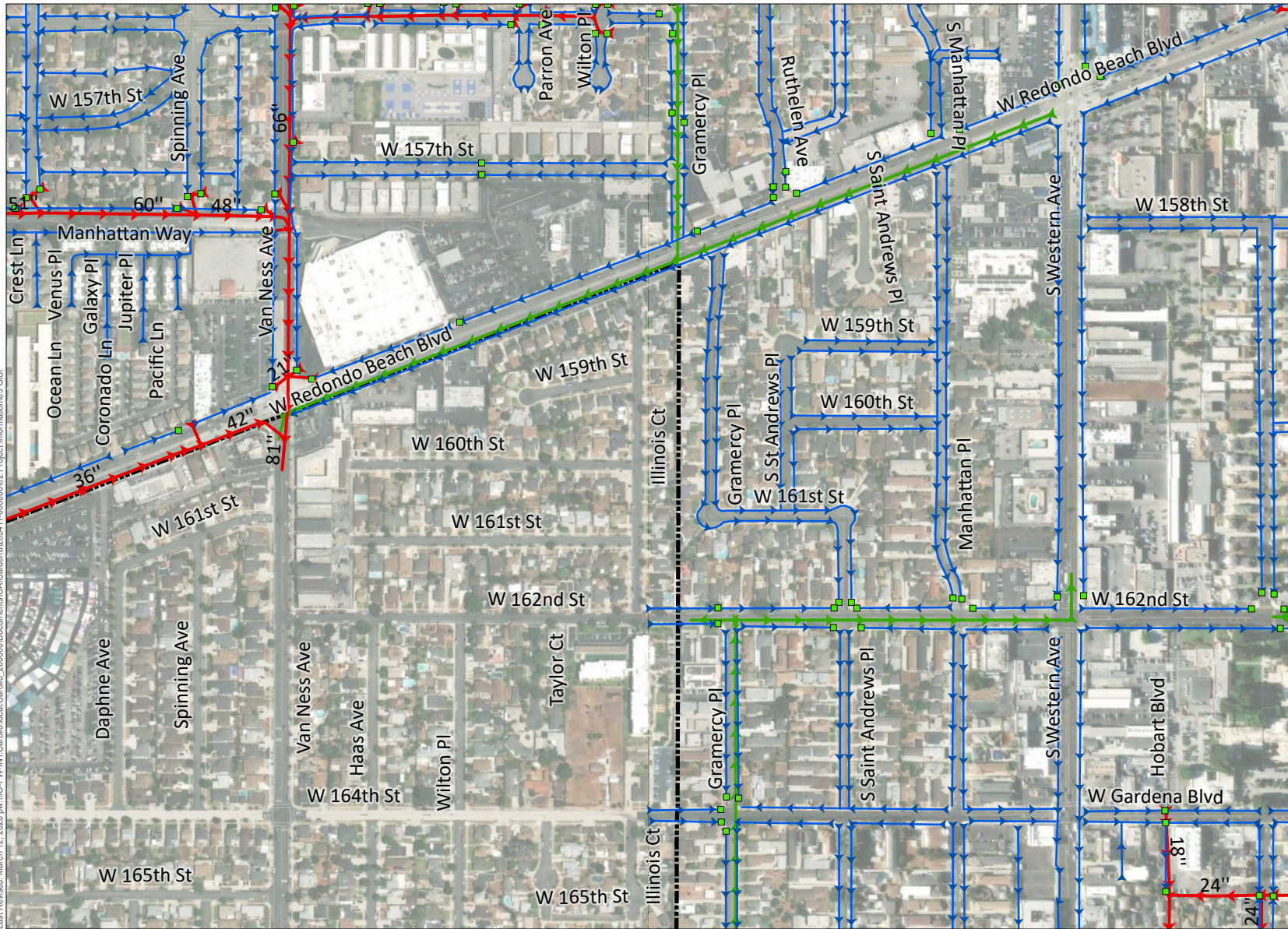
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MARCH 2026 / FINAL / CAROLLO



Last Revised: March 12, 2026 pwr\l\ID-FW\INT-Carollo, local.Carollo_200000\Documents\CA\Gardenia\202411-000000\02 Project Information\09 GIS

STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

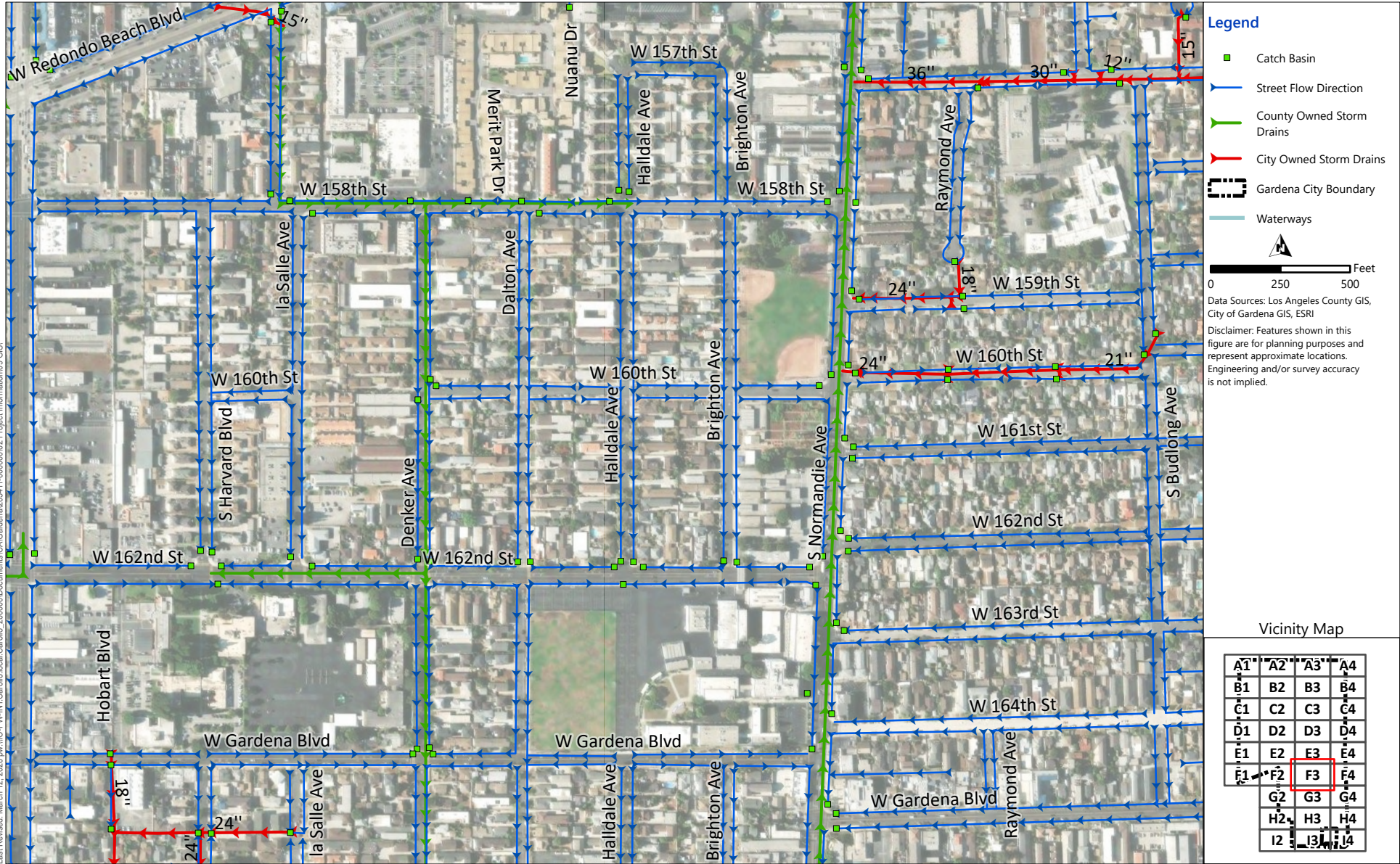
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Vicinity Map

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E1	E2	E3	E4
F1	F2	F3	F4
G2	G3	G4	
H2	H3	H4	
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Last Revised: March 12, 2026 pwr://ID:FW-INT/Carollo,local/Carollo_2000001/Documents/CA/Gardena/202411-00000002/Project Information/09 GIS

STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Last Revised: March 12, 2026 pwr\l\ID-PW\INT\Carollo.local\Carollo_2000001\Documents\CA\Gardena\202411-00000002 Project Information\09 GIS

- Legend**
- Catch Basin
 - Street Flow Direction
 - County Owned Storm Drains
 - City Owned Storm Drains
 - Gardena City Boundary
 - Waterways

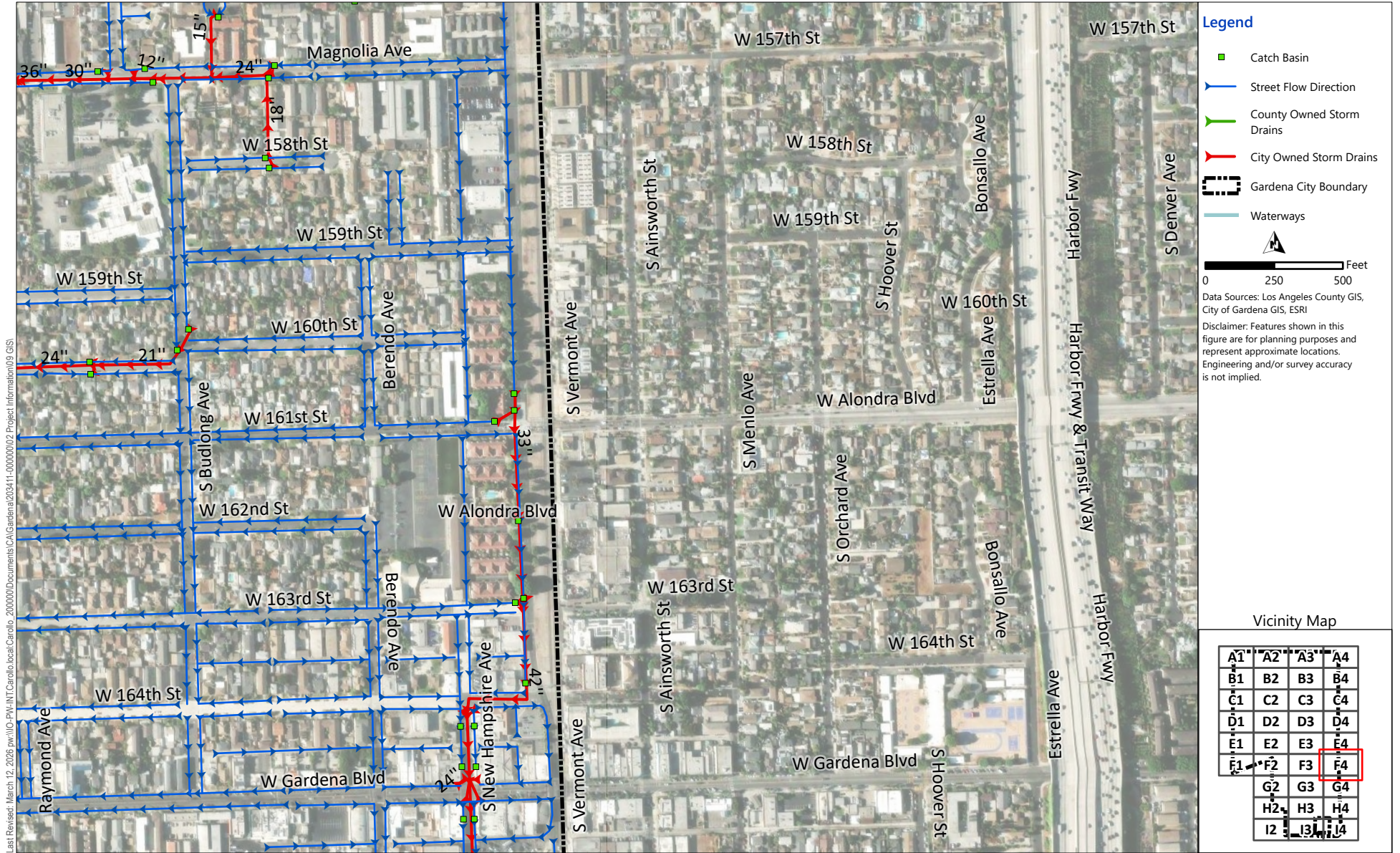
Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

