



**CITY COUNCIL
REGULAR MEETING
AGENDA**

JULY 23, 2026 AT 9:00 AM

MAYOR CORY MOSS
MAYOR PRO TEM MICHAEL GREUBEL
COUNCIL MEMBER STEVE MARCUCCI
COUNCIL MEMBER MARK D. RADECKI
COUNCIL MEMBER NEWELL RUGGLES

LOCATION: City Council Chambers, 15651 Mayor Dave Way, City of Industry, California

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Or call in or scan



Phone #: (855) 925-2801 Meeting Code: 6943

ADDRESSING THE CITY COUNCIL:

Agenda Items: (In Person Comments) : Members of the public may address the City Council on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card or register online with the QR Code which both can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the City Council.

In Person Public Comments (Non-Agenda Items): Anyone wishing to address the City Council on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the City Council from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the City Council is asked to complete a Speaker's Card or register online with the QR code which both can be found at the back of the room and at the podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the City Council.

Electronic Comments: Visit <https://publicinput.com/cityofindustry> Click register, the system will prompt you to create a password then locate desired meeting click register for this meeting. Fill in details such as name, email, phone number, preferred attendance method and request to speak. Click submit. You will receive an email confirmation with meeting details, including the date, time, link, and access instructions.

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. **Presentations-Homestead Quarterly Update**
6. **CONSENT CALENDAR**

- 6.1. Consideration of the Register of Demands for July 23, 2026

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

- 6.2. Consideration of a Maintenance Services Agreement with Garcia's Fence Corporation, for City-owned properties and City right of way fence and gate maintenance, in an amount not to exceed \$225,000.00, through June 30, 2029

RECOMMENDED ACTION: Approve the Agreement.

- 6.3. Consideration of authorization to advertise for public bids for Contract No. CITY-1546, Annual Slurry FY25, for an estimated cost of \$598,000 (MP 24-05)

RECOMMENDED ACTION: Approve the plans and specifications and authorize the solicitation of public bids.

- 6.4. Consideration of Amendment No. 1 to the Professional Services Agreement with Fehr & Peers for On-call Transportation Planning and Analysis Services extending the term through June 30, 2031 and updating the rate schedule

RECOMMENDED ACTION: Approve Amendment No. 1.

- 6.5. Consideration of a Sewer System Management Plan, and Adoption of a Notice of Exemption regarding same

RECOMMENDED ACTION: Approve the 2026 Sewer System Management Plan, adopt a Notice of Exemption for the Plan.

- 6.6. Consideration of Amendment No. 1 to the Professional Services Agreement with NHA Advisors, LLC, for financial advisory services to the City, increasing compensation by \$200,000.00

RECOMMENDED ACTION: Approve Amendment No. 1 to the Professional Services Agreement with NHA

7. ACTION ITEMS-NONE

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION

- 9.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: Puente Hills Community Preservation Association, *et al.* v. City of Industry, *et al.*
Los Angeles County Superior Court Case No. 26STCP01080
- 9.2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy Point, LLC
Los Angeles County Superior Court Case No. 25STCV03700
- 9.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. Legacy City Center, LLC
Los Angeles County Superior Court Case No. 25STCV03524
- 9.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: City of Industry v. E-Ho One, LLC, *et al.*
Los Angeles County Superior Court Case No. 25STCV03695
- 9.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: Legacy Point, LLC v. City of Industry, *et al.*
Los Angeles County Superior Court Case No. 24STCV20043

9.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8:

Property: Two vacant lots on East Nelson Avenue, west of Maypop Avenue Assessor Parcel Numbers: 8208-024-906 and 8208-024-907

Agency Negotiators: Joshua Nelson, City Manager,
James Casso, City Attorney

Negotiating Parties: HKTSNTRLT LLC

Under Negotiation: Price and terms of payment

9.7 CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8:

Property: 17545 Gale Ave Assessor Parcel Number:
8264-012-919

Agency Negotiators: Joshua Nelson, City Manager,
James Casso, City Attorney

Negotiating Parties: Best Buy Stores, L.P.

Under Negotiation: Price and terms of payment.

9.8 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation; Pursuant to Government Code section 54956.9(d)(2), One potential case

10. **CITY MANAGER REPORTS**
11. **AB 1234 REPORTS**
12. **CITY COUNCIL COMMUNICATIONS**
13. **PUBLIC COMMENTS**
14. Adjournment. The next regular City Council Meeting is Thursday, August 13, 2026, at 9:00 AM.

ITEM NO. 6.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF JULY 23, 2026**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	6,204,605.45
103	PROP A FUND	6,553.19
107	MEASURE W FUND	48,102.00
120	CAPITAL IMPROVEMENTS	239,380.40
TOTAL ALL FUNDS		6,498,641.04

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNT	-
PROP/A	PROP A - CKING ACCOUNT	6,553.19
M/W	MEASURE W - CKING ACCOUNT	48,102.00
WFBK	GENERAL OVERRIDE BOND	1,233,653.01
WFBK	WELLS FARGO - CKING ACCOUNT	5,210,332.84
TOTAL ALL BANKS		6,498,641.04

APPROVED PER CITY MANAGER



DATE



CITY OF INDUSTRY
PROP A
July 23, 2026

P. 1

Check	Date	Payee Name		Check	Amount
PROPA.CHK - Prop A Checking					
90797	07/15/2026	WALNUT VALLEY WATER DISTRICT			\$41.98
	Invoice	Date	Description	Amount	
	5714535	07/07/2026	6/1-6/30/26 SVC-PLATFORM METROLINK BREA CYN RD	\$41.98	
90798	07/23/2026	INDUSTRY SECURITY SERVICES			\$5,803.68
	Invoice	Date	Description	Amount	
	SG-ML-2097	07/03/2026	SECURITY SVC-METROLINK	\$2,880.48	
	SG-ML-2098	07/10/2026	SECURITY SVC-METROLINK	\$2,923.20	
90799	07/23/2026	SO CAL INDUSTRIES			\$103.03
	Invoice	Date	Description	Amount	
	807823	07/07/2026	RR RENTAL-METROLINK	\$103.03	
90800	07/23/2026	VALLEY VISTA SERVICES, INC			\$604.50
	Invoice	Date	Description	Amount	
	4083467	07/01/2026	DISP SVC-METROLINK	\$604.50	

Checks	Status	Count	Transaction Amount
Total		4	\$6,553.19

CITY OF INDUSTRY
MEASURE W
July 23, 2026

P. 2

Check	Date	Payee Name	Check Amount
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MEASUREW.WF.CHK - Measure W Wells Fargo Checking

300217	07/23/2026		ANNEALTA GROUP	\$48,102.00
	Invoice	Date	Description	Amount
	497-3830	07/13/2026	STORMWATER COMPLIANCE-JUN 2026	\$48,102.00

Checks	Status	Count	Transaction Amount
	Total	1	\$48,102.00

CITY OF INDUSTRY
WELLS FARGO GENERAL OVERRIDE BOND
July 23, 2026

P. 3

Check	Date	Payee Name		Check Amount
CITY.WF.GOB - City GOB Override Wells Fargo				
700009	07/23/2026	SEQUEL CONTRACTORS, INC		\$1,233,653.01
	Invoice	Date	Description	Amount
	#7CITY-1528R	07/01/2026	ANNUAL PAVEMENT REHABILITATION FY 23	\$1,298,582.12

Checks	Status	Count	Transaction Amount
	Total	1	\$1,233,653.01

**CITY OF INDUSTRY
WELLS FARGO VOIDED CHECKS
July 23, 2026**

P. 4

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87458	06/11/2026	07/06/2026	MICHAEL GREUBEL	(\$159.50)
	Invoice	Date	Description	Amount
			VOIDED-CK NEVER RECEIVED	
	5/13/2026	05/13/2026	REIMBURSE FOR TRAVEL EXPENSE-CONTRACT CITIE	(\$159.50)
87554	06/25/2026	07/08/2026	SAGE ENVIRONMENTAL GROUP	(\$19,500.00)
	Invoice	Date	Description	Amount
			VOIDED-CK NEVER RECEIVED	
	2690 RL	06/02/2026	GRAZING SVC-TONNER CYN	(\$19,500.00)
87607	07/09/2026	07/09/2026	CINTAS CORPORATION LOC 693	(\$1,862.89)
	Invoice	Date	Description	Amount
			VOIDED-INCORRECT INVOICE	
	4273327137	06/22/2026	DOOR MATS	(\$84.16)
	497-3817	06/26/2026	722 PARRIOTT PL	(\$1,095.00)
	4273871572	06/26/2026	DOOR MATS	(\$84.16)
	9379151117	06/30/2026	LEASE FOR AED MACHINE-CITY HALL	(\$296.33)
	9379151109	06/30/2026	WATER COOLER-TREASURY	(\$56.30)
	9379151112	06/30/2026	WATER COOLERS-CITY HALL	(\$246.94)

Checks	Status	Count	Transaction Amount
	Total	3	(\$21,522.39)

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

P. 5

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
87665	07/09/2026			ANNEALTA GROUP	\$1,095.00
	Invoice	Date	Description	Amount	
	497-3817A	06/26/2026	722 PARRIOTT PL	\$1,095.00	
87666	07/09/2026			CINTAS CORPORATION LOC 693	\$767.89
	Invoice	Date	Description	Amount	
	4273327137	06/22/2026	DOOR MATS	\$84.16	
	4273871572	06/26/2026	DOOR MATS	\$84.16	
	9379151117	06/30/2026	LEASE FOR AED MACHINE-CITY HALL	\$296.33	
	9379151109	06/30/2026	WATER COOLER-TREASURY	\$56.30	
	9379151112	06/30/2026	WATER COOLERS-CITY HALL	\$246.94	
87667	07/07/2026			MICHAEL GREUBEL	\$159.50
	Invoice	Date	Description	Amount	
	5/13/2026	05/13/2026	REIMBURSE FOR TRAVEL EXPENSE-CONTRACT CITIE	\$159.50	
87668	07/08/2026			CAL-PERS	\$357,542.00
	Invoice	Date	Description	Amount	
	100000018342880	07/01/2026	CALPERS-ANNUAL LUMP SUM FOR PLAN ID 26791	\$357,542.00	
87669	07/08/2026			DIRECTV - FOR BUSINESS	\$32.98
	Invoice	Date	Description	Amount	
	034740128X260701	07/01/2026	RSN/TV ACCESS FEES	\$32.98	
87670	07/08/2026			FEDERAL EXPRESS CORP.	\$119.46
	Invoice	Date	Description	Amount	
	9-307-86491	05/22/2026	MESSENGER SVC	\$108.71	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	9-722-52287	06/26/2026	MESSENGER SVC	\$10.75
87671	07/08/2026		KEENAN AND ASSOCIATES	\$398,188.60
	Invoice	Date	Description	Amount
	341082	06/30/2026	EXCESS CRIME FY 26/27	\$4,962.00
	341520	06/30/2026	CYBER LIABILITY FY 26/27	\$22,849.55
	341084	06/30/2026	DIFFERENCE IN CONDITION FY 26/27	\$86,671.20
	341109	06/30/2026	PROPERTY COVERAGE FY 26/27	\$201,892.85
	341563	06/30/2026	BROKER FEE FY 26/27	\$49,492.00
	340950	06/30/2026	CRIME POLICY FY 26/27	\$5,184.00
	341616	06/30/2026	EMPLOYMENT PRACTICE LIABILITY FY 26/27	\$27,137.00
87672	07/08/2026		PURCHASE POWER	\$205.00
	Invoice	Date	Description	Amount
	7/5/2026	07/05/2026	POSTAGE REFILL ON 6/16/26	\$205.00
87673	07/08/2026		SAGE ENVIRONMENTAL GROUP	\$19,500.00
	Invoice	Date	Description	Amount
	2690 RL	06/02/2026	GRAZING SVC-TONNER CYN	\$19,500.00
87674	07/08/2026		STATE COMPENSATION INSURANCE F	\$4,832.39
	Invoice	Date	Description	Amount
	1003830247	06/27/2026	WORKERS COMP PREMIUM FOR JULY 2026	\$4,832.39
87675	07/08/2026		AT & T	\$179.00
	Invoice	Date	Description	Amount
	6230937112	06/23/2026	5/19-6/18/26 SVC-600 S BREA CYN-METROLINK	\$179.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name	Check Amount
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CITY.WF.CHK - City General Wells Fargo