Disclaimer: Features shown in this figure are for planning purposes and represent approximate locations. Engineering and/or survey accuracy is not implied.

Vicinity Map

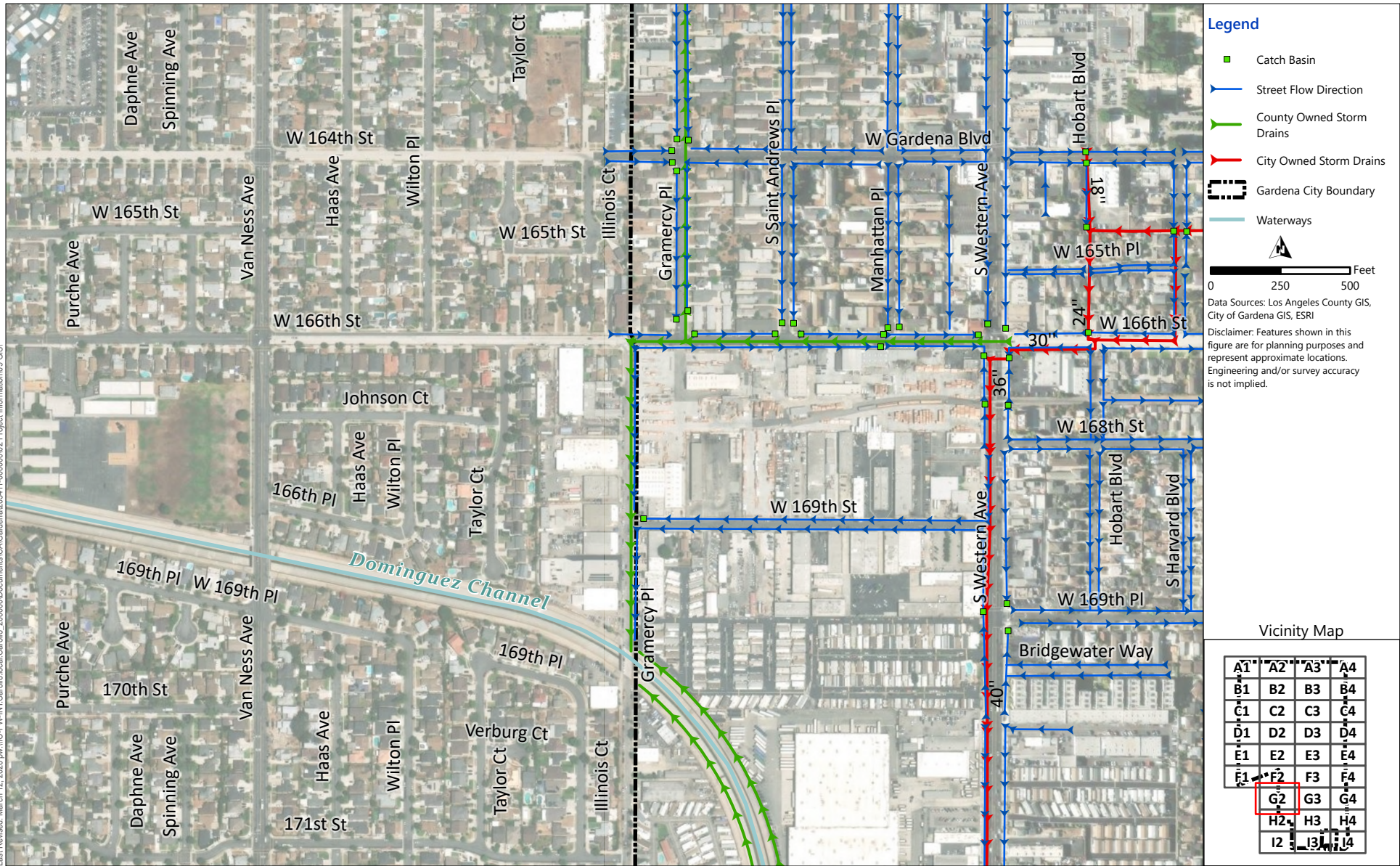
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D1	D2	D3	D4
E1	E2	E3	E4
F1	F2	F3	F4
G1	G2	G3	G4
H1	H2	H3	H4
I1	I2	I3	I4

STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



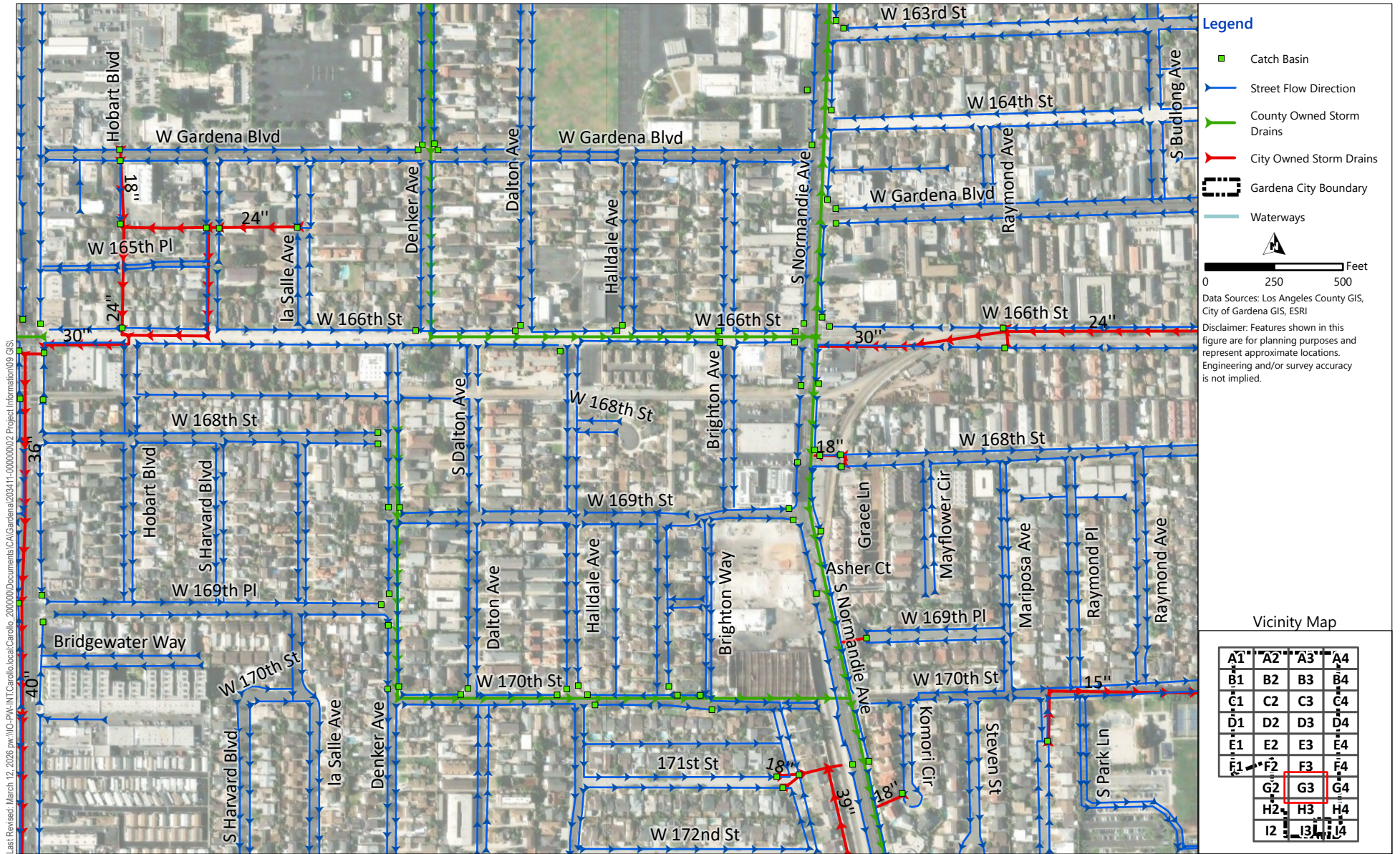
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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Last Revised: March 12, 2026 pwr:\ID-PMV-INT-Carollo.local\Carollo_2000000\Documents\CA\Gardena\202411-00000002 Project Information\09 GIS\

STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Legend

- Catch Basin
- Street Flow Direction
- County Owned Storm Drains
- City Owned Storm Drains
- Gardena City Boundary
- Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

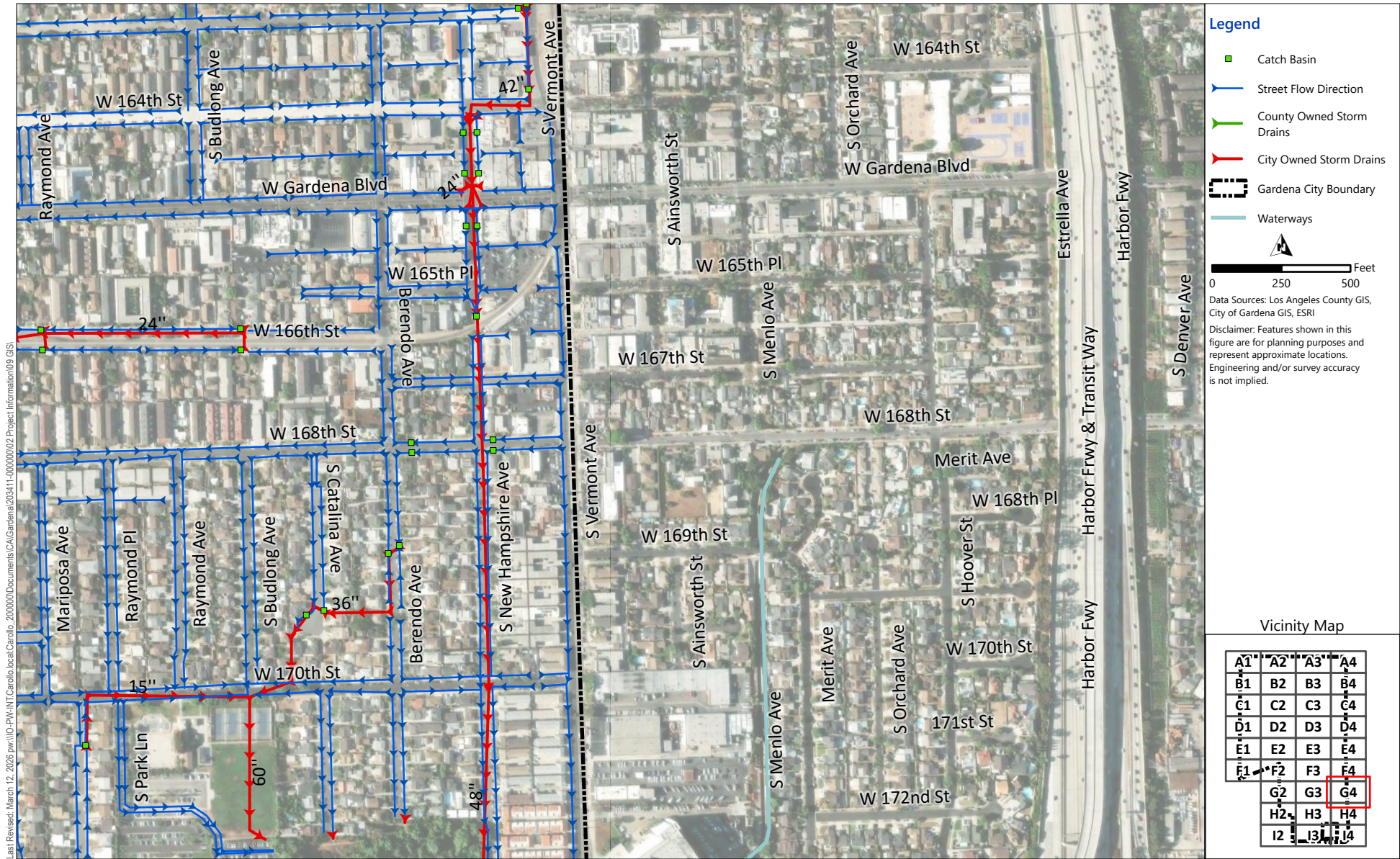
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Vicinity Map

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C1	C2	C3	C4
D1	D2	D3	D4
E1	E2	E3	E4
F1	F2	F3	F4
G2	G3	G4	
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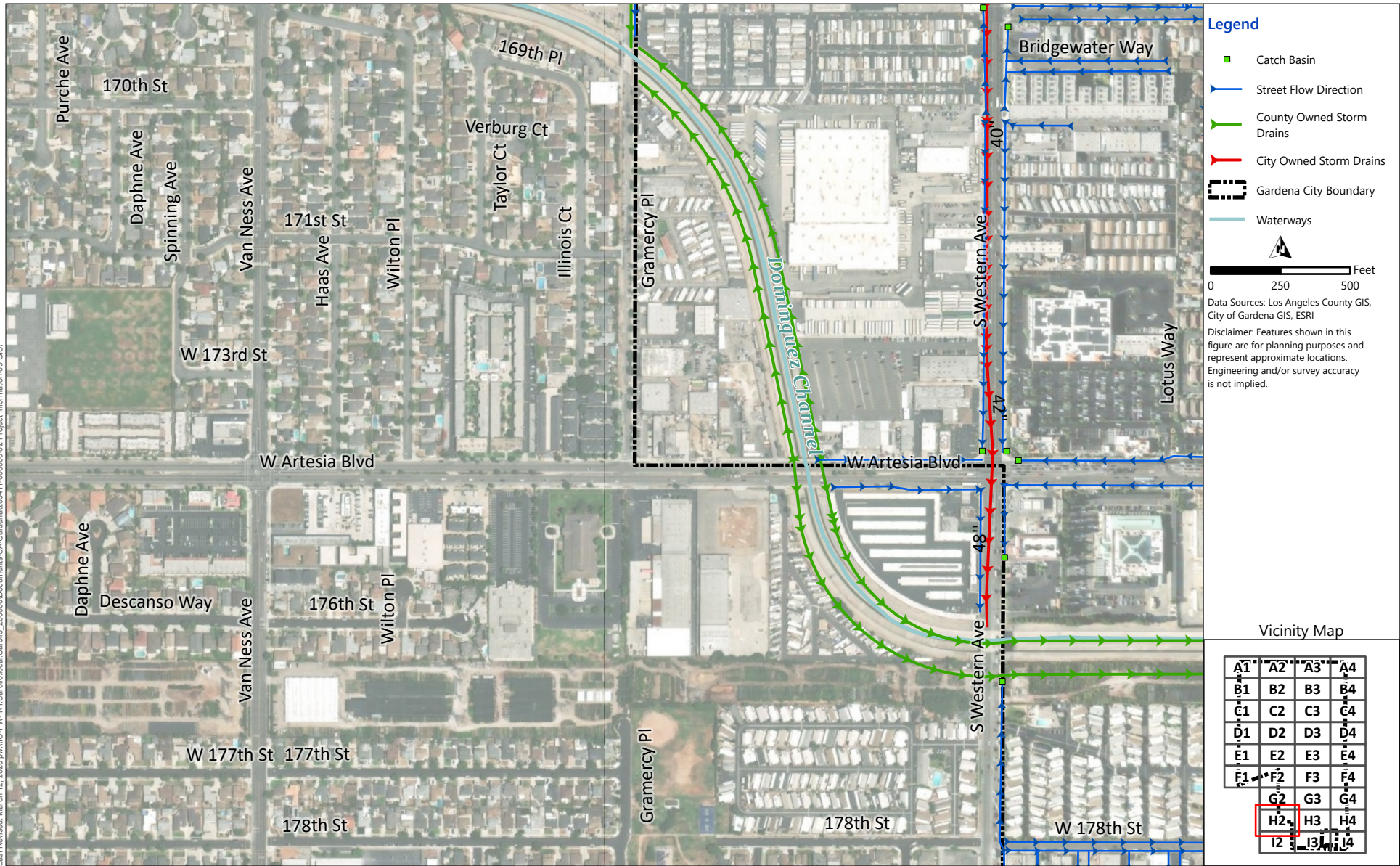
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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO

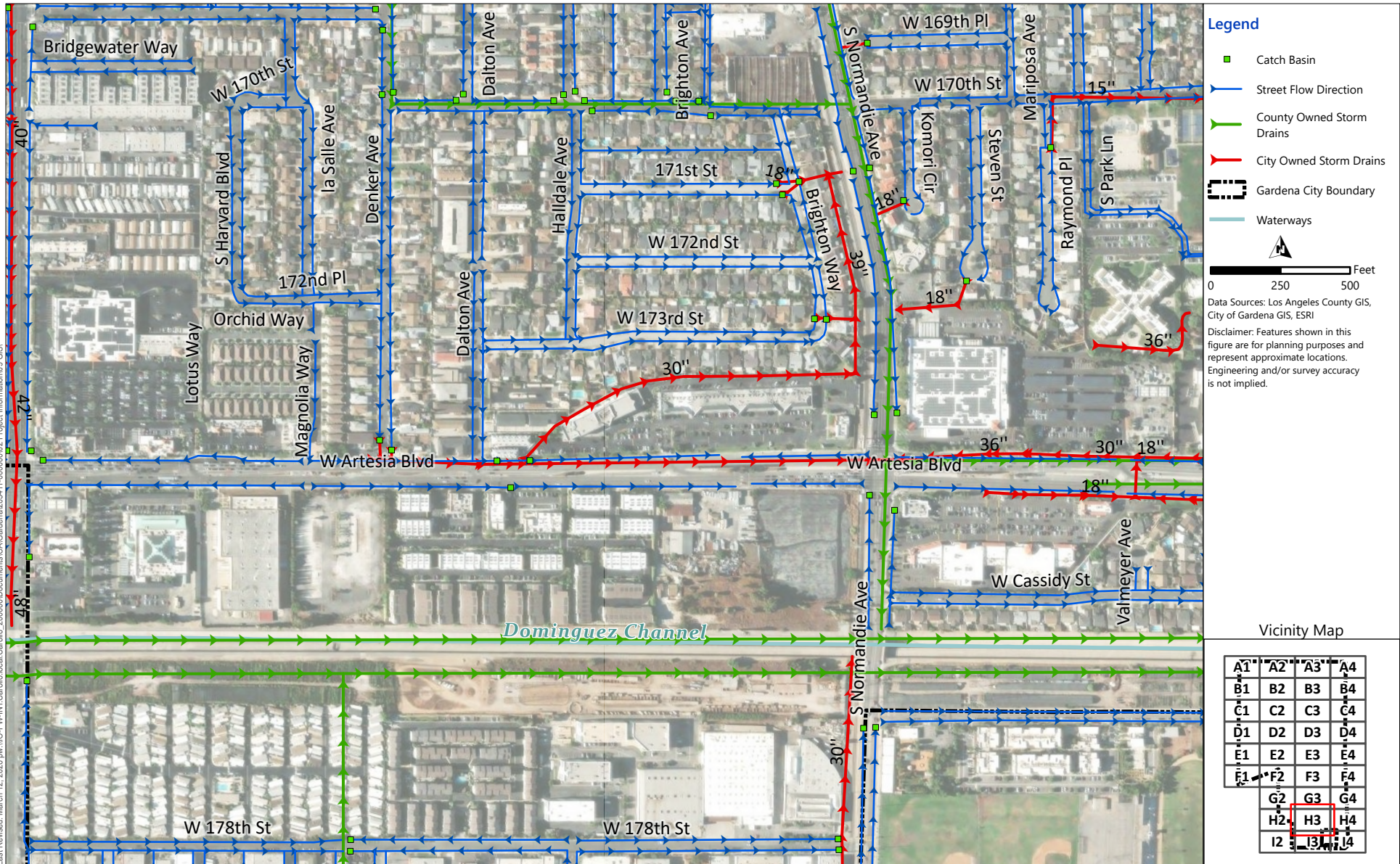


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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO

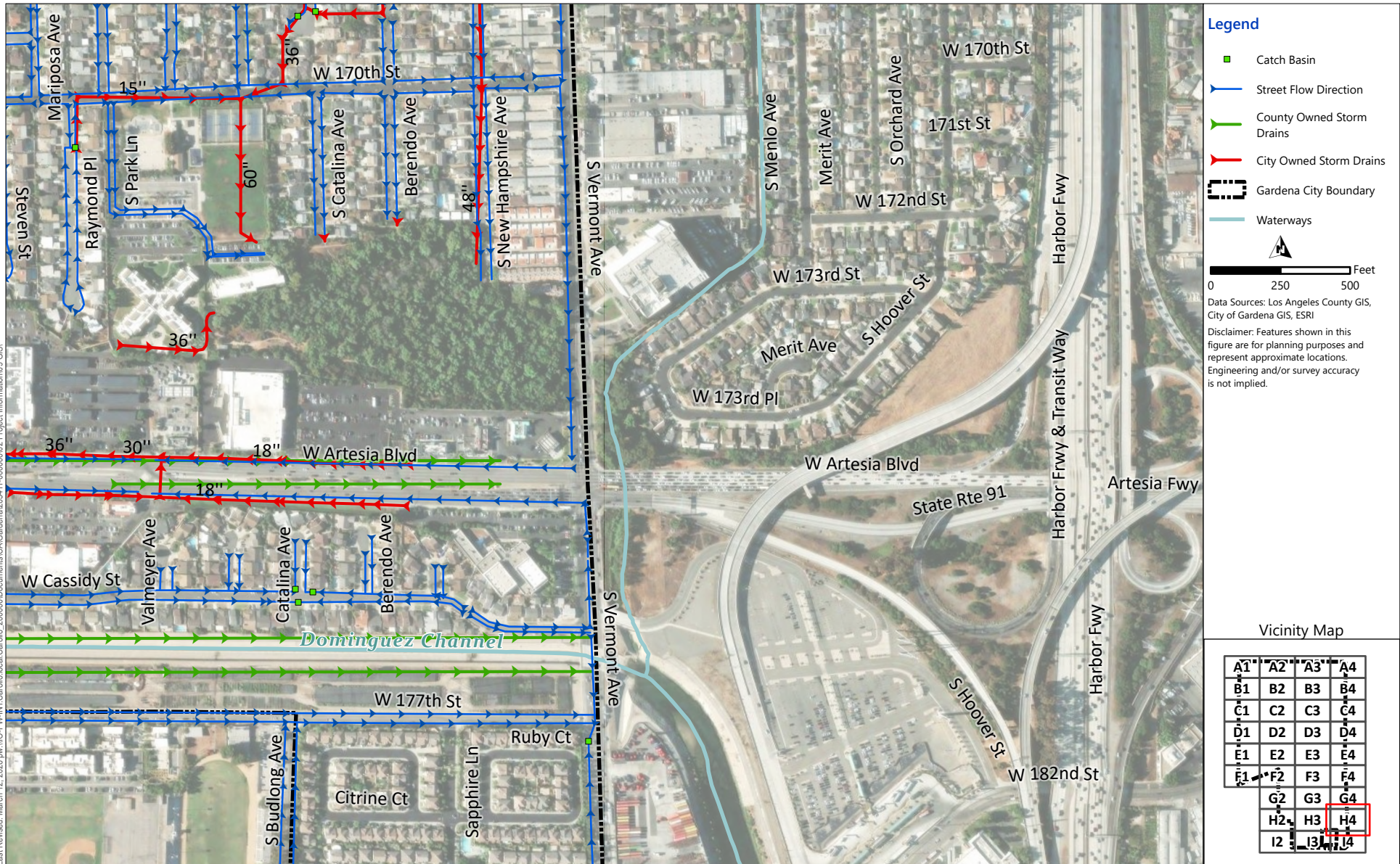


STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



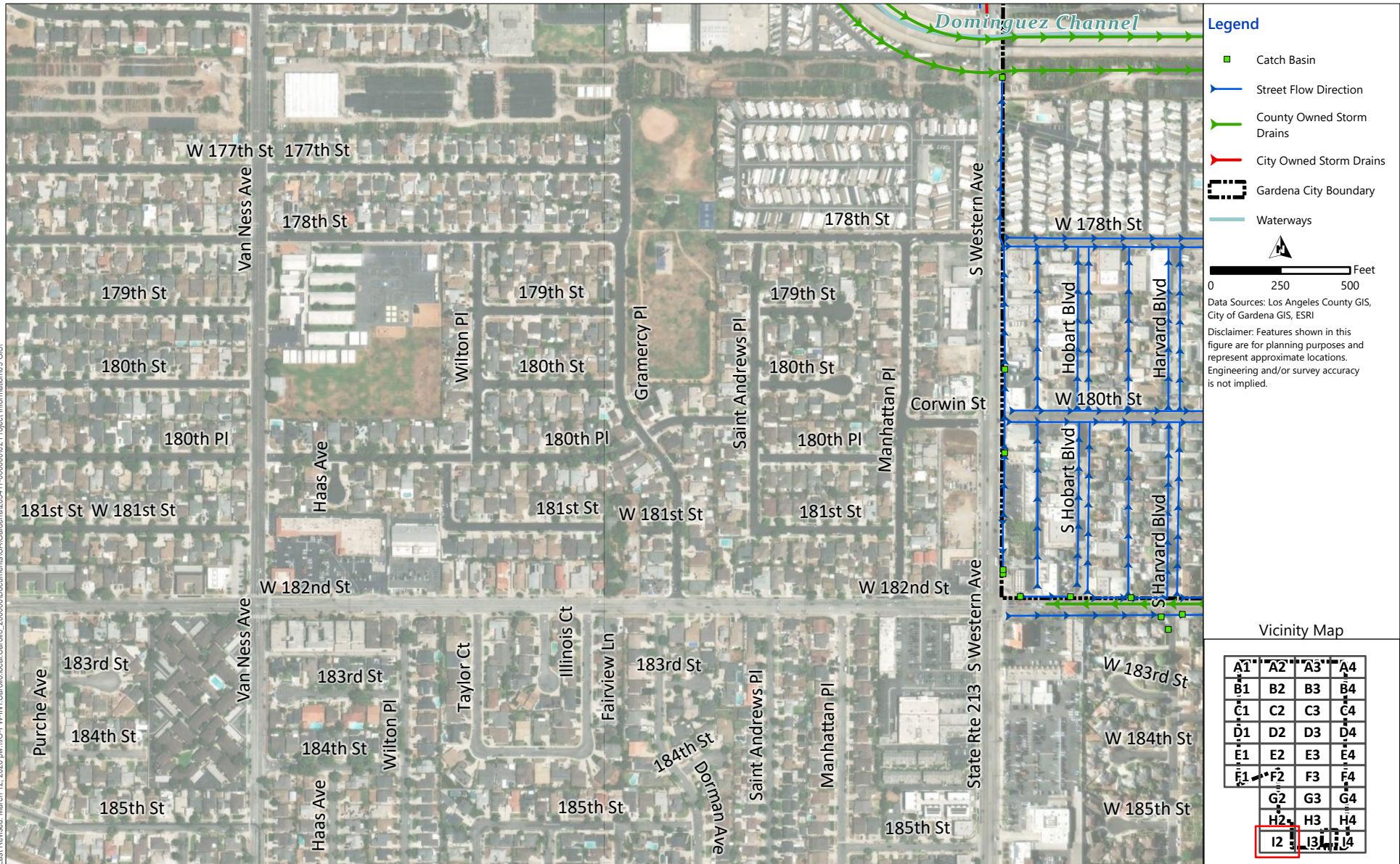
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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



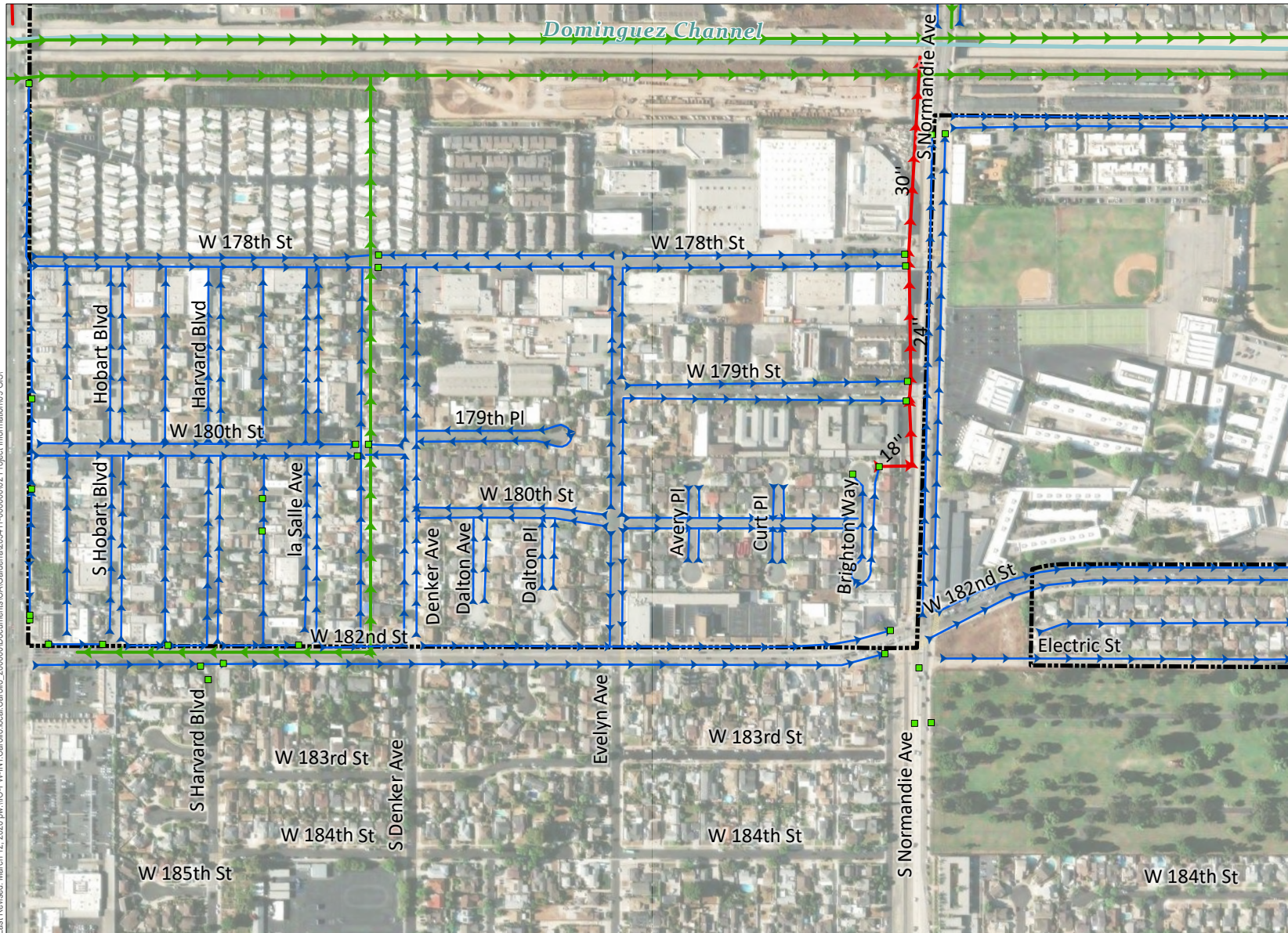
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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Last Revised: March 12, 2026 pwr://ID:FW-INT/Carollo.local/Carollo_2000000/Documents/CA/Gardena/202411-00000002/Project Information/09_GIS

STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



- Legend**
- Catch Basin
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 - County Owned Storm Drains
 - City Owned Storm Drains
 - Gardena City Boundary
 - Waterways

0 250 500 Feet

Data Sources: Los Angeles County GIS, City of Gardena GIS, ESRI

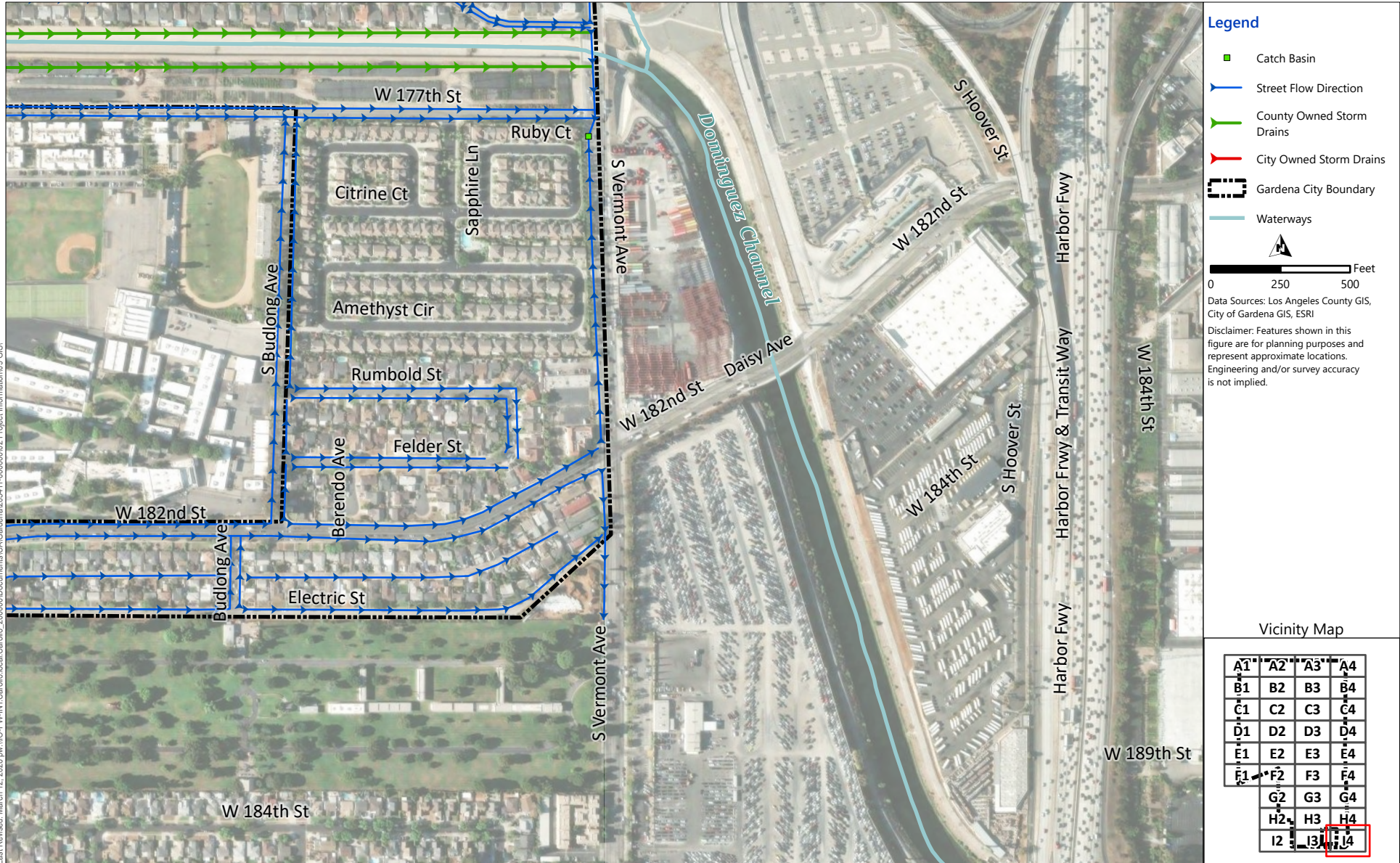
Disclaimer: Features shown in this figure are for planning purposes and represent approximate locations. Engineering and/or survey accuracy is not implied.

Vicinity Map

A1	A2	A3	A4
B1	B2	B3	B4
C1	C2	C3	C4
D1	D2	D3	D4
E1	E2	E3	E4
F1	F2	F3	F4
G2	G3	G4	
H2	H3	H4	
I2	I3	I4	

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STORM DRAIN MASTER PLAN
MARCH 2026 / FINAL / CAROLLO



Last Revised: March 12, 2026 pwr:\llo-FW-INT-Carollo.local.Carollo_200000\Documents\CA\Gardena\202411-000000\02 Project Information\09 GIS

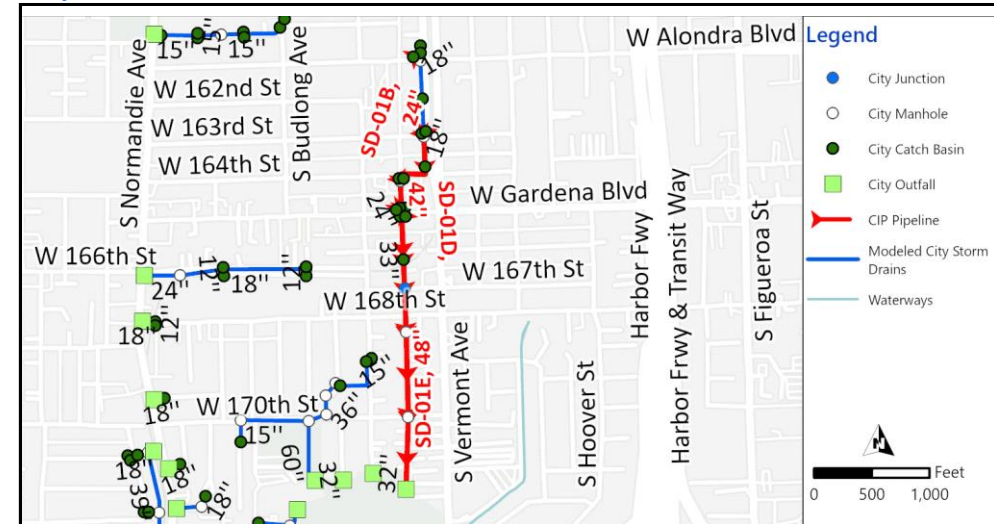
APPENDIX C

EXHIBIT MAPS

Project Number: SD-01
Project Name: S New Hampshire Ave

Project Description:
Replacing approximately 3,545 feet of 18 to 33-inch diameter pipelines along S New Hampshire Ave with 33 to 48-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-01A	18	33	25	1,264	\$31,700	\$41,300	\$52,600	
SD-01B	18	24	155	897	\$139,100	\$180,900	\$230,600	
SD-01C	24	30	85	1,178	\$100,200	\$130,300	\$166,100	
SD-01D	33	42	1,535	1,557	\$2,389,300	\$3,106,100	\$3,960,300	
SD-01E	33	48	1,745	1,792	\$3,127,200	\$4,065,400	\$5,183,400	
Total	-	-	3,545	-	\$5,787,500	\$7,524,000	\$9,593,000	

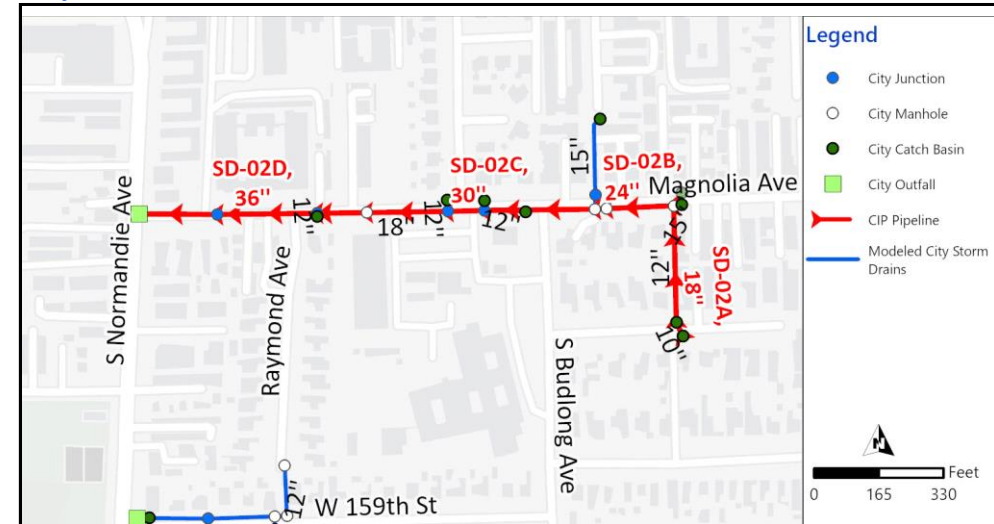
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-02
Project Name: Magnolia Ave
Project Description:

Replacing approximately 1,715 feet of 10 to 18-inch diameter pipelines along Magnolia Avenue with 18 to 36-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-02A	10, 12	18	340	696	\$236,700	\$307,800	\$392,400	
SD-02B	18	24	205	897	\$184,000	\$239,200	\$305,000	
SD-02C	18	30	585	1,178	\$689,000	\$895,700	\$1,142,100	
SD-02D	18	36	585	1,352	\$790,800	\$1,028,100	\$1,310,800	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