87676	07/08/2026	LA PUENTE VALLEY COUNTY WATER			\$56,895.76
	Invoice	Date	Description	Amount	
	2027-00000015	07/01/2026	4/16-6/15/26 SVC-220 HACIENDA BLVD	\$115.98	
	2027-00000016	07/01/2026	4/16-6/15/26 SVC-220 HACIENDA BLVD	\$115.98	
	2027-00000017	07/01/2026	4/16-6/15/26 SVC-15660 STAFFORD	\$394.73	
	2027-00000018	07/01/2026	4/16-6/15/26 SVC-15625 MAYOR DAVE WAY	\$820.02	
	2027-00000019	07/01/2026	4/16-6/15/26 SVC-15625 MAYOR DAVE WAY	\$137.26	
	2027-00000023	07/01/2026	4/16-6/15/26 SVC-AZUSA WAY (IRRI)	\$1,288.03	
	2027-00000024	07/01/2026	4/16-6/15/26 SVC-285 HACIENDA BLVD (IRRI)	\$225.06	
	2027-00000025	07/01/2026	4/16-6/15/26 SVC-HACIENDA & STAFFORD ST (I)	\$1,282.45	
	2027-00000026	07/01/2026	4/16-6/15/26 SVC-HACIENDA & STAFFORD ST (IRR)	\$1,213.77	
	2027-00000027	07/01/2026	4/16-6/15/26 SVC-211 HACIENDA BLVD (IRRI)	\$378.58	
	2027-00000028	07/01/2026	4/16-6/15/26 SVC-HUDSON AVE (IRRI)	\$1,060.25	
	2027-00000029	07/01/2026	4/16-6/15/26 SVC-STAFFORD ST (IRRI)	\$1,650.09	
	2027-00000030	07/01/2026	4/16-6/15/26 SVC-220 HACIENDA BLVD (IRRI)	\$1,132.97	
	2027-00000031	07/01/2026	4/16-6/15/26 SVC-NELSON AVE (IRRI)	\$3,924.61	
	2027-00000032	07/01/2026	4/16-6/15/26 SVC-SOTRO ST (IRRI)	\$3,270.13	
	2027-00000033	07/01/2026	4/16-6/15/26 SVC-15651 STAFFORD ST	\$4,158.93	
	2027-00000034	07/01/2026	4/16-6/15/26 SVC-RAUSCH RD (IRRI)	\$653.30	
	2027-00000035	07/01/2026	4/16-6/15/26 SVC-RAUSCH RD (IRRI)	\$709.86	
	2027-00000036	07/01/2026	4/16-6/15/26 SVC-STAFFORD & OLD VALLEY (I)	\$2,603.53	
	2027-00000037	07/01/2026	4/16-6/15/26 SVC-15716 RAUSCH RD	\$366.46	
	2027-00000038	07/01/2026	4/16-6/15/26 SVC-ALONG RAILROAD TRACK (I)	\$1,157.21	
	2027-00000039	07/01/2026	4/16-6/15/26 SVC-PROCTOR & EL ENCANTO (I)	\$522.93	
	2027-00000040	07/01/2026	4/16-6/15/26 SVC- HACIENDA BLVD (IRRI)	\$115.98	
	2027-00000041	07/01/2026	4/16-6/15/26 SVC-15415 DON JULIAN RD (IRRI)	\$10,204.52	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2027-00000042	07/01/2026	4/16-6/15/26 SVC-15414 DON JULIAN RD (IRRI)	\$3,359.01
	2027-00000043	07/01/2026	4/16-6/15/26 SVC-15414 DON JULIAN RD	\$333.05
	2027-00000044	07/01/2026	4/16-6/15/26 SVC-201 STAFFORD ST (IRRI)	\$7,913.72
	2027-00000045	07/01/2026	4/16-6/15/26 SVC-VALLEY BLVD (IRRI)	\$216.98
	2027-00000046	07/01/2026	4/16-6/15/26 SVC-15415 DON JULIAN RD (IRRI)	\$3,411.16
	2027-00000047	07/01/2026	4/16-6/15/26 SVC-DON JULIAN RD	\$3,854.44
	2027-00000048	07/01/2026	4/16-6/15/26 SVC-PARRIOTT & DON JULIAN RD (I)	\$304.77
87677	07/08/2026	SAN GABRIEL VALLEY WATER CO.		\$266.11
	Invoice	Date	Description	Amount
	2026-00002180	06/29/2026	5/27-6/25/26 SVC-IRRIG SALT LAKE/SEVENTH	\$266.11
87678	07/08/2026	SOCALGAS		\$103.25
	Invoice	Date	Description	Amount
	2026-00002181	06/25/2026	5/22-6/23/26 SVC-15415 E DON JULIAN RD	\$81.34
	2026-00002182	06/24/2026	5/21-6/22/26 SVC-13756 VALLEY BLVD	\$21.91
87679	07/08/2026	SOUTHERN CALIFORNIA EDISON		\$27,384.38
	Invoice	Date	Description	Amount
	2026-00002184	06/23/2026	5/22-6/22/26 SVC-580 BREA CYN RD	\$23.03
	2026-00002185	06/23/2026	5/22-6/22/26 SVC-21380 VALLEY BLVD-PED	\$7.69
	2026-00002186	06/25/2026	5/22-6/22/26 SVC-575 BREA CYN RD	\$12.01
	2026-00002187	06/25/2026	5/27-6/24/26 SVC-VARIOUS SITES	\$1,186.81
	2026-00002188	06/29/2026	5/29-6/28/26 SVC-205 N HUDSON AVE	\$606.91
	2027-00000020	07/01/2026	6/1-6/30/26 SVC-VARIOUS SITES	\$10,572.14
	2027-00000021	07/01/2026	6/1-6/30/26 SVC-VARIOUS SITES	\$9,170.99
	2027-00000022	07/01/2026	6/1-6/30/26 SVC-133 N AZUSA AVE	\$126.98

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2026-00002189	06/23/2026	5/22-6/22/26 SVC-1004 U FAIRWAY DR	\$805.43
	2026-00002190	06/25/2026	5/27-6/24/26 SVC-VARIOUS SITES	\$163.52
	2026-00002191	06/22/2026	5/18-6/16/26 SVC-VARIOUS SITES	\$4,617.99
	2026-00002192	06/23/2026	5/22-6/22/26 SVC-1007 LAWSON ST TC1	\$90.88
87680	07/08/2026		SOUTHERN CALIFORNIA EDISON	\$898.35
	Invoice	Date	Description	Amount
	2026-00002193	06/29/2026	5/29-6/28/26 SVC-15530 STAFFORD ST	\$874.93
	2026-00002194	06/29/2026	5/18/26 SVC-19001 TONNER CYN	\$23.42
87681	07/08/2026		SUBURBAN WATER SYSTEMS	\$1,342.29
	Invoice	Date	Description	Amount
	181004987536	06/24/2026	5/27-6/24/26 SVC-AZUSA & GEMINI	\$1,253.93
	180042831481	06/23/2026	5/22-6/23/26 SVC-205 HUDSON	\$88.36
87682	07/08/2026		T-MOBILE	\$289.13
	Invoice	Date	Description	Amount
	2026-00002183	06/29/2026	5/21-6/20/26 SVC-TONNER GUARD SHACK	\$289.13
87683	07/08/2026		TICKIOT INC	\$20.90
	Invoice	Date	Description	Amount
	IN149-2841	07/02/2026	7/1-7/31/26 SVC-UTILITY SVC	\$20.90
87684	07/15/2026		AT & T	\$8.65
	Invoice	Date	Description	Amount
	2027-00000113	07/01/2026	7/1-7/31/26 SVC-CITY WHITE PGS	\$8.65

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
87685	07/15/2026	AT & T			\$662.87
	Invoice	Date	Description	Amount	
	4707807115	06/29/2026	6/29-7/28/26 SVC-600 S BREA CYN METROLINK	\$662.87	
87686	07/15/2026	FRONTIER			\$4,523.82
	Invoice	Date	Description	Amount	
	2027-00000107	07/01/2026	7/1-7/31/26 SVC-VARIOUS SITES	\$2,670.30	
	2027-00000108	07/03/2026	7/3-8/2/26 SVC-600 S BREA CYN RD	\$746.83	
	2027-00000109	07/02/2026	7/2-8/1/26 SVC-IH GOLF COURSE FUEL PUMP	\$169.49	
	2027-00000110	07/02/2026	7/2-8/1/26 SVC-15415 DON JULIAN RD/HOMESTEAD INT	\$746.83	
	2027-00000111	07/02/2026	7/2-8/1/26 SVC-15660 RAUSCH RD YAL INTERN ACCESS	\$84.49	
	2027-00000112	07/02/2026	7/2-8/1/26 SVC-1015 NOGALES ST	\$105.88	
87687	07/15/2026	ROWLAND WATER DISTRICT			\$5,213.47
	Invoice	Date	Description	Amount	
	2027-00000049	07/01/2026	5/20-6/21/26 SVC-AZUSA AVE - RC	\$182.47	
	2027-00000050	07/01/2026	5/20-6/21/26 SVC-755 NOGALES AT - RC	\$293.27	
	2027-00000051	07/01/2026	5/20-6/21/26 SVC-909 U NOGALES ST - IRR	\$107.69	
	2027-00000052	07/01/2026	5/20-6/21/26 SVC-1100 S AZUSA AVE	\$627.94	
	2027-00000053	07/01/2026	5/20-6/21/26 SVC-1123 HATCHER ST STE D	\$158.18	
	2027-00000054	07/01/2026	5/20-6/21/26 SVC-1135 HATCHER AVE	\$121.46	
	2027-00000055	07/01/2026	5/20-6/21/26 SVC-1123 HATCHER ST STE C	\$171.95	
	2027-00000056	07/01/2026	5/20-6/21/26 SVC-1015 NOGALES ST - PUMP HOUSE	\$326.42	
	2027-00000057	07/01/2026	5/20-6/21/26 SVC-1023 NOGALES ST -IRR	\$107.69	
	2027-00000115	07/01/2026	5/20-6/21/26 SVC-AZUSA AVE	\$215.08	
	2027-00000116	07/01/2026	5/20-6/21/26 SVC-AZUSA AVE - CENTER	\$220.67	
	2027-00000117	07/01/2026	5/20-6/21/26 SVC-930 S AZUSA AVE	\$992.15	

**CITY OF INDUSTRY
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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2027-00000118	07/01/2026	5/20-6/21/26 SVC-17401 E VALLEY BLVD	\$925.86
	2027-00000119	07/01/2026	5/20-6/21/26 SVC-18044 ROWLAND ST	\$305.88
	2027-00000120	07/01/2026	5/20-6/21/26 SVC-HURLEY ST & VALLEY BLVD	\$456.76
87688	07/15/2026	SAN GABRIEL VALLEY WATER CO.		\$14,668.91
	Invoice	Date	Description	Amount
	2026-00002196	06/25/2026	5/26-6/24/26 SVC-CROSSROADS PKWY S	\$1,497.07
	2026-00002197	06/25/2026	5/26-6/24/26 SVC-STA 103-80 CROSSROADS PKWY S	\$301.35
	2026-00002198	06/25/2026	5/26-6/24/26 SVC-CROSSROADS PKWY S	\$3,191.80
	2026-00002199	06/25/2026	5/26-6/24/26 SVC-CROSSROADS PKWY N	\$3,140.26
	2026-00002200	06/25/2026	5/26-6/24/26 SVC-STA 129-00 CROSSROADS PKWY N	\$2,150.66
	2026-00002201	06/25/2026	5/26-6/24/26 SVC-STA 111-50 CROSSROADS PKWY N	\$450.20
	2026-00002202	06/25/2026	5/26-6/24/26 SVC-PELLISSIER	\$844.38
	2026-00002203	06/25/2026	5/26-6/24/26 SVC-PELLISSIER	\$444.48
	2026-00002204	06/25/2026	5/26-6/24/26 SVC-PECK/UNION PACIFIC B	\$54.47
	2026-00002205	06/25/2026	5/26-6/24/26 SVC-S/E COR OF PELLISSIER	\$2,270.00
	2026-00002206	06/25/2026	5/26-6/24/26 SVC-PELLISSIER	\$324.24
87689	07/15/2026	SOCALGAS		\$870.34
	Invoice	Date	Description	Amount
	2027-00000081	07/02/2026	6/1-6/30/26 SVC-710 NOGALES ST	\$14.30
	2027-00000082	07/02/2026	6/1-6/30/26 SVC-1015 NOGALES ST	\$25.81
	2027-00000103	07/09/2026	6/5-7/7/26 SVC-15625 MAYOR DAVE WAY APT B	\$709.69
	2027-00000104	07/09/2026	6/5-7/7/26 SVC-15625 MAYOR DAVE WAY APT A	\$15.78
	2027-00000105	07/09/2026	6/5-7/7/26 SVC-15633 RAUSCH	\$22.05
	2027-00000106	07/09/2026	6/5-7/7/26 SVC-15651 MAYOR DAVE WAY	\$82.71

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
87690	07/15/2026	SOUTHERN CALIFORNIA EDISON		\$46,716.43
	Invoice	Date	Description	Amount
	2027-00000086	07/01/2026	6/1-6/30/26 SVC-600 S BREA CYN A-METROLINK	\$21.56
	2027-00000087	07/01/2026	6/1-6/30/26 SVC-600 S BREA CYN	\$388.14
	2027-00000088	07/01/2026	6/1-6/30/26 SVC-1 VALLEY/AZUSA	\$28.56
	2027-00000089	07/01/2026	6/1-6/30/26 SVC-VARIOUS SITES	\$26,991.52
	2027-00000090	07/01/2026	6/1-6/30/26 SVC-VARIOUS SITES	\$206.15
	2027-00000091	07/01/2026	6/1-6/30/26 SVC-NOGALES ST/SAN JOSE AVE	\$197.17
	2027-00000092	07/06/2026	6/4-7/5/26 SVC-15625 MAYOR DAVE WAY	\$5,299.25
	2027-00000093	07/06/2026	6/4-7/5/26 SVC-SOLAR PANELS IBC	\$2,385.55
	2027-00000094	07/06/2026	6/4-7/5/26 SVC-15625 MAYOR DAVE WAY	\$5,164.19
	2027-00000095	07/06/2026	6/4-7/5/26 SVC-15660 STAFFORD ST	\$2,793.82
	2027-00000096	07/07/2026	6/1-6/30/26 SVC-600 S BREA CYN-METROLINK	\$24.57
	2027-00000097	07/06/2026	5/18-6/16/26 SVC-VARIOUS SITES	\$2,576.16
	2027-00000098	07/08/2026	6/8-7/7/26 SVC-1123 HATCHER AVE STE A	\$639.79
87691	07/15/2026	SUBURBAN WATER SYSTEMS		\$621.13
	Invoice	Date	Description	Amount
	2026-00002207	06/30/2026	6/3-6/30/26 SVC-NE CNR VALLEY STIMS	\$621.13
87692	07/15/2026	T-MOBILE		\$15.74
	Invoice	Date	Description	Amount
	983372277-48	07/09/2026	6/1-6/30/26 SVC-FINAL BILL- YAL/ TONNER CYN HOT SP	\$15.74
87693	07/15/2026	THREE VALLEYS MUNICIPAL WATER I		\$2,529.93
	Invoice	Date	Description	Amount
	6959	06/30/2026	6/1-6/30/26 SVC-TONNER CYN	\$2,529.93