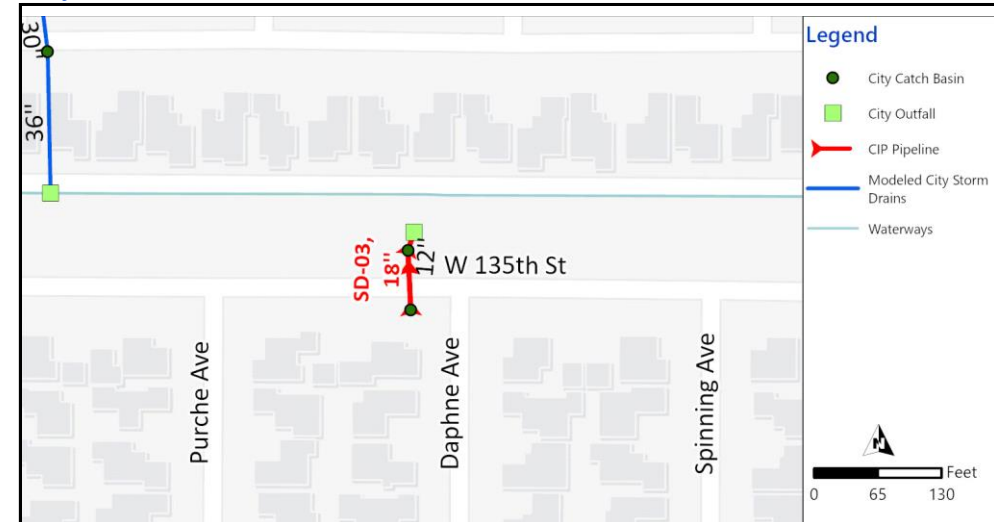
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-03
Project Name: W 135th St
Project Description:

Replacing approximately 80 feet of 12-inch diameter pipelines along W 135th St with 18-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-03	12	18	80	696	\$55,700	\$72,500	\$92,400	
Total	-	-	80	-	\$55,700	\$72,500	\$92,400	

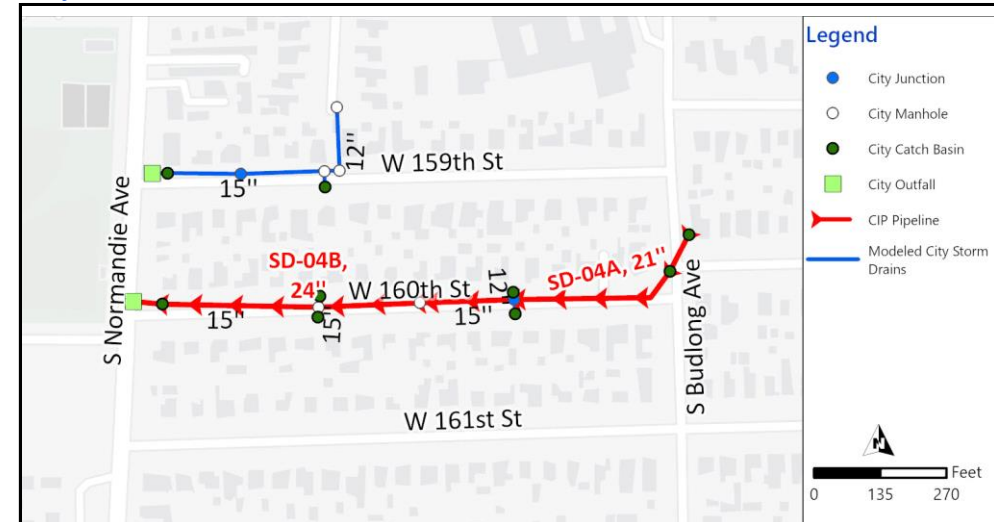
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-04
Project Name: W 160th St
Project Description:

Replacing approximately 1,210 feet of 15-inch diameter pipelines along W 160th St with 21 and 24-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-04A	15	21	430	773	\$332,400	\$432,200	\$551,000	
SD-04B	15	24	780	897	\$699,900	\$909,900	\$1,160,100	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

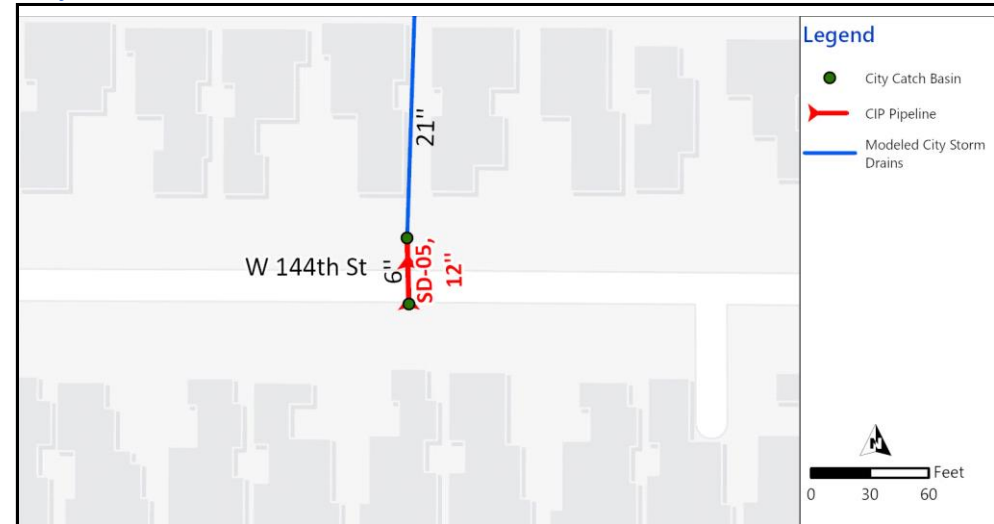
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-05
Project Name: W 144th St
Project Description:

Replacing approximately 35 feet of 6-inch diameter pipelines along W 144th St with 12-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-05	6	12	35	460	\$16,200	\$21,100	\$26,900	
Total	-	-	35	-	\$16,200	\$21,100	\$26,900	

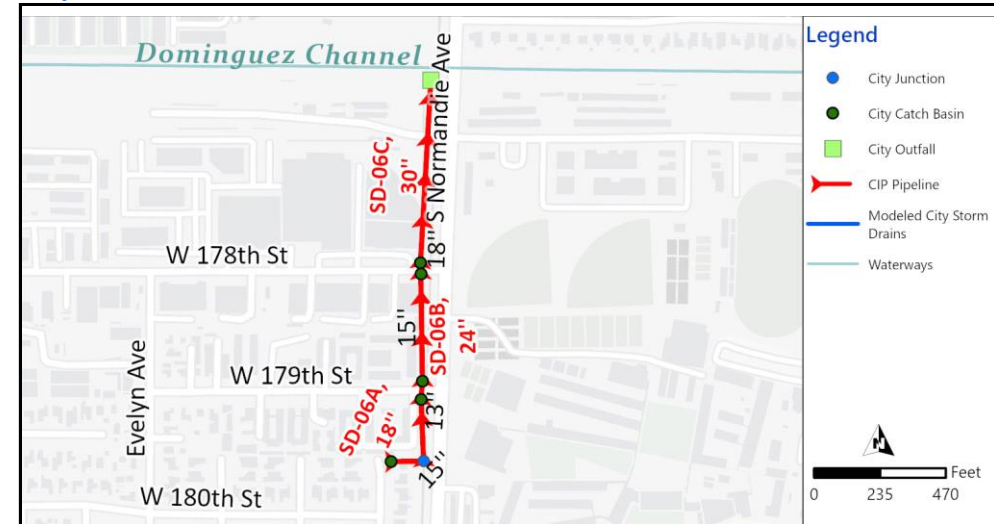
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-06
Project Name: S Normandie Ave
Project Description:

Replacing approximately 1,490 feet of 15 to 18-inch diameter pipelines along S Normandie Avenue with 18 to 30-inch diameter pipelines. The improvement is intended to upgrade the capacity of the existing system.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-06A	15	18	340	696	\$236,700	\$307,800	\$392,400	
SD-06B	13,15	24	455	897	\$408,300	\$530,800	\$676,800	
SD-06C	18	30	695	1,178	\$818,600	\$1,064,200	\$1,356,900	
Total	-	-	1,490	-	\$1,463,600	\$1,902,800	\$2,426,100	

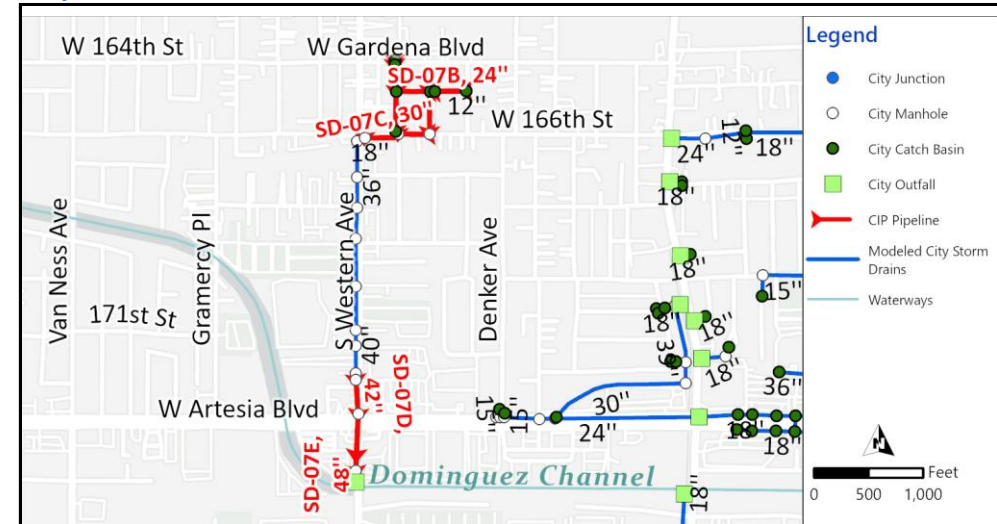
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-07
Project Name: S Western Ave
Project Description:

Replacing approximately 2,135 feet of 12 to 40-inch diameter pipelines along S Western Avenue with 18 to 48-inch diameter pipelines

Project Detail:



Project Details:

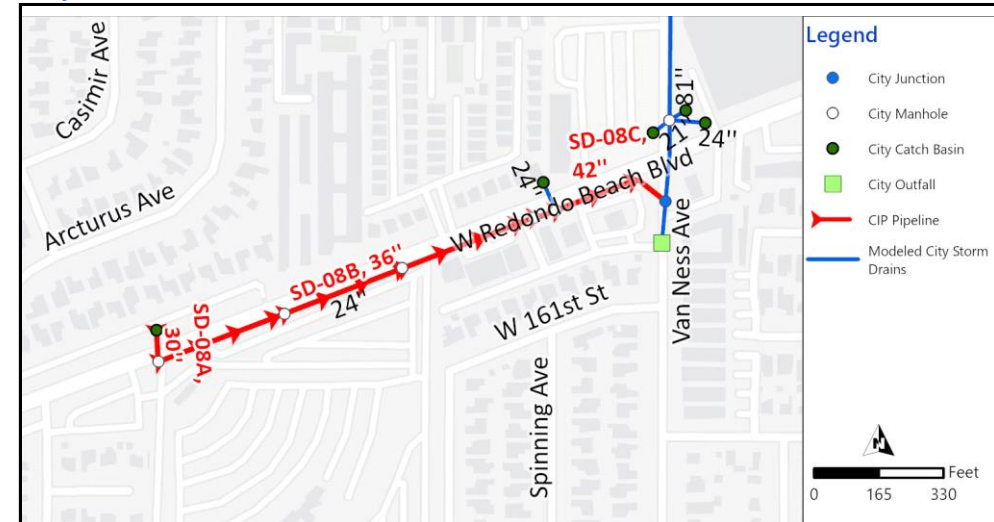
Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-07A	12	18	300	696	\$208,800	\$271,500	\$346,100	
SD-07B	12,15	24	450	897	\$403,800	\$525,000	\$669,300	
SD-07C	18,24	30	450	1,178	\$530,000	\$689,000	\$878,500	
SD-07D	40	42	320	1,557	\$498,100	\$647,600	\$825,700	
SD-07E	40	48	630	1,792	\$1,129,000	\$1,467,700	\$1,871,400	
Total	-	-	2,150	-	\$2,769,700	\$3,600,800	\$4,591,000	

Notes:

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- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-08
Project Name: W Redondo Beach Blvd
Project Description:
 Replacing approximately 1,490 feet of 24-inch diameter pipelines along W Artesia Blvd with 30 to 42-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-08A	24	30	85	1,178	\$100,200	\$130,300	\$166,100	
SD-08B	24	36	1,090	1,352	\$1,473,400	\$1,915,500	\$2,442,200	
SD-08C	24	42	315	1,557	\$490,400	\$637,600	\$812,900	
Total	-	-	1,490	-	\$2,064,000	\$2,683,400	\$3,421,200	

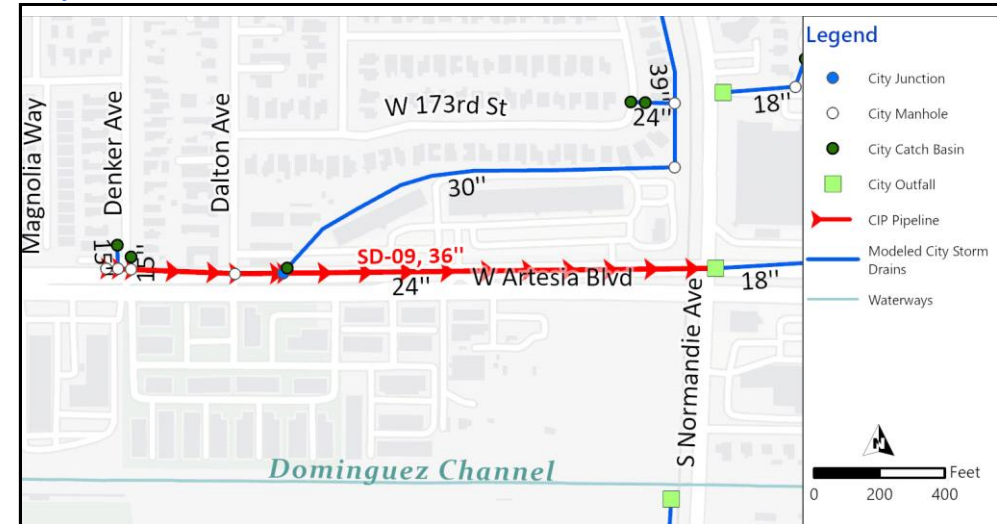
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-09
Project Name: W Artesia Blvd
Project Description:

Replacing approximately 1,865 feet of 24-inch diameter pipelines along W Artesia Blvd with 36-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-09	24	36	1,865	1,352	\$2,521,000	\$3,277,300	\$4,178,600	
Total	-	-	1,865	-	\$2,521,000	\$3,277,300	\$4,178,600	

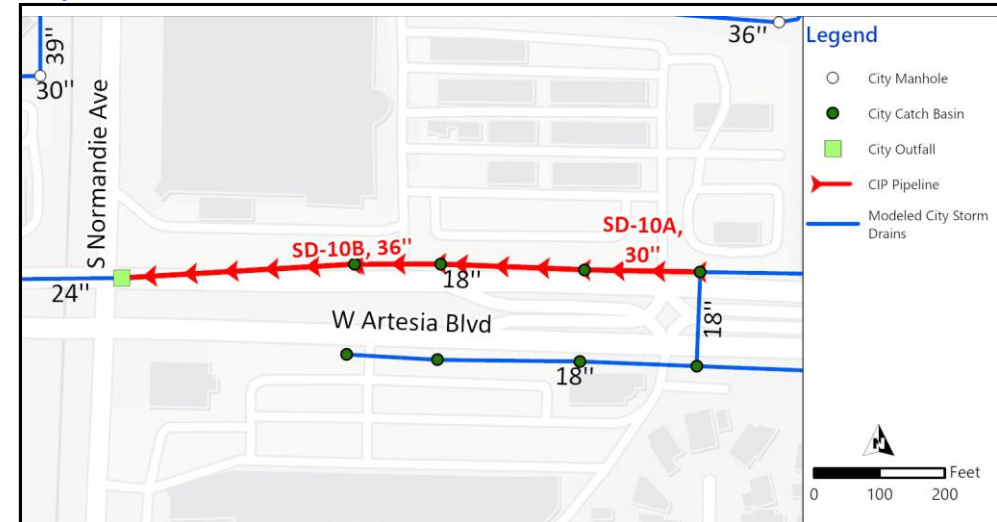
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-10
Project Name: W Artesia Blvd
Project Description:

Replacing approximately 890 feet of 18-inch diameter pipelines along W Artesia Blvd with 30 to 36-inch diameter pipelines

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-10A	18	30	180	1,178	\$212,000	\$275,600	\$351,400	
SD-10B	18	36	710	1,352	\$959,800	\$1,247,800	\$1,590,900	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

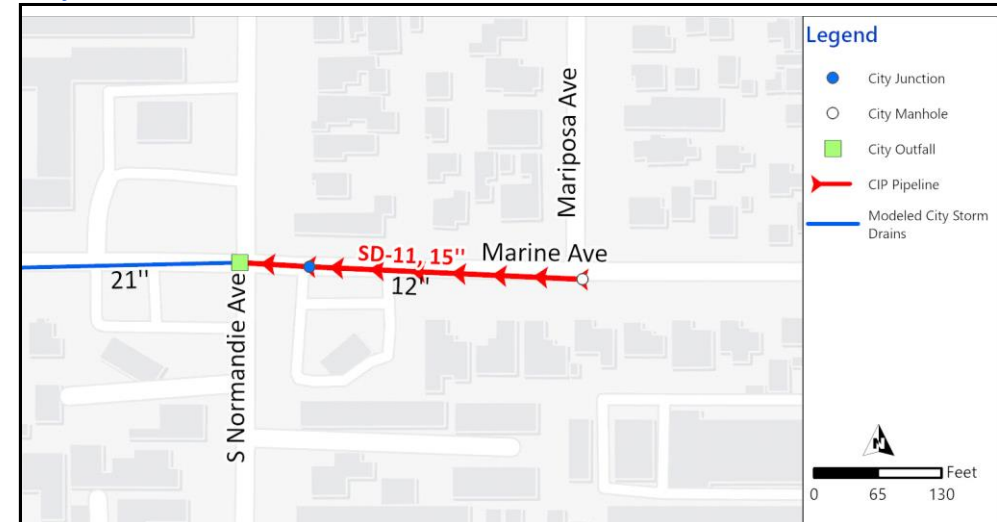
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
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- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-11
Project Name: Marine Ave
Project Description:

Replacing approximately 350 feet of 12-inch diameter pipelines along Marine Avenue with 15-inch diameter pipelines

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-11	12	15	350	585	\$204,700	\$266,200	\$339,300	
Total	-	-	350	-	\$204,700	\$266,200	\$339,300	

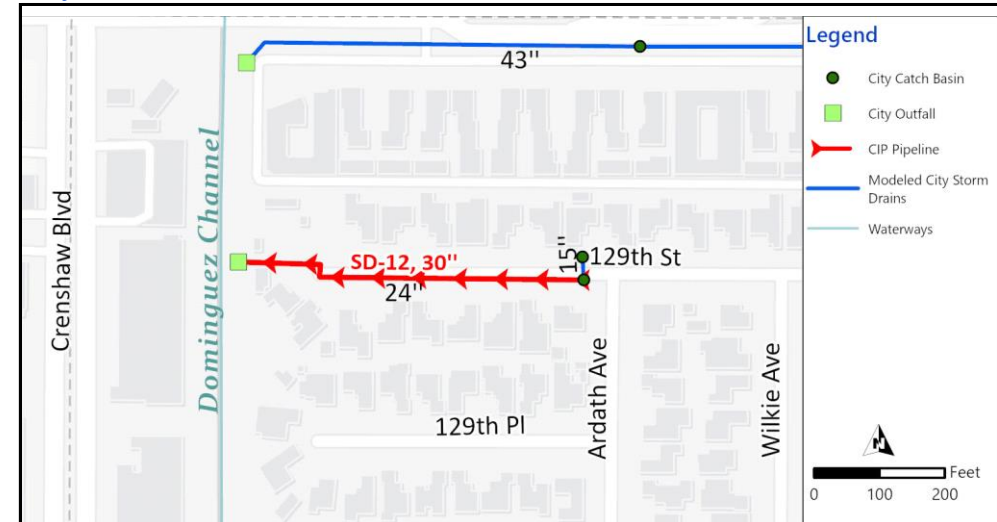
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-12
Project Name: 129th St
Project Description:

Replacing approximately 550 feet of 24-inch diameter pipelines along 129th St with 30-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-12	24	30	50	1,178	\$58,900	\$76,600	\$97,700	
Total	-	-	50	-	\$58,900	\$76,600	\$97,700	