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Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
87694	07/15/2026	VERIZON WIRELESS - LA			\$830.97
	Invoice	Date	Description	Amount	
	6147099674	05/26/2026	5/27-6/26/26 SVC-VARIOUS WRELESS SVC	\$830.97	
87695	07/15/2026	WALNUT VALLEY WATER DISTRICT			\$4,622.87
	Invoice	Date	Description	Amount	
	5714516	07/07/2026	6/1-6/30/26 SVC-PUMP STN N/W CHERYL LN/MAYO	\$58.30	
	5714536	07/07/2026	6/1-6/30/26 SVC-PUMP STN BREA CYN	\$62.14	
	5714769	07/07/2026	6/1-6/30/26 SVC-NOGALES PUMP STN	\$104.09	
	5713599	07/07/2026	6/1-6/30/26 SVC-IRR 820 FAIRWAY DR	\$99.05	
	5713650	07/07/2026	6/1-6/30/26 SVC-LEMON AVE N OF CURRIER RD	\$167.74	
	5713765	07/07/2026	6/1-6/30/26 SVC-60 FWY INTERCHANGE FAIRWAY DR	\$48.06	
	5713685	07/07/2026	6/1-6/30/26 SVC-BREA CYN RD & OLD RANCH RD	\$85.66	
	5713701	07/07/2026	6/1-6/30/26 SVC-FERRERO & GRAND EAST RAMP	\$1,062.73	
	5713746	07/07/2026	6/1-6/30/26 SVC-21350 VALLEY-MEDIAN	\$489.98	
	5713747	07/07/2026	6/1-6/30/26 SVC-GRAND CROSSING EAST	\$97.82	
	5713748	07/07/2026	6/1-6/30/26 SVC-GRAND CROSSING WEST	\$82.62	
	5713749	07/07/2026	6/1-6/30/26 SVC-BAKER PKWY & GRAND N/W CNR	\$1,536.97	
	5713756	07/07/2026	6/1-6/30/26 SVC-E/S GRAND S/O BAKER PKWY	\$126.41	
	5713762	07/07/2026	6/1-6/30/26 SVC-BREA CYN N OF RR TRKS	\$440.22	
	5713763	07/07/2026	6/1-6/30/26 SVC-BREA CYN N OF CURRIER	\$102.78	
	5714783	07/07/2026	6/1-6/30/26 SVC-1004 U FAIRWAY DR	\$58.30	
87696	07/15/2026	FEDERAL EXPRESS CORP.			\$871.32
	Invoice	Date	Description	Amount	
	9-375-34572	07/10/2026	MESSENGER SVC	\$310.66	

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	9-365-66889	07/03/2026	MESSENGER SVC	\$560.66
87697	07/15/2026		STATE COMPENSATION INSURANCE F	\$95.21
	Invoice	Date	Description	Amount
	1003839312	07/02/2026	WORKERS COMP PREMIUM ADJUSTMENT FOR JULY 2	\$95.21
87698	07/23/2026		ABA ETHOS, LLC	\$2,000.00
	Invoice	Date	Description	Amount
	4123009-10	06/30/2026	CONSULTANT SVC-IH MOUNTAIN BIKING TRAIL	\$2,000.00
87699	07/23/2026		ACORN TECHNOLOGY SERVICES	\$23,480.76
	Invoice	Date	Description	Amount
	13679	07/01/2026	NETWORK MAINT	\$23,480.76
87700	07/23/2026		ACTUM-E, LLC	\$12,875.00
	Invoice	Date	Description	Amount
	202605-0048	05/10/2026	GOVERNMENT AFFAIRS FOR INDUSTRIAL CITIES ALLI	\$6,437.50
	202607-0014	07/10/2026	GOVERNMENT AFFAIRS FOR INDUSTRIAL CITIES ALLI	\$6,437.50
87701	07/23/2026		AMAZON WEB SERVICES, INC	\$5,060.08
	Invoice	Date	Description	Amount
	2698360009	07/01/2026	AWS SVC-JUN 2026	\$5,060.08
87702	07/23/2026		ANDRUES/PODBERESKY, APLC	\$195.00
	Invoice	Date	Description	Amount
	04013	07/01/2026	LEGAL SVC-JUN 2026	\$195.00

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Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
87703	07/23/2026	ANNEALTA GROUP			\$107,142.00
	Invoice	Date	Description		Amount
	497-3828	07/13/2026	GENERAL DEV SVC-JUN 2026		\$40,918.00
	497-3829	07/13/2026	GENERAL PLANNING SVC-JUN 2026		\$47,101.00
	497-3831	07/13/2026	3228 GILMAN RD		\$5,085.00
	497-3832	07/13/2026	184 S 6TH ST		\$6,782.00
	497-3833	07/13/2026	16207, 16233 & 16253 GALE AVE		\$4,011.00
	497-3834	07/13/2026	1015 AZUSA AVE		\$1,483.00
	497-3835	07/13/2026	17855 ARENTH AVE		\$193.00
	497-3836	07/13/2026	16385 GALE AVE		\$193.00
	497-3837	07/13/2026	17851 COLIMA RD UNIT B		\$688.00
	497-3838	07/13/2026	18501-53 GALE AVE		\$688.00
87704	07/23/2026	ARAMARK REFRESHMENT SERVICES			\$246.28
	Invoice	Date	Description		Amount
	1048881134	07/01/2026	COFFEE SVC & SUPPLIES		\$58.89
	1175479	06/23/2026	SILVER WATER FILTER		\$187.39
87705	07/23/2026	B2 PRINT, LLC			\$4,801.65
	Invoice	Date	Description		Amount
	0013915	06/30/2026	NOTICE OF PARKING VIOLATIONS		\$4,801.65
87706	07/23/2026	BAKERS MAN PRODUCTIONS, LLC			\$3,200.00
	Invoice	Date	Description		Amount
	408870	06/30/2026	ON SITE MEETING MGMT FOR SB70-JUL 2026		\$3,200.00
87707	07/23/2026	BEAR ELECTRICAL SOLUTIONS, INC			\$55,666.20

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	#2CITY-1513	07/01/2026	CITYWIDE TRAFFIC SIGNAL SAFETY LIGHTS UPGRADI	\$58,596.00
87708	07/23/2026		BLAKE AIR CONDITIONING COMPANY	\$5,029.75
	Invoice	Date	Description	Amount
	70668	06/18/2026	URGENT REPAIR TO CHILLERS-EL ENCANTO	\$2,677.75
	70595	06/18/2026	URGENT REPAIR TO CHILLER-EL ENCANTO	\$2,352.00
87709	07/23/2026		CALIFORNIA SURVEYING & DRAFTING	\$2,030.00
	Invoice	Date	Description	Amount
	91671447	05/29/2026	GPS EQUIPMENT & SOFTWARE WARRANTY	\$2,030.00
87710	07/23/2026		CASSO & SPARKS, LLP	\$154,025.09
	Invoice	Date	Description	Amount
	21243	07/14/2026	COI-LEGAL FEES FOR JUN 2026	\$154,025.09
87711	07/23/2026		CHEM PRO LLC	\$2,056.72
	Invoice	Date	Description	Amount
	IN247939	06/01/2026	WATER TREATMENT-VARIOUS SITES	\$1,028.36
	IN239077	04/01/2026	WATER TREATMENT-VARIOUS SITES	\$1,028.36
87712	07/23/2026		CINTAS CORPORATION LOC 693	\$909.09
	Invoice	Date	Description	Amount
	93798311261	06/30/2026	LEASE FOR AED MACHINE-HOMESTEAD	\$123.47
	9379324510	06/30/2026	LEASE FOR AED MACHINE-IBC	\$164.63
	5346331301	07/08/2026	FIRST AID SUPPLIES	\$452.67
	4274802980	07/06/2026	DOOR MATS	\$84.16

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Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
	4275499617	07/13/2026	DOOR MATS		\$84.16
87713	07/23/2026	CITY OF INDUSTRY			\$157.24
	Invoice	Date	Description		Amount
	2026-00000069	06/30/2026	IH FUELS PUMP-CITY HALL VEHICLES		\$157.24
87714	07/23/2026	CITY OF INDUSTRY-PAYROLL ACCT			\$200,000.00
	Invoice	Date	Description		Amount
	PR P/E 7/3/26	07/07/2026	REPLENISH PAYROLL P/E 7/3/26		\$200,000.00
87715	07/23/2026	CNC ENGINEERING			\$179,870.00
	Invoice	Date	Description		Amount
	515565	07/09/2026	SOLAR INSTALLATION AT CITY HALL		\$525.00
	515566	07/09/2026	EL ENCANTO ROOF REFURB		\$385.00
	515567	07/09/2026	CITYWIDE ADA SELF-EVALUATION/TRANSITION PLAN		\$285.00
	515568	07/09/2026	KELLA AVE STORM DRAIN		\$21,668.75
	515569	07/09/2026	GALE AVE REALIGNMENT		\$5,120.00
	515570	07/09/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH		\$2,545.00
	515571	07/09/2026	GENERAL ENG SVC-BACKFLOW DEVICE MAINT		\$170.00
	515572	07/09/2026	GENERAL ENG SVC 6/22-6/30/26		\$2,930.00
	515573	07/09/2026	GENERAL ENG SVC-STREETLIGHT KNOCKDOWNS		\$965.00
	515574	07/09/2026	GENERAL ENG SVC-STREETLIGHT KNOCKDOWNS		\$1,785.00
	515575	07/09/2026	GENERAL ENG SVC-FIELD OPERATIONS SERVICES		\$17,517.50
	515576	07/09/2026	GENERAL ENG SVC-STREET INSPECTIONS		\$5,778.75
	515577	07/09/2026	GENERAL ENG SVC 6/22-6/30/26		\$55,500.00
	515578	07/09/2026	GENERAL ENG SVC-COUNTER SERVICE		\$14,917.50
	515579	07/09/2026	GENERAL ENG SVC-TRAFFIC		\$2,205.00

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515580	07/09/2026	GENERAL ENG SVC-PERMITS	\$13,360.00
515581	07/09/2026	GENERAL ENG SVC-PLAN CHECKING	\$330.00
515582	07/09/2026	SEWER MANAGEMENT SYSTEM	\$2,570.00
515583	07/09/2026	GENERAL ENG SVC-15940-16012 AMAR/15940-16065 KA	\$595.00
515584	07/09/2026	GENERAL ENG SVC-17969 RAILROAD ST	\$217.50
515585	07/09/2026	GENERAL ENG SVC-184 S 6TH AVE & 14436 VALLEY BL	\$2,362.50
515586	07/09/2026	GENERAL ENG SVC-16207,16233, & 16253 GALE AVE	\$690.00
515587	07/09/2026	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$3,315.00
515588	07/09/2026	TONNER CYN PROPERTY	\$2,902.50
515589	07/09/2026	COLIMA RD WIDENING	\$1,345.00
515590	07/09/2026	SALT LAKE IMPROVEMENTS	\$170.00
515591	07/09/2026	NELSON AVE RESURFACING	\$8,545.00
515592	07/09/2026	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$1,552.50
515593	07/09/2026	CITY ADMINISITRATIVE OFFICES	\$1,067.50
515594	07/09/2026	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$1,292.50
515595	07/09/2026	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEME	\$600.00
515596	07/09/2026	HOMESTEAD MUSEUM IRRIGATION RETROFIT TO REC	\$3,000.00
515597	07/09/2026	HOMESTEAD MUSEUM IMPROVEMENTS	\$102.50
515601	07/09/2026	EL ENCANTO IMPROVEMENTS AND MAINT	\$2,975.00
515602	07/09/2026	EL ENCANTO HOSPITAL SITE IMRPOVEMENTS	\$580.00
87716	07/23/2026	CNC ENGINEERING	\$99,531.25
Invoice	Date	Description	Amount
515598	07/09/2026	STIMSON AVE CROSSING	\$435.00
515599	07/09/2026	SIGNING & STRIPING IMPROVEMENTS	\$235.00
515600	07/09/2026	METROLINK-MAINT OF PARKING LOT	\$1,775.00
515603	07/09/2026	SAN JOSE AVE RECONSTRUCTION	\$1,615.00

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515604	07/09/2026	INDUSTRY HILLS FUEL TANKS DISPENSING	\$1,512.50
515605	07/09/2026	605 FWY AND VALLEY BLVD INTERCHANGE	\$495.00
515606	07/09/2026	SIXTH AVE RECONSTRUCTION	\$545.00
515607	07/09/2026	BRIDGE WIDENING-ANAHEIM PUENTE RD BRIDGE	\$380.00
515608	07/09/2026	SEISMIC RETROFIT ANAHEIM-PUENTE OVER SAN JOS	\$4,017.50
515609	07/09/2026	FISCAL YEAR BUDGET	\$1,257.50
515610	07/09/2026	BIXBY DR PCC PAVEMENT	\$3,300.00
515611	07/09/2026	FOLLOW'S CAMP PROJECT	\$1,532.50
515612	07/09/2026	FOLLOW'S CAMP PROJECT	\$580.00
515613	07/09/2026	CROSSROADS PKY NORTH & SOUTH IMPROVEMENTS	\$1,710.00
515614	07/09/2026	NELSON AVE INTERSECTION	\$105.00
515615	07/09/2026	2024 CITYWIDE SPEED SURVEY	\$1,880.00
515616	07/09/2026	CARTEGRAPH MGMT	\$21,220.00
515617	07/09/2026	GRAND AVE SLOPE RECONSTRUCTION-FERRERO TO	\$890.00
515618	07/09/2026	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY	\$865.00
515619	07/09/2026	MOUNTAIN BIKING TRAIL AT INDUSTRY HILLS	\$9,130.00
515620	07/09/2026	LA 28 OLYMPIC GAMES PROJECT DEVELOPMENT	\$835.00
515621	07/09/2026	DEL VALLE AND HILL STREET STORM DRAIN/STREET I	\$1,370.00
515622	07/09/2026	2022-2023 ANNUAL PAVEMENT REHABILITATION	\$5,930.00
515623	07/09/2026	INTELLIGENT TRANSPORATION SYSTEM	\$1,285.00
515624	07/09/2026	RAILROAD STREET PAVEMENT REHABILITATION	\$10,186.25
515625	07/09/2026	MUSEUM-HEALTH CAMPUS MASTER SITE PLANNING	\$5,135.00
515626	07/09/2026	2024-2025 ANNUAL PAVEMENT REHABILITATION	\$3,765.00
515627	07/09/2026	2024-2025 ANNUAL SLURRY SEAL	\$1,997.50
515628	07/09/2026	STREET LIGHT BANNER INSTALLATION	\$1,135.00
515629	07/09/2026	NINTH AVENUE SEWER LINE IMPROVEMENTS	\$420.00
515630	07/09/2026	PUENTE HILLS AUTO ASSOCIATION SIGNS	\$180.00

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
515631	07/09/2026	STONER CREEK RD IMPROVEMENTS	\$7,885.00	
515632	07/09/2026	GRANT AND FUNDING PROGRAM OPPORTUNITIES	\$1,425.00	
515633	07/09/2026	PAVEMENT MANAGEMENT PLAN 2022	\$822.50	
515634	07/09/2026	GRAND AVE. BRIDGE WIDENING AT SAN JOSE CREEK	\$3,680.00	
87717	07/23/2026	CNC ENGINEERING	\$42,063.75	
Invoice	Date	Description	Amount	
515655	07/09/2026	EL ENCANTO ROOF REFURB	\$310.00	
515656	07/09/2026	KELLA AVE STORM DRAIN	\$3,232.50	
515657	07/09/2026	GALE AVE REALIGNMENT	\$865.00	
515658	07/09/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$300.00	
515659	07/09/2026	GENERAL ENG SVC 7/1-7/5/26	\$12,352.50	
515661	07/09/2026	GENERAL ENG SVC-STREET LIGHTS	\$1,750.00	
515662	07/09/2026	GENERAL ENG SVC-STREET LIGHT IMPROVE AT PROJ	\$145.00	
515663	07/09/2026	GENERAL ENG SVC-FIELD OPERATIONS SERVICES	\$3,073.75	
515664	07/09/2026	GENERAL ENG SVC-STREET INSPECTIONS	\$460.00	
515665	07/09/2026	GENERAL ENG SVC-COUNTER SERVICE	\$1,347.50	
515666	07/09/2026	GENERAL ENG SVC-TRAFFIC	\$1,470.00	
515667	07/09/2026	GENERAL ENG SVC-PERMITS	\$4,303.75	
515668	07/09/2026	GENERAL ENG SVC-PLAN CHECKING	\$440.00	
515669	07/09/2026	SEWER MANAGEMENT SYSTEM	\$2,295.00	
515670	07/09/2026	GENERAL ENG SVC-184 S 6TH AVE & 14436 VALLEY BL	\$220.00	
515671	07/09/2026	GENERAL ENG SVC-16207,16233, & 16253 GALE AVE	\$220.00	
515672	07/09/2026	GENERAL ENG SVC-3228 GILMAN RD	\$110.00	
515673	07/09/2026	TONNER CYN PROPERTY	\$922.50	
515674	07/09/2026	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$595.00	
515675	07/09/2026	COLIMA RD WIDENING	\$255.00	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515676	07/09/2026	NELSON AVE RESURFACING	\$4,895.00
515677	07/09/2026	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$75.00
515678	07/09/2026	220 HACIENDA BLVD	\$375.00
515679	07/09/2026	CITY ADMINISITRATIVE OFFICES	\$505.00
515680	07/09/2026	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$300.00
515681	07/09/2026	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEME	\$75.00
515682	07/09/2026	ELECTRIC VEHICLE CHARGING STATIONS-CITY HALL	\$152.50
515686	07/09/2026	EL ENCANTO IMPROVEMENTS AND MAINT	\$1,018.75
87718	07/23/2026	CNC ENGINEERING	\$32,703.75
Invoice	Date	Description	Amount
515683	07/09/2026	HOMESTEAD MUSEUM IRRIGATION RETROFIT TO REC	\$145.00
515684	07/09/2026	SIGNING & STRIPING IMPROVEMENTS	\$145.00
515685	07/09/2026	METROLINK-MAINT OF PARKING LOT	\$480.00
515687	07/09/2026	SAN JOSE AVE RECONSTRUCTION	\$510.00
515688	07/09/2026	INDUSTRY HILLS FUEL TANKS DISPENSING	\$150.00
515689	07/09/2026	NELSON AVE OVER PUENTE CREEK	\$452.50
515690	07/09/2026	BRIDGE WIDENING-ANAHEIM PUENTE RD BRIDGE	\$380.00
515691	07/09/2026	FISCAL YEAR BUDGET	\$397.50
515692	07/09/2026	BIXBY DR PCC PAVEMENT	\$235.00
515693	07/09/2026	FOLLOW'S CAMP PROJECT	\$495.00
515694	07/09/2026	CROSSROADS PKY NORTH & SOUTH IMPROVEMENTS	\$950.00
515695	07/09/2026	MAINT OF 1123 HATCHER AVE	\$150.00
515696	07/09/2026	TARGET SPEED SURVEY	\$145.00
515697	07/09/2026	2024 CITYWIDE SPEED SURVEY	\$470.00
515698	07/09/2026	CARTEGRAPH MGMT	\$6,000.00
515699	07/09/2026	GRAND AVE SLOPE RECONSTRUCTION-FERRERO TO	\$435.00

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
515700	07/09/2026	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY		\$470.00
515701	07/09/2026	ADA COMPLIANCE FOR FACILITIES		\$950.00
515702	07/09/2026	MOUNTAIN BIKING TRAIL AT INDUSTRY HILLS		\$5,735.00
515703	07/09/2026	DEL VALLE AND HILL STREET UNDERGROUND OF SCI		\$255.00
515704	07/09/2026	2022-2023 ANNUAL PAVEMENT REHABILITATION		\$630.00
515705	07/09/2026	RAILROAD STREET PAVEMENT REHABILITATION		\$4,833.75
515706	07/09/2026	MUSEUM-HEALTH CAMPUS MASTER SITE PLANNING		\$255.00
515707	07/09/2026	2024-2025 ANNUAL PAVEMENT REHABILITATION		\$760.00
515708	07/09/2026	2024-2025 ANNUAL SLURRY SEAL		\$2,990.00
515709	07/09/2026	STREET LIGHT BANNER INSTALLATION		\$1,455.00
515710	07/09/2026	STONER CREEK RD IMPROVEMENTS		\$1,330.00
515711	07/09/2026	GRANT AND FUNDING PROGRAM OPPORTUNITIES		\$600.00
515712	07/09/2026	SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT F		\$300.00
515713	07/09/2026	GRAND AVE BRIDGE WIDENING AT SAN JOSE CREEK		\$600.00
87719	07/23/2026	CONSOLIDATED ELECTRICAL DISTRIE		\$250.23
	Invoice	Date	Description	Amount
	3301-1027883	06/25/2026	PURCHASE LIGHT-IBC	\$250.23
87720	07/23/2026	CORELOGIC INFORMATION SOLUTION		\$218.55
	Invoice	Date	Description	Amount
	30885874	06/30/2026	PROPERTY DATA-JUN 2026	\$218.55
87721	07/23/2026	COUNTRY ESTATE FENCE, INC.		\$1,363.91
	Invoice	Date	Description	Amount
	26062	05/28/2026	PURCHASE POSTS-TEMPLE AVE	\$1,363.91

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
87722	07/23/2026	COUNTY OF LA - DEPT OF AGRICULTU			\$56,178.94
	Invoice	Date	Description	Amount	
	262037	06/29/2026	WEED & PEST ABATEMENT-WEST OF 57 FWY	\$13,383.72	
	262036	06/29/2026	WEED & PEST ABATEMENT-WEST OF 57 FWY	\$42,795.22	
87723	07/23/2026	DUTHIE POWER SERVICES			\$7,445.36
	Invoice	Date	Description	Amount	
	A157893	06/29/2026	MONTHLY MAINT-GENERATOR @ CITY HALL	\$567.00	
	S158187	07/08/2026	REPAIR EMERGENCY GENERATOR-EL ENCANTO	\$6,878.36	
87724	07/23/2026	EL ENCANTO HEALTHCARE			\$750,000.00
	Invoice	Date	Description	Amount	
	7/13/2026	07/13/2026	FINANCIAL ASSISTANCE FY 25/26-EL ENCANTO	\$750,000.00	
87725	07/23/2026	ENTERPRISE MAPS LLC			\$7,972.00
	Invoice	Date	Description	Amount	
	1078	07/08/2026	AMAZON WEB SERVICES	\$4,972.00	
	1079	07/13/2026	AMAZON WEB SERVICES	\$3,000.00	
87726	07/23/2026	FIRST AMERICAN DATA TREE, LLC			\$200.00
	Invoice	Date	Description	Amount	
	20088320626	06/30/2026	PROPERTY DATA-JUN 2026	\$200.00	
87727	07/23/2026	FRAZER, LLP			\$31,032.50
	Invoice	Date	Description	Amount	
	199540	06/30/2026	COI-PROF SVC FOR JUN 2026	\$31,032.50	

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WELLS FARGO BANK
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Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
87728	07/23/2026	FUEL PROS, INC.			\$2,716.65
	Invoice	Date	Description	Amount	
	81963	06/25/2026	INDUSTRY HILLS FUEL STN MAINT	\$2,016.65	
	81988	06/26/2026	INDUSTRY HILLS FUEL STN MAINT	\$700.00	
87729	07/23/2026	GMS ELEVATOR SERVICES, INC			\$169.00
	Invoice	Date	Description	Amount	
	130222	06/01/2026	ELEVATOR MAINT-CITY HALL (JUN 2026)	\$169.00	
87730	07/23/2026	GRAND CENTRAL RECYCLING & TRAI			\$586.30
	Invoice	Date	Description	Amount	
	4096727	06/01/2026	SOLID WASTE-CITY HALL	\$586.30	
87731	07/23/2026	GROUP C MEDIA, INC.			\$5,750.00
	Invoice	Date	Description	Amount	
	33060	07/01/2026	AD IN BUSINESS FACILITIES PUBLICATION	\$5,750.00	
87732	07/23/2026	HADDICK'S TOWING, INC.			\$31.50
	Invoice	Date	Description	Amount	
	3749	07/03/2026	TOWING SVC-ILLEGAL DUMPSTER	\$31.50	
87733	07/23/2026	HENRY AGUILAR			\$220.00
	Invoice	Date	Description	Amount	
	14	07/09/2026	ADMIN HEARING OFFICER-CITATION APPEALS	\$220.00	
87734	07/23/2026	HISTORICAL RESOURCES, INC.			\$56,884.91
	Invoice	Date	Description	Amount	

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WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	COI2026-12	07/09/2026	ADMIN & MGMT SVC-HOMESTEAD	\$54,564.00
	COI2026-12.02	07/09/2026	EXPENSE REIMBURSEMENT-JUN 2026	\$1,069.15
	COI2026-12.3	07/09/2026	REIMBURSE FOR MUSEUM ARTIFACT PURCHASE	\$1,251.76
87735	07/23/2026		INDUSTRY SECURITY SERVICES	\$73,386.67
	Invoice	Date	Description	Amount
	SG-COI#2-2098	07/03/2026	SECURITY SVC-VARIOUS CITY SITES	\$23,771.18
	SG-COI#1-2097	07/03/2026	SECURITY SVC 6/26-7/2/26	\$11,377.20
	SG-COI#1-2098	07/10/2026	SECURITY SVC 7/3-7/9/26	\$12,194.40
	SG-COI#2-2099	07/10/2026	SECURITY SVC-VARIOUS CITY SITES	\$26,043.89
87736	07/23/2026		IRRI-CARE PLUMBING & BACKFLOW T	\$65.00
	Invoice	Date	Description	Amount
	19165	06/30/2026	BACKFLOW TEST-VARIOUS CITY SITES	\$65.00
87737	07/23/2026		KLINE'S PLUMBING, INC.	\$3,290.00
	Invoice	Date	Description	Amount
	14917	07/06/2026	REPAIR KITCHEN SINK LEAK-EL ENCANTO	\$690.00
	14934	07/13/2026	FAUCET UPGRADES TO BATHROOMS-TONNER CYN (C	\$2,600.00
87738	07/23/2026		L A COUNTY AUDITOR-CONTROLLER	\$3,517.30
	Invoice	Date	Description	Amount
	FY 26/27	06/30/2026	LAFCO OPERATING COST FY 26/27	\$3,517.30
87739	07/23/2026		L A COUNTY DEPT OF PUBLIC WORKS	\$124,512.91
	Invoice	Date	Description	Amount
	IN260000899	07/06/2026	BLDG & SAFETY-ONE STOP SHOP FOR MAY 2026	\$124,512.91

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
87740	07/23/2026	L A COUNTY SHERIFF'S DEPARTMENT		\$1,271,695.92
	Invoice	Date	Description	Amount
	263479EB	07/09/2026	SPECIAL EVENT-DIRECTED PATROL (FEB 2026)	\$84,113.56
	263443AY	07/08/2026	SHERIFF CONTRACT-JUN 2026	\$1,187,582.36
87741	07/23/2026	LOWE'S/SYNCHRONY BANK		\$786.14
	Invoice	Date	Description	Amount
	984210	07/02/2026	(2) PORTABLE AIR CONDITIONERS-EL ENCANTO	\$786.14
87742	07/23/2026	MORTISE & TENON BUILDING CORP		\$10,590.00
	Invoice	Date	Description	Amount
	560	07/07/2026	MISC HANDYMAN SVC-TONNER CYN	\$9,340.00
	566	07/13/2026	INSTALL BLINDS TO GUARD STN-METROLINK	\$1,250.00
87743	07/23/2026	MUNI-ENVIRONMENTAL, LLC		\$32,105.00
	Invoice	Date	Description	Amount
	26-033	07/08/2026	COMMERCIAL WASTE PROGRAM	\$32,105.00
87744	07/23/2026	NELSON, JOSHUA		\$838.79
	Invoice	Date	Description	Amount
	7/1/2026	07/01/2026	REIMBURSE FOR TRAVEL EXPENSE-SACRAMENTO BI	\$838.79
87745	07/23/2026	NHA ADVISORS, LLC		\$40,645.00
	Invoice	Date	Description	Amount
	02002	04/23/2026	COI-FINANCIAL ADVISORS 11/15/25-3/31/26	\$26,932.50
	02033	07/10/2026	COI-FINANCIAL ADVISORS 4/1-6/30/26	\$13,130.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
02032	07/10/2026	COI-FINANCIAL ADVISORS 4/1-6/30/26		\$582.50
87746	07/23/2026	ODP BUSINESS SOLUTIONS, LLC		\$109.28
Invoice	Date	Description	Amount	
43339381	06/22/2026	OFFICE SUPPLIES	\$109.28	
87747	07/23/2026	PACIFIC UTILITY INSTALLATION		\$11,223.20
Invoice	Date	Description	Amount	
#2CITY-1547	07/01/2026	STREETLIGHT INSTALLATION AT ROWLAND ST & AJA	\$11,223.20	
87748	07/23/2026	PARS		\$932.28
Invoice	Date	Description	Amount	
60723	07/10/2026	ARS FEES-MAY 2026	\$300.00	
60783	07/10/2026	REP FEES-MAY 2026	\$632.28	
87749	07/23/2026	PATHAK, YAMINI		\$2,896.58
Invoice	Date	Description	Amount	
6/26/2026	06/26/2026	REIMBURSE FOR TRAVEL EXPENSE-GFOA CONFEREN	\$2,896.58	
87750	07/23/2026	PLACEWORKS		\$13,461.25
Invoice	Date	Description	Amount	
IND-22.16-17	03/31/2026	CEQA FOR 1600 AZUSA AVE	\$10,258.75	
IND-22.15-16	03/31/2026	CEQA FOR 17871 CASTLETON ST	\$3,202.50	
87751	07/23/2026	POST ALARM SYSTEMS		\$377.87
Invoice	Date	Description	Amount	
1953987	07/02/2026	MONITORING SVC-HOMESTEAD	\$377.87	