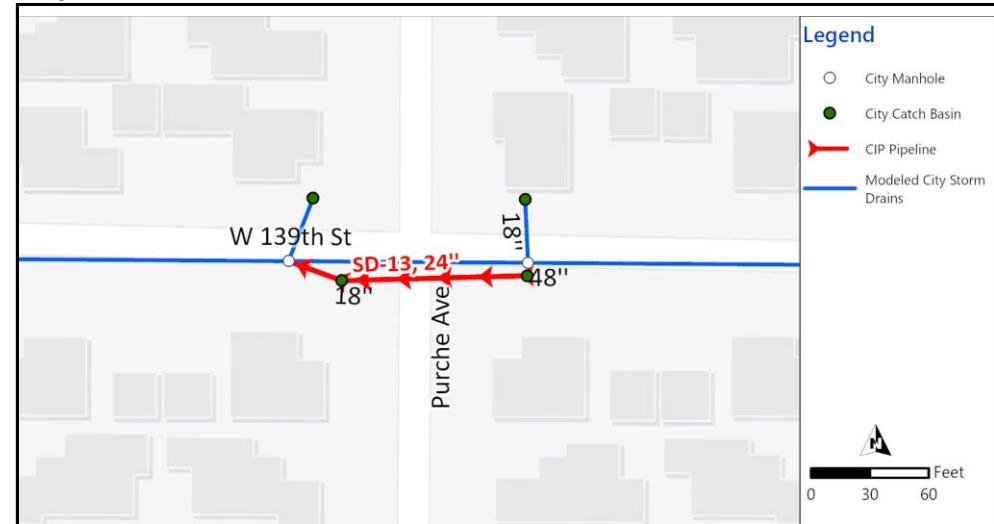
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-13
Project Name: W 139th St
Project Description:

Replacing approximately 125 feet of 18-inch diameter pipelines along W 139th St with 24-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-13	18	24	125	897	\$112,200	\$145,900	\$186,000	
Total	-	-	125	-	\$112,200	\$145,900	\$186,000	

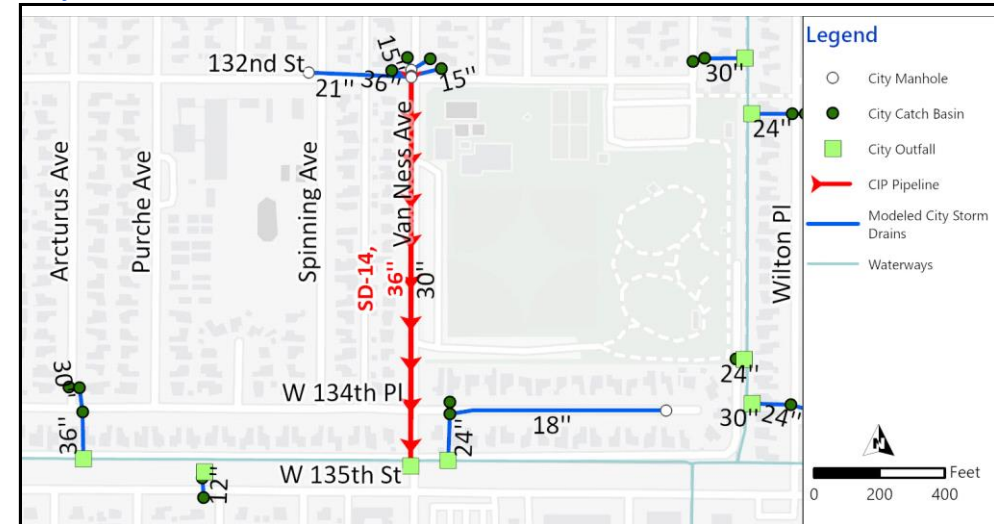
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-14
Project Name: Van Ness Ave
Project Description:

Replacing approximately 1,195 feet of 30-inch diameter pipelines along Van Ness Avenue with 36-inch diameter pipelines.

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-14	30	36	1,195	1,352	\$1,615,400	\$2,100,100	\$2,677,600	
Total	-	-	1,195	-	\$1,615,400	\$2,100,100	\$2,677,600	

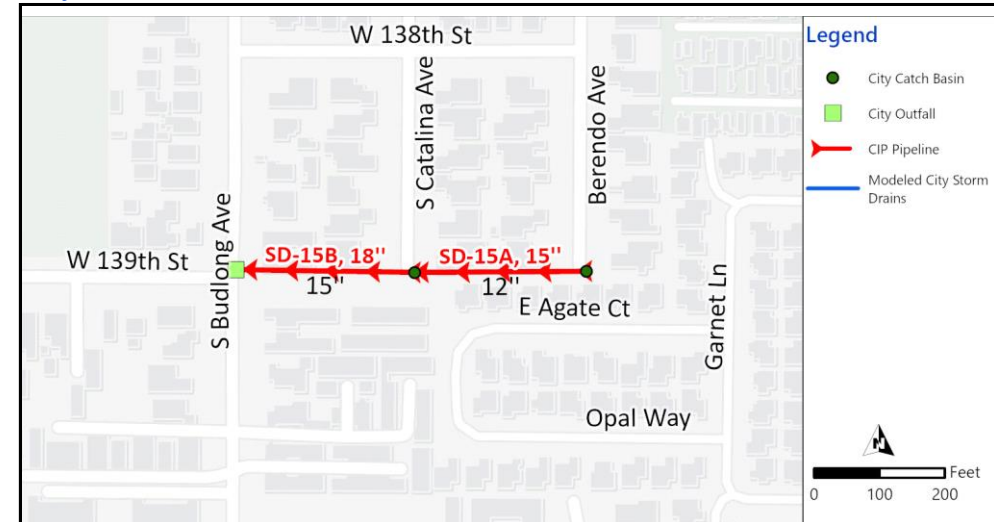
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-15
Project Name: W 139th St

Project Description:
Replacing approximately 540 feet of 12 and 15-inch diameter pipelines along W 139th St with 15 and 18-inch diameter pipelines

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-15A	12	15	265	585	\$155,000	\$201,500	\$257,000	
SD-15B	15	18	275	696	\$191,400	\$248,900	\$317,300	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

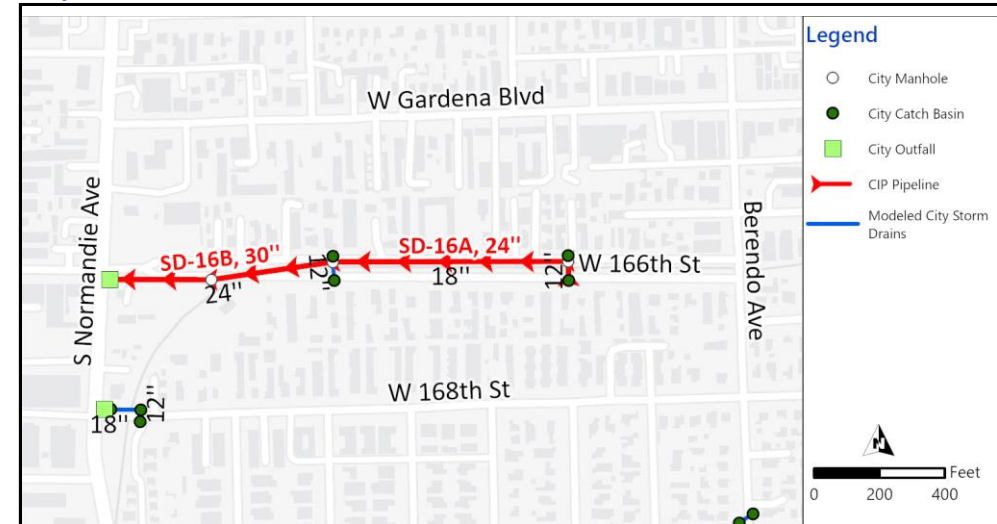
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-16
Project Name: W 166th St
Project Description:

Replacing approximately 1,475 feet of 12 to 24-inch diameter pipelines along W 166th St with 24 and 30-inch diameter pipelines

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-16A	12,18	24	785	897	\$704,400	\$915,800	\$1,167,600	
SD-16B	24	30	690	1,178	\$812,700	\$1,056,600	\$1,347,100	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

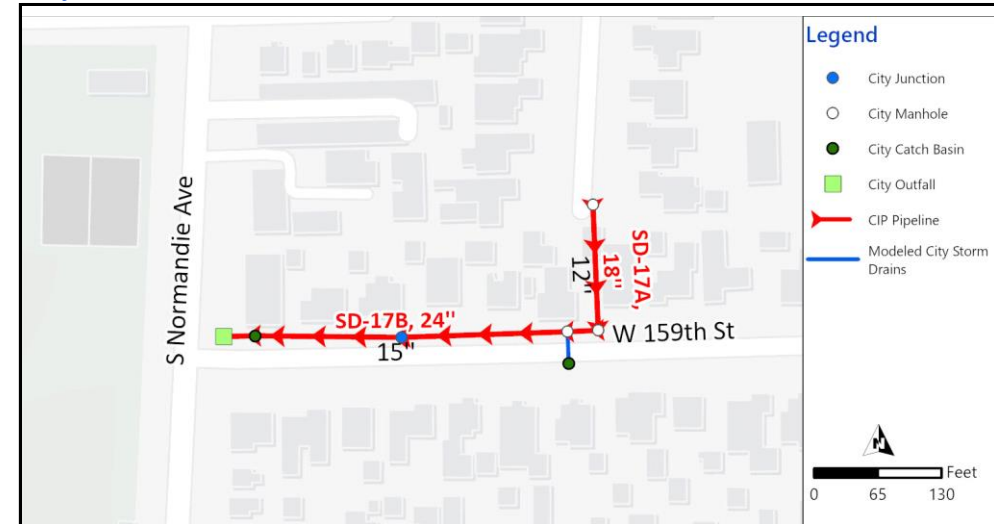
Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.

Project Number: SD-17
Project Name: W 159th St
Project Description:

Replacing approximately 515 feet of 12 and 15-inch diameter pipelines along W 159th St with 18 and 24-inch diameter pipelines

Project Detail:



Project Details:

Project Element	Existing Diameter (in)	Proposed Diameter (in)	Length (ft)	Unit Cost (\$/LF)	Baseline Construction Cost ⁽¹⁾⁽²⁾	Estimated Construction Cost ⁽³⁾	Capital Improvement Cost ⁽⁴⁾⁽⁵⁾	Project Schedule
SD-17A	12	18	160	696	\$111,400	\$144,900	\$184,700	
SD-17B	15	24	355	897	\$318,600	\$414,200	\$528,100	
Total	-	-	1,715	-	\$1,900,800	\$2,471,200	\$3,150,800	

Notes:

- (1) Engineering News Report (ENR) Greater LA Construction Cost Index for May 2025 is 15,977.
- (2) Baseline Construction Cost is based on multiplying the unit cost by length of each proposed diameter.
- (3) Estimated Construction Cost includes a 30% contingency of the baseline construction cost.
- (4) Total project costs includes a 10% markup for engineering, and a 10% markup for construction management and a 7.5% markup for project administration of the estimated construction cost.