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
87752	07/23/2026	PRINCE GLOBAL SOLUTIONS, LLC			\$6,255.00
	Invoice	Date	Description		Amount
	88	07/13/2026	FEDERAL ADVOCACY-JUN 2026		\$6,255.00
87753	07/23/2026	RAMOS AND SONS PLUMBING			\$395.00
	Invoice	Date	Description		Amount
	4906	06/30/2026	INSTALL PROPANE REGULATOR TO FIRE PIT-TONNER		\$395.00
87754	07/23/2026	RICOH USA, INC.			\$4,201.79
	Invoice	Date	Description		Amount
	597743681	07/07/2026	COPIER LEASE-HOMESTEAD		\$320.68
	597698742	07/01/2026	COPIER LEASE 7/15-8/14/26		\$3,881.11
87755	07/23/2026	ROBINSON'S FLOWERS			\$2,563.31
	Invoice	Date	Description		Amount
	3957	07/01/2026	FLOWERS AND DELIVERY		\$2,563.31
87756	07/23/2026	SAGE ENVIRONMENTAL GROUP			\$19,500.00
	Invoice	Date	Description		Amount
	2703	07/09/2026	GRAZING SVC-TONNER CYN		\$19,500.00
87757	07/23/2026	SAN GABRIEL VALLEY CONSERVATIO			\$6,696.00
	Invoice	Date	Description		Amount
	20260704	07/03/2026	LANDSCAPE SVC-TRAIL MAINT		\$6,696.00
87758	07/23/2026	SAN GABRIEL VALLEY COUNCIL OF G			\$26,481.40

**CITY OF INDUSTRY
WELLS FARGO BANK
July 23, 2026**

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	2712	06/24/2026	ANNUAL DUES FY 26/27	\$26,481.40
87759	07/23/2026		SATSUMA LANDSCAPE & MAINT.	\$204,705.47
	Invoice	Date	Description	Amount
	0726TA	07/08/2026	LANDSCAPE SVC-TEMPLE & AZUSA	\$29,436.23
	0726XROADS	07/08/2026	LANDSCAPE SVC-CROSSROADS PKY NORTH & SOUTH	\$45,124.37
	0726EC	07/08/2026	LANDSCAPE SVC-EXPO CENTER	\$62,304.49
	0726CH	07/08/2026	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$67,840.38
87760	07/23/2026		SCS FIELD SERVICES	\$15,186.00
	Invoice	Date	Description	Amount
	0582590	06/30/2026	INDUSTRY HILLS-LANDFILL GAS SYSTEM	\$15,186.00
87761	07/23/2026		SOUTHERN CALIFORNIA ASSOCIATION	\$160.00
	Invoice	Date	Description	Amount
	SCAG FY27 0078	07/01/2026	DUES FOR 2026/2027	\$160.00
87762	07/23/2026		SPECIAL T WATER SYSTEMS, INC.	\$994.40
	Invoice	Date	Description	Amount
	261532	07/07/2026	SALT DELIVERY-EL ENCANTO	\$994.40
87763	07/23/2026		SPECTRUM	\$938.99
	Invoice	Date	Description	Amount
	188632001070726	07/07/2026	BUSINESS INTERNET-JUL 2026	\$938.99
87764	07/23/2026		SQUARE ROOT GOLF & LANDSCAPE, INC.	\$262,903.73

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	1877H-3	07/08/2026	HAZARDOUS WASTE REMOVAL	\$298.14
	1877H-2	07/08/2026	GRAFFITI REMOVAL	\$1,313.67
	1877H	07/08/2026	LANDSCAPE SVC-VARIOUS CITY SITES	\$183,300.30
	1874ELHM	07/08/2026	LANDSCAPE SVC-DON JULIAN NORTH & SOUTH	\$5,211.70
	1875ELHM	07/08/2026	LANDSCAPE SVC-EL ENCANTO	\$8,955.32
	1876ELHM	07/08/2026	LANDSCAPE SVC-HOMESTEAD	\$17,632.82
	1877H-1	07/08/2026	SIGN REPAIR & INSTALLATION	\$10,043.68
	1877H-4	07/08/2026	LANDSCAPE SVC-TONNER CYN	\$36,148.10
87765	07/23/2026	STAPLES BUSINESS ADVANTAGE		\$2,741.07
	Invoice	Date	Description	Amount
	7010404552	06/27/2026	OFFICE SUPPLIES	\$983.23
	7010309518	06/20/2026	OFFICE SUPPLIES	\$1,757.84
87766	07/23/2026	STILLWATER SCIENCES		\$13,281.75
	Invoice	Date	Description	Amount
	09180038	06/29/2026	FOLLOW'S CAMP PROJECT	\$13,281.75
87767	07/23/2026	THE GABRIEL FOUNDATION		\$120,000.00
	Invoice	Date	Description	Amount
	7/9/2026	07/09/2026	DONATION FOR INDUSTRY HILLS CHARITY PRO RODE	\$120,000.00
87768	07/23/2026	TRES HERMANOS CONSERVATION AL		\$120,000.00
	Invoice	Date	Description	Amount
	4477	07/01/2026	MAINT COST MEMBER SHARE FY 2026-2027	\$120,000.00

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name		Check	Amount
CITY.WF.CHK - City General Wells Fargo					
87769	07/23/2026	TURBO DATA SYSTEMS, INC			\$387.90
	Invoice	Date	Description	Amount	
	49102	06/30/2026	CITATION PROCESSING MAY/JUN 2026	\$387.90	
87770	07/23/2026	VALLEY VISTA SERVICES, INC			\$21,572.12
	Invoice	Date	Description	Amount	
	3950397	06/30/2026	DISP SVC-TONNER CYN (MAINT YD)	\$457.62	
	3950245	06/30/2026	CODE ENFORCEMENT-IMPOUNDED BINS	\$3,250.74	
	3950396	06/02/2026	DISP SVC-1123 HATCHER AVE	\$2,764.57	
	3950218	06/30/2026	DISP SVC-CITY HALL	\$595.78	
	4095335	07/01/2026	DISP SVC-FOLLOW'S CAMP	\$1,640.31	
	4083378	07/01/2026	DISP SVC-CITY RESIDENTS	\$6,338.74	
	4084250	07/01/2026	DISP SVC-TONNER CYN (CAMP COURAGE)	\$927.36	
	4083553	07/01/2026	DISP SVC-205 N HUDSON AVE	\$287.86	
	4084253	07/01/2026	DISP SVC-15660 MAYOR DAVE WAY (YAL)	\$173.00	
	4083693	07/01/2026	DISP SVC-CITY BUS STOPS	\$4,796.49	
	4084252	07/01/2026	DISP SVC-1123 HATCHER AVE	\$339.65	
87771	07/23/2026	WEST COAST ARBORISTS, INC.			\$6,321.00
	Invoice	Date	Description	Amount	
	240870	02/28/2026	TREE MAINT 2/1-2/28/26	\$6,321.00	

Checks	Status	Count	Transaction Amount
	Total	107	\$5,231,855.23

ITEM NO. 6.2



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
James Cramsie, Sr. Director of Engineering
Justin Aguilar, Field Operations Project Manager

DATE: July 23, 2026

SUBJECT: Consideration of a Maintenance Services Agreement with Garcia's Fence Corporation, for City-owned properties and City right of way fence and gate maintenance, in an amount not to exceed \$225,000.00, through June 30, 2029

Background:

The City currently does not have an on-call contractor to maintain perimeter and security fencing along the public right of way and on City-owned properties. Garcia's Fence Corporation ("Garcia's") has provided fencing-related maintenance and repairs for the City for several years, which have been approved and paid for under separate purchase orders each time. Garcia's provides the materials needed to support the safety and security for related fence maintenance needs. Garcia's is a locally owned and operated service provider that can respond quickly and efficiently to service all fencing related services.

Discussion:

Fence maintenance and repairs have been an increasing need in the City, and having a contractor on-call to support this growing need moving forward would be beneficial for Staff. Staff recommends approving a Maintenance Services Agreement with Garcia's through June 30, 2029, to provide these services in an amount not to exceed \$225,000.00. The locations with fences and gates in the City include:

1123 -1135 Hatcher Ave
130-138 Turnbull Canyon Rd
205 Hudson Ave
150 S. Hacienda Blvd
220 S. Hacienda Blvd
242 S. Hacienda Blvd
15710 Rausch Rd
15625 Mayor Dave Way
15651 Mayor Dave Way
15415 Don Julian Rd
555 El Encanto Rd
13900-13910 Lomita Ave
290 San Fidel Ave
747 Anaheim-Puente Rd
1 Industry Hills Pkwy
600 Brea Canyon Rd
208 Waddingham Way
1146 S. Nogales St
19772 Business Parkway
19001 Tonner Canyon Road

Additional City-owned parcels include APNs 8269-036-270 (off of Brea Canyon Cutoff Road), 8719-009-915 (strip of land west of the IBC), and 8269-008-270 (open space west of the 57 freeway, south of Pathfinder Road).

Fiscal Impact:

The fiscal impact is \$225,000.00. This is funded under various accounts within the adopted Fiscal Year 2026-2027 General Fund Budget, depending on the location within the City the work

was done. The accounts include: 100-624-7410 (Public Right of Way Maintenance), 100-628-8510 (Property Maintenance), MP 00 20 (Tonner Canyon Property), 100-625-8510 (Property Maintenance), MP 12 06 26 (Turnbull Canyon Properties), 100-625-8510 (Property Maintenance), and MP 14 10 (City Maintenance Yard at 1123 Hatcher Avenue).

Recommendation:

Approve the Maintenance Services Agreement with Garcia's Fence Corporation.

Exhibits:

1. Maintenance Services Agreement with Garcia's Fence Corporation, dated July 23, 2026

CITY OF INDUSTRY

MAINTENANCE SERVICES AGREEMENT

This MAINTENANCE SERVICES AGREEMENT ("Agreement"), is made and effective as of July 23, 2026 ("Effective Date"), between the City of Industry, a municipal corporation ("City") and Garcia's Fence Corporation, a California corporation ("Contractor"). The City and Contractor are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, City desires to engage Contractor to perform the services described herein, and Contractor desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2029, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Contractor shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Contractor, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Contractor shall perform all Services in a manner reasonably satisfactory to the City and in a first-class manner in conformance with the standards of quality normally observed by an entity providing fence and gate related maintenance services, serving a municipal agency.

(d) Contractor shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the

Political Reform Act (Government Code Section 81000 *et seq.*)). During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Contractor's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

City Manager shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Contractor, but shall have no authority to modify the Services or the compensation due to Contractor.

4. PAYMENT

(a) The City agrees to pay Contractor monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Two Hundred Twenty Five Thousand dollars (\$225,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Contractor at the time City's written authorization is given to Contractor for the performance of said services.

(c) Contractor shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Contractor's fees it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. LABOR CODE AND PREVAILING WAGES

(a) Contractor represents and warrants that it is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 16000, *et seq.*, ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. If the Services are being performed as part of an applicable "Public Works" or "Maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$15,000.00 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and any location where the Services are performed. Contractor shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, failure or alleged failure to comply with Prevailing Wage Laws.

(b) In accordance with the requirements of Labor Code Section 1776, Contractor shall keep accurate payroll records which are either on forms provided by the Division of Labor Standards Enforcement or which contain the same information required by such forms. Contractor shall make all such records available for inspection at all reasonable hours.

(c) To the extent applicable, Consultant shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works.

(d) Contractor shall comply with the legal days work and overtime requirements of Sections 1813 and 1815 of the Labor Code.

(e) If the Services are being performed as part of an applicable Public Works or Maintenance project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such Services must be registered with the Department of Industrial Relations. Contractor shall maintain registration for the duration of the Agreement and require the same of any subcontractors, as applicable. The Services set forth in this Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements.

6. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Contractor at least ten (10) days prior written notice. Upon receipt of said notice, the Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Contractor the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Contractor shall submit an invoice to the City pursuant to Section 5 of this Agreement.

7. OWNERSHIP OF DOCUMENTS

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files, Contractor shall make available to the City, at the Contractor's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying

and/or printing computer files. Contractor hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Contractor in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Contractor in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

8. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Contractor, its officers, agents, employees or Subcontractors (or any agency or individual that Contractor shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity other than for professional liability

Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Duty to defend.

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Contractor shall have an immediate duty to defend the City at Contractor's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Contractor and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Contractor will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Contractor will not be entitled in the absence of such a

determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

9. INSURANCE

Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

10. INDEPENDENT CONTRACTOR

(a) Contractor is and shall at all times remain as to the City a wholly independent Contractor and/or independent contractor. The personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

(c) Contractor shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Contractor's or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractor of Contractor, service as an independent contractor. The indemnity provisions set forth in this Section 10 (c) shall survive the termination of this Agreement, and are in addition to any other rights or remedies the City may have under the law.

11. LEGAL RESPONSIBILITIES

The Contractor shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply

with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this Section.

12. UNDUE INFLUENCE

Contractor declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order. (b) Contractor shall promptly notify City should Contractor, its officers, employees, agents, or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Contractor is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Contractor in such proceeding, Contractor agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Contractor. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City: City of Industry
15625 Mayor Dave Way
City of Industry, CA 91744

Attention: City Manager

With a Copy To: Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746
Attention: James M. Casso, City Attorney

To Contractor: Garcia's Fence Corporation
614 Giano Avenue
La Puente, CA 91744
Attention: Jose J. Garcia, C.E.O

16. ASSIGNMENT

The Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subcontractor for any services under this Agreement, Contractor shall provide City with the identity of the proposed subcontractor, a copy of the proposed written contract between Contractor and such subcontractor which shall include an indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subcontractor carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to the City for the performance of its subconsultant as it would be if Contractor had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subcontractor under this Agreement.

17. GOVERNING LAW/ATTORNEYS' FEES

The City and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Contractors, as well as costs on appeal, in addition to any other relief to which it may be entitled.

18. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

20. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

21. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

22. WAIVER

The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

23. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

24. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

“CITY”

City of Industry

“CONTRACTOR”

Garcia’s Fence Corporation

By: _____
Joshua Nelson, City Manager

By _____
Jose T. Garcia, C.E.O

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

Approved as to form:

By: _____
James M. Casso, City Attorney

Attachments:	Exhibit A	Scope of Services
	Exhibit B	Rate Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A
SCOPE OF SERVICES

The Contractor shall provide the following maintenance services at the below listed City-owned properties and Citywide right-of-way perimeter fences, gates, and operators:

Locations

1123 -1135 Hatcher Ave (MP 14-10)
130-138 Turnbull Canyon Rd (MP 12-06 #26)
205 Hudson Ave (JN-6201)
150 S. Hacienda Blvd (JN-6201)
220 S. Hacienda Blvd (JN-6201)
242 S. Hacienda Blvd (JN-6201)
15710 Rausch Rd (JN-6201)
15625 Mayor Dave Way (MP 03-24 #2)
15651 Mayor Dave Way (MP 03-24 #4)
15415 Don Julian Rd
555 El Encanto Rd (MP 07-24)
13900-13910 Lomita Ave
290 San Fidel Ave
747 Anaheim-Puente Rd
1 Industry Hills Pkwy
600 Brea Canyon Rd
208 Waddingham Way
1146 S. Nogales St
19772 Business Parkway
19001 Tonner Canyon Rd (BREA, CA) (MP 00-20)

Additional City-owned parcels:
APN 8269-036-270, 8719-009-915, and 8269-008-270

Services

1. Provide on-call maintenance services for repair or replacement of damaged or missing perimeter fence-related materials.
2. The following items shall be provided on an as-needed basis:
 - a. Products
 - i. Chain-link mesh of various gauges and structures.
 - ii. Fencing support poles and mounting hardware.
 - iii. Fencing attachments/connections and closing hardware.

- iv. Various opening, closing, and locking mechanisms.
- v. Posthole digging and concrete pole supports.
- vi. Fence attachments include landscape and wind screens.

b. Services

- i. 24/7 Emergency Service calls.
- ii. Temporary patch and repairs services.
- iv. Welding support related to fencing repairs and improvements.
- v. Automated gate services.

c. Materials

- i. Non-standard materials costs may vary by request.

EXHIBIT B
RATE SCHEDULE

Service Call Repairs – Typical Repairs

Patch Hole – Chain Link Fence

- Initial trip and Single Hole patch \$565.00
- Each additional patch \$150.00

Post Replacement or Repair – Chain Link Fence

- Initial trip and Single Post Replacement \$565.00
- Each additional post \$185.00

Iron Panel Repair

- Fallen Panel Repair \$750.00

(includes initial trip and replacement of legs and brackets)

- Replace damaged/missing pickets (up to 5) \$565.00

Automated Gate Service Calls \$565.00

(troubleshoot gate operators)

Labor Costs:

- Initial Trip + First 2 Hours (2 techs) \$585.00
- Additional Labor Hour (2 techs) \$185.00

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification of City, and prior to commencement of the Services, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General liability insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Contractor shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees and volunteers.

Proof of insurance. Contractor shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Contractor, his agents, representatives, employees or subcontractors.

Primary/noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Contractor, or City will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

Enforcement of contract provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the City to inform Contractor of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for

which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Contractor agrees to ensure that its subcontractors, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with Contractors, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City and Contractor may renegotiate Contractor's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Contractor shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

ITEM NO. 6.3



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
James Cramsie, Sr. Director of Engineering
Arlene Lopez, Sr. Project Manager

DATE: July 23, 2026

SUBJECT: Consideration of authorization to advertise for public bids for Contract No. CITY-1546, Annual Slurry FY25, for an estimated cost of \$598,000 (MP 24-05)

Background:

Each year, the City maintains certain streets with slurry seal to preserve and protect the underlying pavement structure and provide a new driving surface. The application of slurry seal serves to seal the cracks, which helps in extending the life of the pavement. This project will be implemented as Contract No. CITY-1546 ("Contract"), subject to the approval of the City Council.

Discussion:

The scope of work involves providing all labor, materials, and equipment to slurry seal various city streets. Work will include preparation of pavement surface by crack sealing, removal of existing raised pavement markers, application of surface treatment, and installation of pavement striping and pavement markers. Existing red curb will also be cleaned, prepared, and repainted, with a minimum removal of 80 percent of the existing red paint. In addition to City streets, the Metrolink parking lot will be resurfaced with a seal coat to preserve the pavement. All curbs within the parking lot will be repainted and parking lot striping and pavement markers will be installed.

The project also includes piloting a type of pavement preservation with the application of fiber reinforced slurry seal. This will be applied on two of the streets, Russell Street and Canada Court, and will be observed over the next two to three years for durability compared to other similar street that receive conventional slurry seal. Fiber reinforced slurry seal increases flexibility, which will minimize reflective cracking and therefore will extend the life of the pavement compared to one applied with conventional slurry seal.

The following streets and parking lot are scheduled to be done under this Contract:

- Rausch Road – Mayor Dave Way to Cul de sac
- El Encanto Road – Parriott Place to Proctor Avenue
- Parriott Place West – Proctor Avenue to Don Julian Road
- Canada Court – Rowland Street to Cul de sac
- Radecki Court – Rowland Street to Cul de sac
- Ajax Avenue – Rowland Street to Cul de sac
- Curl Court – Rowland Street to Cul de sac
- Russel Street – Valley Boulevard to Cul de sac
- John Reed Court (north of Gale Ave) – Gale Avenue to Cul de sac
- John Reed Court (south of Gale Ave) – Gale Avenue to Cul de sac
- Evergreen Place – Gale Avenue to Cul de sac
- Johnson Drive – Gale Avenue to Cul de sac
- Green Drive – Gale Avenue to Gale Avenue
- Green Drive – Gale Avenue to Walmart Parking Lot Entrance
- Marion Court – Johnson Drive to Cul de sac
- Darius Court – Johnson Drive to Cul de sac
- Bixby Drive – Gale Avenue to Johnson Drive
- Brea Canyon Metrolink Parking Lot

Fiscal Impact:

The estimated cost for this project is \$598,000.00.

Recommendation:

It is hereby recommended that the City Council approve the plans and specifications and authorize the solicitation of public bids.

Exhibits:

1. Notice of Inviting Bids
2. Cost Estimate Sheet
3. Section A Pages A-1 through A-8
4. Reduced Set of Project Plans

FOR PUBLICATION

NOTICE INVITING BIDS FOR:

**CITY OF INDUSTRY
PROJECT NO. 546**

Annual Slurry Seal FY 25

CONTRACT NO. CITY-1546

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive bids for the construction of the above project until **10:00 A.M. on Tuesday, September 8, 2026**, via the City of Industry's PlanetBids™ vendor portal. Bids are to be submitted through <https://www.planetbids.com/portal/portal.cfm?CompanyID=29042>.

Postmarks, mailed, emailed, or hard copy bids will not be accepted. Late bids will not be accepted.

It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A - General Engineering; C-12 Earthwork and Paving or C-32 Parking and Highway Improvements** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. ***Please note: It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.*** Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the CITY.

The Scope of Work is as follows: Provide all labor, materials, and equipment to slurry seal various City Streets and seal coat the Metrolink parking lot. Work will include preparation of surface by crack sealing. Installation of pavement striping and pavement markers and existing red curb will be repainted after a minimum 80% removal of existing paint and surface preparation.

Online Questions and Answers will be due via the City of Industry's PlanetBids™ vendor portal on **Friday, August 28, 2026 at 5:00 P.M.**

**CITY OF INDUSTRY
PROJECT NO. 546**

Annual Slurry Seal FY 25

CONTRACT NO. CITY-1546

Each bid shall be accompanied by a bid guarantee in the form of a Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, made payable to the **CITY OF INDUSTRY**.

The contractor may, at his own expense, substitute securities for monies to be withheld to ensure performance under the contract.

By the order of the **CITY OF INDUSTRY** dated **Thursday, July 23, 2026**

Julie Gutierrez- Robles, City Clerk

ESTIMATE FOR:

CITY OF INDUSTRY

PROJECT NO. 546

Annual Slurry Seal FY 25

CONTRACT NO. CITY-1546

ENGINEER'S ESTIMATE
\$598,000.00

SECTION A

**CITY OF INDUSTRY
PROJECT NO. 546**Annual Slurry Seal FY 25

CONTRACT NO. CITY-1546

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It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A - General Engineering; C-12 Earthwork and Paving or C-32 Parking and Highway Improvements** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. **Please note:** *It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.* Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the CITY.

The Scope of Work is as follows: Provide all labor, materials, and equipment to slurry seal various City Streets and seal coat the Metrolink parking lot. Work will include preparation of surface by crack sealing. Installation of pavement striping and pavement markers and existing red curb will be repainted after a minimum 80% removal of existing paint and surface preparation.

Online Questions and Answers will be due via the City of Industry's PlanetBids™ vendor portal on **Friday, August 28, 2026 at 5:00 P.M.**

The bid shall be accompanied by a bid guarantee in the form of a Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, payable to the **CITY OF INDUSTRY**. The bid guarantee is to insure that the bidder, if awarded the work, will enter into a contract with the CITY. Failure of a contractor to enter into a contract within ten (10) days following award will cause the bid guarantee to be forfeited. If the bid guarantee is a Cashier's Check it must be delivered to City Hall prior to the bid opening date and time. The Cashier's Check shall be sealed in an envelope, endorsed as follows: CITY-1546 - Annual Slurry Seal FY 25, City of Industry City Hall, 15625 Mayor Dave Way, City of Industry, California 91744. If a bid bond is chosen, a scanned PDF will be accepted through PlanetBids™, however, the three apparent low bidders will be contacted to submit the original bid bond and signed bid package to the CITY and will be given a deadline to submit.

The CITY may, upon refusal or failure of a successful responsible bidder to accept the contract, award it to the next lowest bidder. If the CITY awards the contract to the second lowest bidder, the amount of the lowest bidder's bid guarantee shall be applied by the CITY to the difference between the low bid and the second lowest bid; the surplus, if any, shall be returned to the lowest bidder if cash is used, or to the surety company if a bond is used.

The successful bidder will be required to furnish a labor and materials bond in an amount equal to one hundred percent (100%) of the contract price and a faithful performance bond in an amount equal to one hundred percent (100%) of the contract price.

A maintenance bond equal to ten percent (10%) of the total bid price amount is to remain in force for one (1) year after the date of completion of work, shall be submitted prior to execution of contract. The above bonds shall be secured by a surety company satisfactory to the CITY, and licensed as a Surety Insurer in the State of California and rated at least B+:V in the latest "Best's Insurance Guide." The attached bond forms shall be used without exception.

CONTRACTOR

INSURANCE

Prior to the beginning of and throughout the duration of the Project, Contractor and its subcontractors shall maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth herein, Contractor agrees to amend, supplement or endorse the existing coverage to do so.

Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to Contractor or its subcontractors in excess of the limits and coverage identified

in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to the CITY.

Contractor shall provide the following types and amounts of insurance:

Without limiting Contractor's indemnification of CITY, and prior to commencement of the Project, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to the CITY.

General Liability Insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$5,000,000 per occurrence, \$10,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$5,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile Liability Insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Umbrella or Excess CGL Insurance. If the CONTRACTOR elects to include an umbrella or excess policy to cover any of the total limits required beyond the primary commercial general liability ("CGL") policy limits and/or the primary commercial automobile liability policy limits, then the policy must include the following:

- The umbrella or excess policy shall follow form over the CONTRACTOR's primary general liability coverage and shall provide a separate aggregate limit for products and completed operations coverage.
- The umbrella or excess policy shall not contain any restrictions or exclusions beyond what is contained in the primary policy.
- The umbrella or excess policy shall contain a clause stating that it takes effect (drops down) in the event the primary limits are impaired or exhausted.
- The umbrella or excess policy must also extend coverage over the automobile policy if it is to be used in combination with the primary automobile policy to meet the total insurance requirement limits.

Workers' Compensation Insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000) for Contractor's employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Contractor shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's

Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor's employees.

Contractor shall submit to the CITY, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the CITY, its officers, agents, employees and volunteers.

Pollution Liability Insurance. Environmental Impairment Liability Insurance shall be written on a Contractor's Pollution Liability form or other form acceptable to the CITY providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 dollars per claim and in the aggregate. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Completed Operations Coverage. Products/completed operations coverage shall extend a minimum of ten years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed "by or on behalf" of the insured. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The CITY, its officials, officers, agents, and employees, shall be included as insureds under the policy.

Other provisions or requirements:

Proof of Insurance. Contractor shall provide certificates of insurance to the CITY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by the CITY's risk manager prior to commencement of performance. Current certification of insurance shall be kept on file with the CITY at all times during the term of this contract. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of Coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Contractor, his agents, representatives, employees or subcontractors. Contractor must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. The CITY and its officers, officials, employees, and agents shall continue as additional insureds under such policies.

Primary/Noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by the CITY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess

insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the CITY before the CITY's own insurance or self-insurance shall be called upon to protect it as a named insured.

CITY's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, the CITY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by the CITY will be promptly reimbursed by Contractor or the CITY will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, the CITY may cancel this Agreement.

Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the CITY's risk manager.

Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against CITY, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against CITY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of Contract Provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the CITY to inform Contractor of non-compliance with any requirement imposes no additional obligations on the CITY nor does it waive any rights hereunder.

Requirements Not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

Notice of Cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional Insured Status. General liability policies shall provide or be endorsed to provide that CITY and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CITY and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Contractor agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to CITY for review.

CITY's Right to Revise Requirements. The CITY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor a ninety (90)-day advance written notice of such change. If such change results in substantial additional cost to the Contractor, the CITY and Contractor may renegotiate Contractor's compensation.

Self-insured Retentions. Any self-insured retentions must be declared to and approved by CITY. CITY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the CITY.

Timely Notice of Claims. Contractor shall give CITY prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

EXPERIENCE AND SAFETY

The successful bidder may be required to submit a statement attesting to its financial responsibility, technical ability, experience, and safety record.

PREVAILING WAGES

- A. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1 ", for Los Angeles County. Wage rates shall conform to those on file at City Hall and the Project site.
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
 - (i) Section 1775, Penalty for Failure to Comply with Prevailing Wage Rates.
 - (ii) Section 1777.4, Apprenticeship Requirements.
 - (iii) Section 1777.5, Apprenticeship Requirements.
 - (iv) Section 1813, Penalty for Failure to Pay Overtime.
 - (v) Section 1810 and 1811, Working Hour Restrictions.
 - (vi) Section 1775, Payroll Records.
 - (vii) Section 1773.8, Travel and Subsistence Pay.

CONTRACTOR REGISTRATION PROGRAM

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. ***Please note: It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.*** Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the CITY.

LABOR COMPLIANCE MONITORING AND ENFORCEMENT

The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (California Labor Code Section 1771.4).

AGREEMENT

When the award of a contract is made to a corporation, the Agreement must be signed by the Secretary/Treasurer of the corporation in addition to the signature of the President/Vice President, or the public agency needs to receive a copy of a resolution adopted by the Board of Directors of the corporation indicating that the party executing the contract has the authority to bind the corporation.

SURETY BONDS

All surety bonds issued in connection with projects for public works must be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. The power of attorney and the bonds must be executed by the same person, and such signatures shall be notarized.

By the order of the **CITY OF INDUSTRY** dated **Thursday, July 23, 2026**

Julie Gutierrez- Robles, City Clerk

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET: OVERVIEW MAP, INDEX OF DRAWINGS, AND CONSTRUCTION NOTES
2-5	SLURRY SEAL - OVERVIEW MAP
6	STRIPING PLAN - EL ENCANTO ROAD AND RAUSCH ROAD
7	STRIPING PLAN - BREA CANYON METROLINK PARKING LOT
8	STRIPING PLAN - PARRIOTT PLACE WEST
9	STRIPING PLAN - RUSSELL STREET, BIXBY DRIVE (SOUTH), DARIUS COURT, AND MARION COURT
10	STRIPING PLAN - JOHNSON DRIVE
11	STRIPING PLAN - JOHN REED COURT
12	STRIPING PLAN - EVERGREEN DRIVE AND GREEN DRIVE
13	STRIPING PLAN - CURL COURT AND CANADA COURT
14	STRIPING PLAN - RADECKI COURT AND AJAX AVENUE

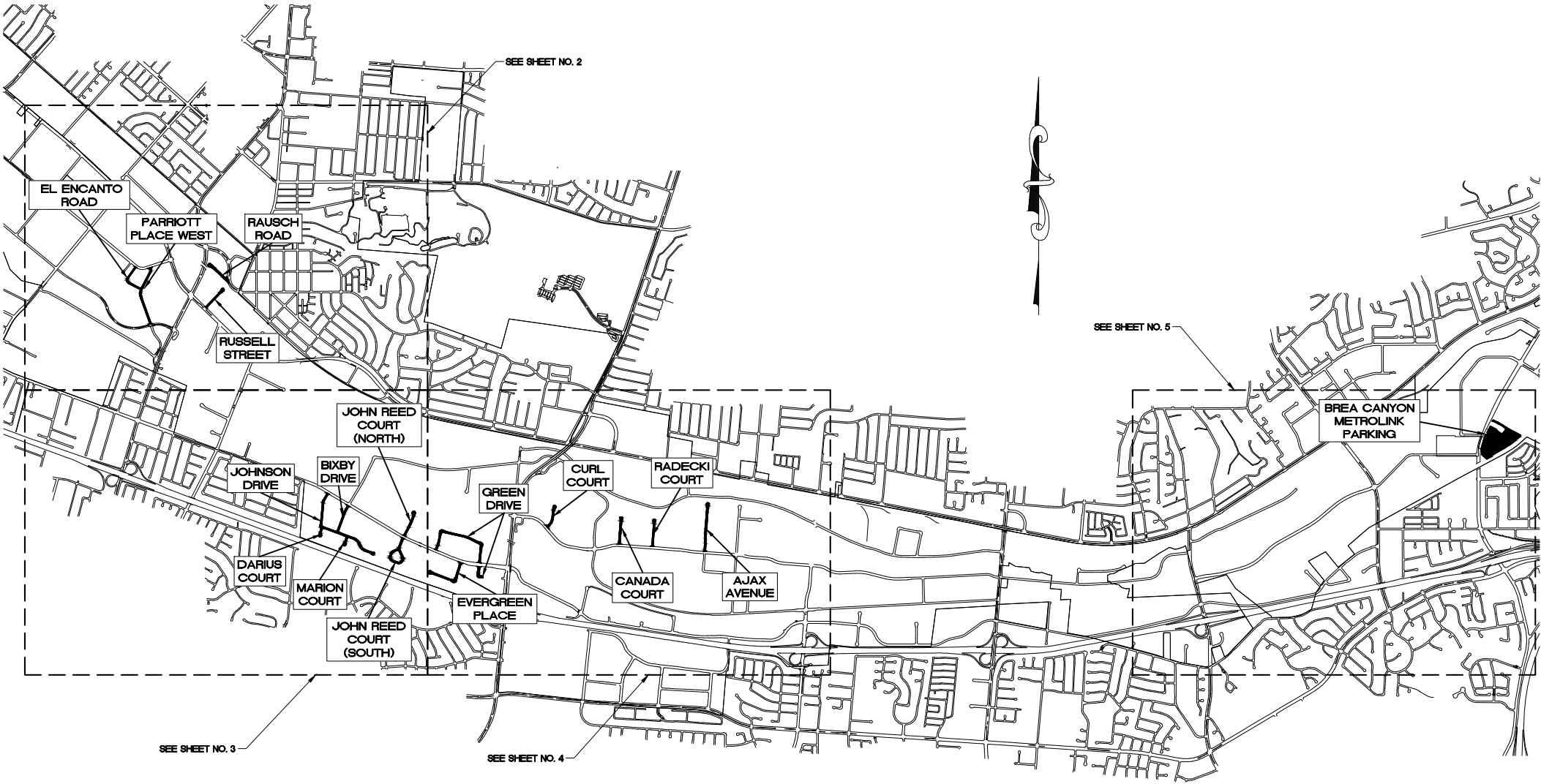
GENERAL NOTES:

1. ALL TRAFFIC LINES AND PAVEMENT MARKINGS SHOWN, SHALL BE INSTALLED WITH THERMOPLASTIC, UNLESS NOTED OTHERWISE NOTED ON THE PLANS, BY THE CONTRACTOR.
2. ALL TRAFFIC LINES AND PAVEMENT MARKINGS SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS (2024 EDITION).
3. ALL CONFLICTING LINES AND MARKINGS SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING (THEN PAINTED BLACK) AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS PRIOR TO SLURRY SEAL OPERATIONS.
4. ALL LANE LINES AT INTERSECTION APPROACHES AND DEPARTURES SHALL BEGIN AND END WITH 50 FEET OF 6-INCH SOLID WHITE LINE.
5. LANE WIDTHS SHALL BE MEASURED BETWEEN THE CENTERLINES OF EACH ADJACENT SINGLE OR DOUBLE STRIPE OR TOP OF CURB AS APPROPRIATE.
6. PROPOSED LIMIT LINE SHALL BE PLACED AT A MINIMUM OF 4 FEET BEHIND THE CURB EXTENSION OR EDGE OF TRAVEL WAY (NO EXISTING CURB RAMP). IN THE CASE OF INTERSECTION WITH CURB RAMP, THE LIMIT LINE SHALL BE PLACED BEHIND THE RAMP'S LANDING AREA, BUT IN NO CASE GREATER THAN 30 FEET BACK.
7. ALL STRIPING SHALL BE 6" WIDE UNLESS OTHERWISE NOTED ON THE PLANS AND IN CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (2024 EDITION).
8. INSTALL TYPE I TWO-WAY BLUE RETROREFLECTIVE PAVEMENT MARKER AT ALL FIRE HYDRANT LOCATIONS PER SPPWC STD DWG NO. 170-0 (2021 EDITION).

STRIPING NOTES:

1. INSTALL 12-INCH WIDE SOLID WHITE LIMIT LINE PER CALTRANS REVISED STD. PLAN NO. A24G.
2. INSTALL PAVEMENT LEGEND PER CALTRANS STD. PLAN NO. A24D. TYPE AND COLOR PER PLAN.
3. INSTALL DOUBLE YELLOW PER CALTRANS REVISED STD. PLAN NO. A20A, DETAIL 22.
4. INSTALL 8-INCH SOLID CHANNELIZING LINE PER CALTRANS REVISED STD. PLAN NO. A20D, DETAIL 38A.
5. INSTALL PAVEMENT MARKING ARROWS PER CALTRANS STD. PLAN NO. A24A, TYPE PER PLAN.
6. INSTALL PAVEMENT MARKERS AND TRAFFIC LINES PER CALTRANS REVISED STD. PLAN NO. A20A, DETAIL 9.
7. INSTALL PAVEMENT MARKING CROSSWALK (TYPE PER PLAN) PER CALTRANS STD. PLAN NO. A24F.
8. INSTALL PAVEMENT MARKING PER CALTRANS STD. PLAN NO. A20D, DETAIL 38.
9. INSTALL PAVEMENT MARKERS AND TRAFFIC LINE PER CALTRANS STD. PLAN NO. A20B, DETAIL 27B.
10. INSTALL PAVEMENT MARKERS AND TRAFFIC LINES PER CALTRANS REVISED STD. PLAN NO. A20A, DETAIL 2.
11. PAINT EXISTING CURB RED
12. REMOVE AND REPAINT EXISTING RED CURB
- P. PROTECT IN PLACE

CITY OF INDUSTRY
IMPROVEMENT PROJECT NO. 546
ANNUAL SLURRY SEAL FY25
CONTRACT NO. CITY-1546





CITY OF INDUSTRY
INCORPORATED JUNE 18, 1957
P.O. Box 3366, City of Industry, California 91744
Administrative Offices: 15625 Mayor Dave Way
(626) 333-2211

Prepared by:


255 N Hacienda Blvd | Ste 222
City of Industry | CA | 91744
P | 626.333.0336
www.cnc-eng.com



JAMES R. CRAMSE
C 059785
CIVIL
STATE OF CALIFORNIA

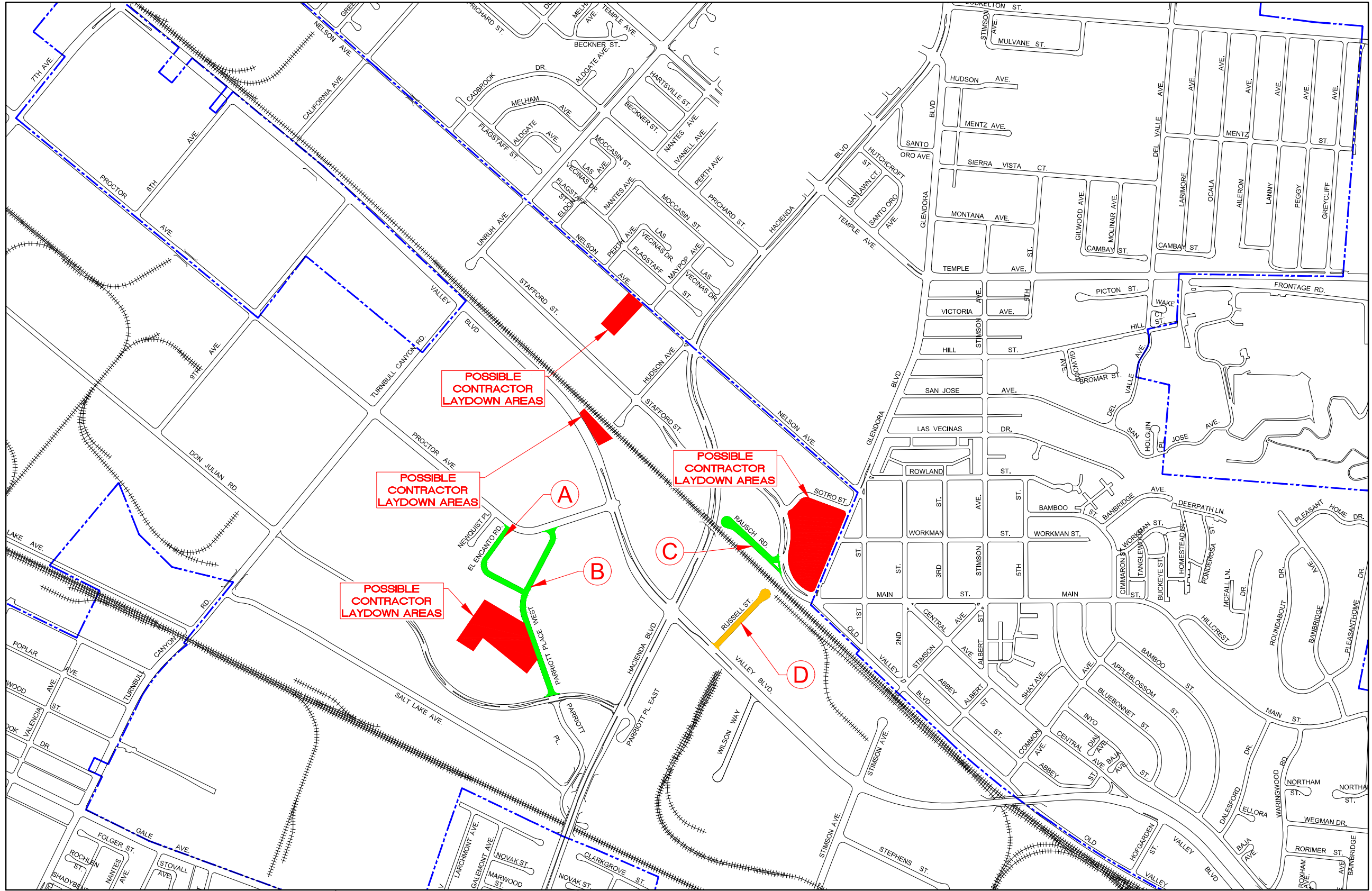
DESIGNED BY: R.P. CHECKED BY: A.L. JOB NO. MP 24-05
DRAFTED BY: R.P. DATE: JULY 2026 CONTRACT NO. CITY-1546

SHEET 1 OF 14

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K:\Missouri\2405 Annual Slurry Seal FY25\Drawings\Sheets\Empty Index Map FY25.dwg
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- Ⓐ EL ENCANTO RD – PARRIOTT PL TO PROCTOR AVE (SEE SHEET 06 FOR STRIPING)
- Ⓑ PARRIOTT PL WEST – PROCTOR AVE TO DON JULIAN (SEE SHEET 08 FOR STRIPING)
- Ⓒ RAUSCH RD – CUL-DE-SAC TO MAYOR DAVE WAY (SEE SHEET 06 FOR STRIPING)
- Ⓓ RUSSELL ST–CUL-DE-SAC TO VALLEY BLVD (SEE SHEET 09 FOR STRIPING)*

*NOTE: TO INSTALL FIBER REINFORCED SLURRY SEAL

LEGEND

- EXISTING CITY OF INDUSTRY BOUNDARY
- LIMITS OF SLURRY SEAL
- LIMITS OF FIBER REINFORCED SLURRY SEAL
- RAILROAD



CITY OF INDUSTRY

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Administrative Offices: 15625 Mayor Dave Way
(626) 333-2211

Prepared by:



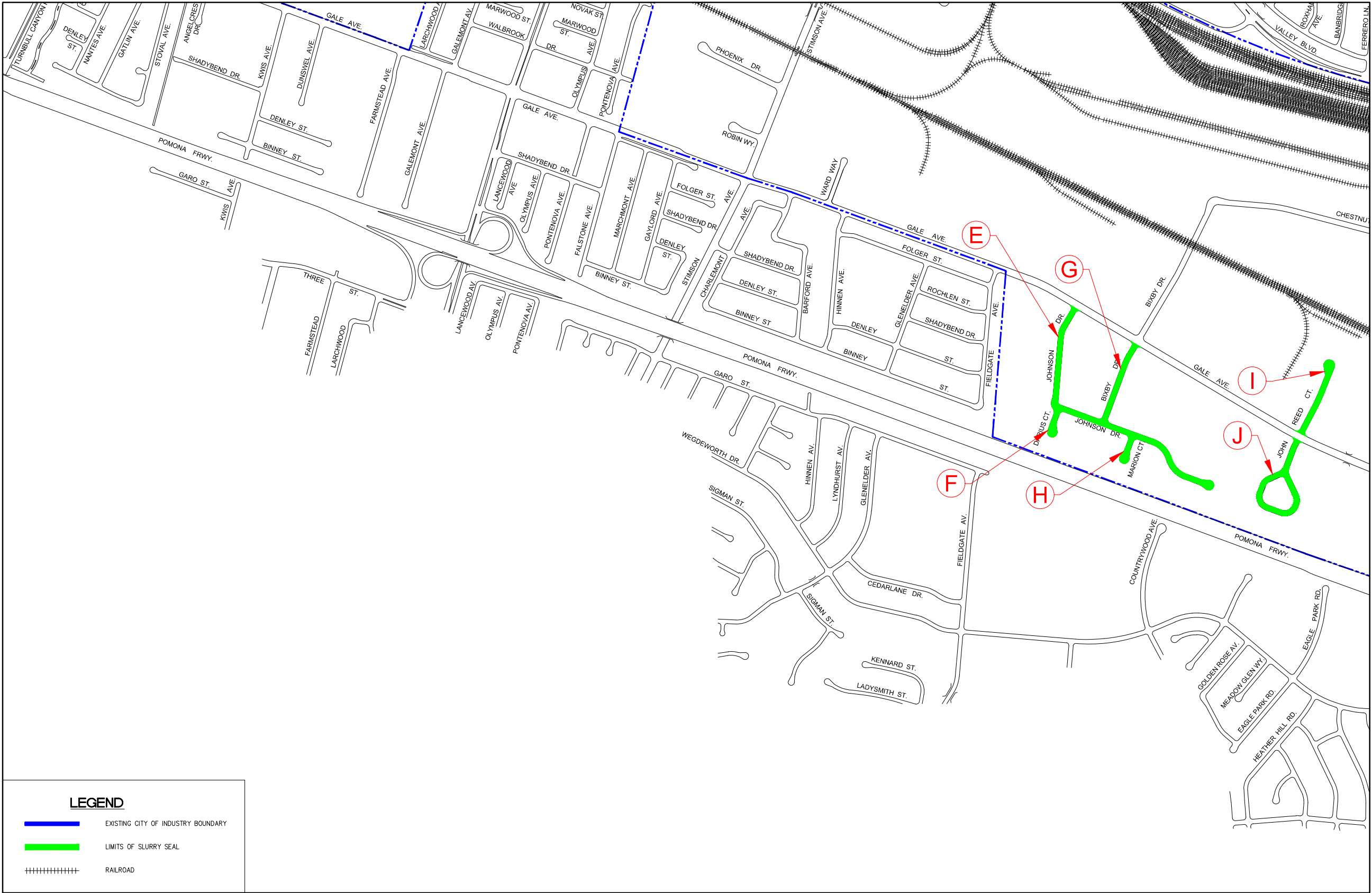
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ANNUAL SLURRY SEAL FY25

OVERVIEW MAP

SHEET 2 OF 14

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- ⑤ JOHNSON DR - GALE AVE TO CUL-DE-SAC (SEE SHEET 10 FOR STRIPING)
- ⑥ DARIUS CT - JOHNSON DR TO CUL-DE-SAC (SEE SHEET 09 FOR STRIPING)
- ⑦ BIXBY DR - GALE AVE TO JOHNSON DR (SEE SHEET 09 FOR STRIPING)
- ⑧ MARION CT - JOHNSON DR TO CUL-DE-SAC (SEE SHEET 09 FOR STRIPING)
- ⑨ JOHN REED CT (NORTH OF GALE AVE) - GALE AVE TO CUL-DE-SAC (SEE SHEET 11 FOR STRIPING)
- ⑩ JOHN REED CT (SOUTH OF GALE AVE) - GALE AVE TO CUL-DE-SAC (SEE SHEET 11 FOR STRIPING)



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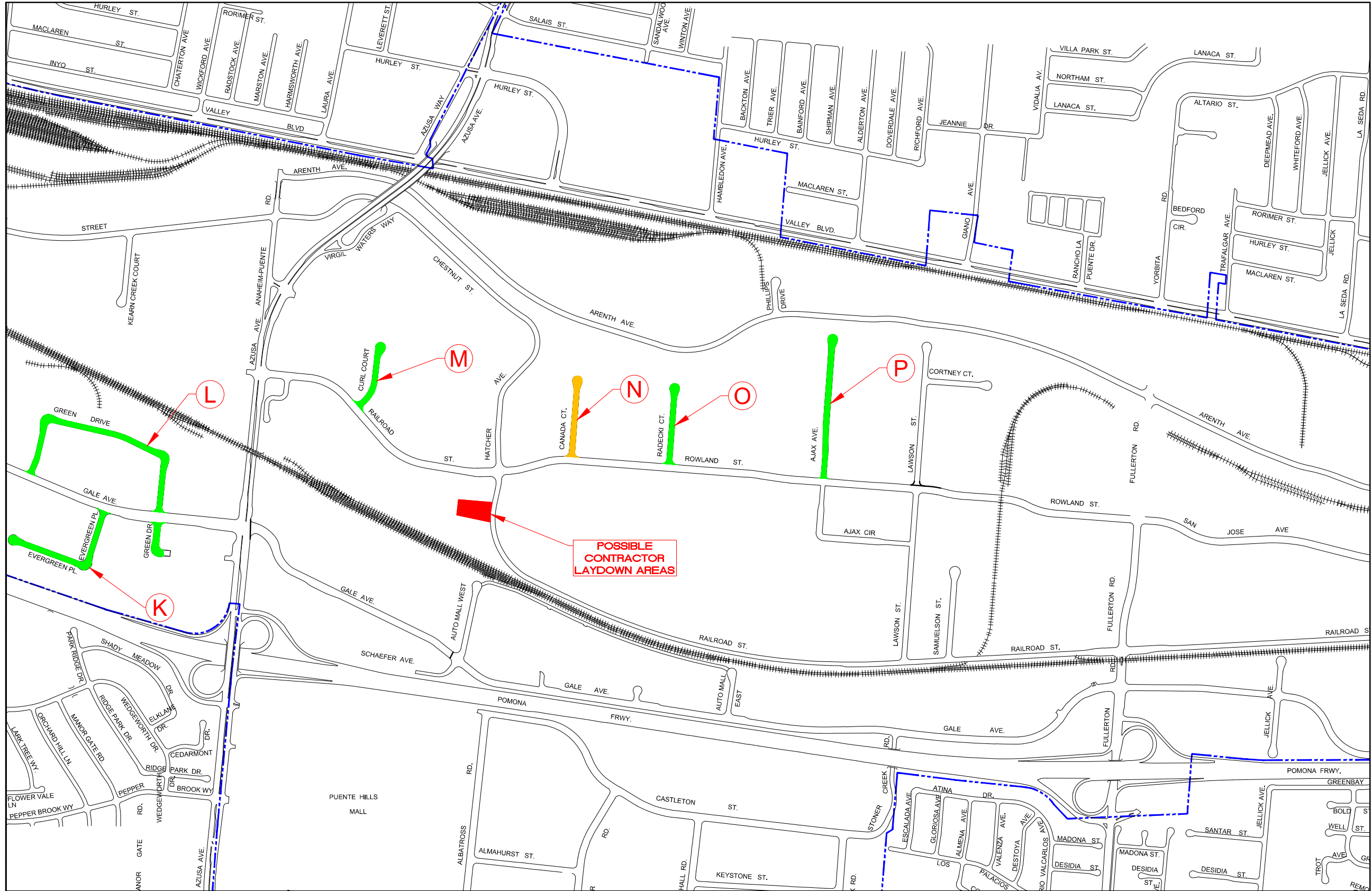
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ANNUAL SLURRY SEAL FY25

OVERVIEW MAP

SHEET 3 OF 14

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- (K) EVERGREEN PL - GALE AVE TO CUL-DE-SAC (SEE SHEET 12 FOR STRIPING)
- (L) GREEN DR - GALE AVENUE TO GALE AVE (SEE SHEET 12 FOR STRIPING)
- (M) CURL CT - ROWLAND ST TO CUL-DE-SAC (SEE SHEET 13 FOR STRIPING)
- (N) CANADA CT - ROWLAND ST TO CUL-DE-SAC (SEE SHEET 13 FOR STRIPING)*
- (O) RADECKI CT - ROWLAND ST TO CUL-DE-SAC (SEE SHEET 14 FOR STRIPING)
- (P) AJAX AVE - ROWLAND SR TO CUL-DE-SAC (SEE SHEET 14 FOR STRIPING)

*NOTE: TO INSTALL FIBER REINFORCED SLURRY SEAL

LEGEND

- | | |
|--|--|
| | EXISTING CITY OF INDUSTRY BOUNDARY |
| | LIMITS OF SLURRY SEAL |
| | LIMITS OF FIBER REINFORCED SLURRY SEAL |
| | RAILROAD |

*NOTE: TO INSTALL FIBER REINFORCED SLURRY SEAL



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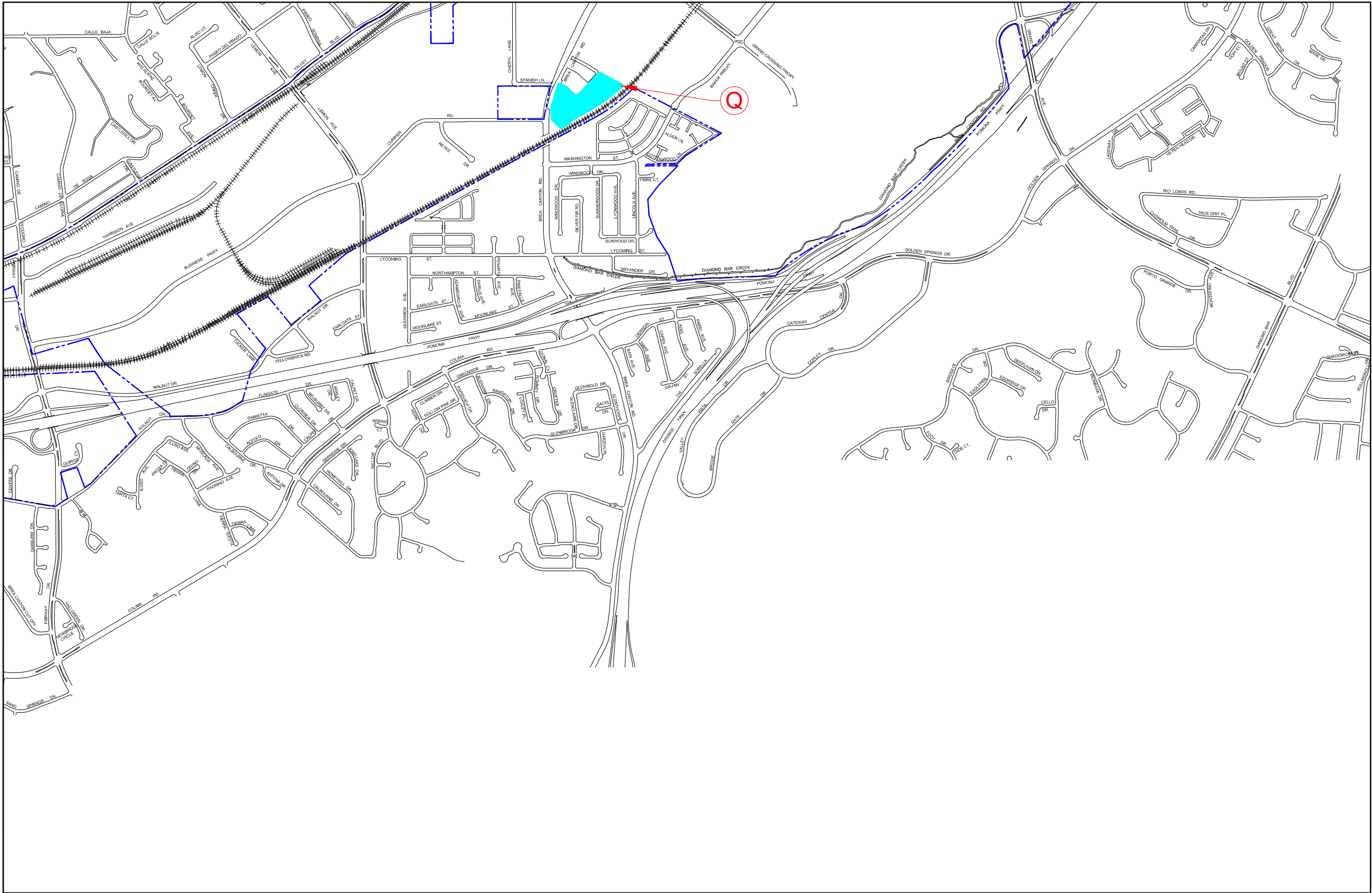


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ANNUAL SLURRY SEAL FY25

OVERVIEW MAP

SHEET 4 OF 14



Q BREA CANYON METROLINK PARKING LOT (SEE SHEET 07 FOR STRIPING)

LEGEND

EXISTING CITY OF INDUSTRY BOUNDARY

LIMITS OF SEAL COAT

RAILROAD



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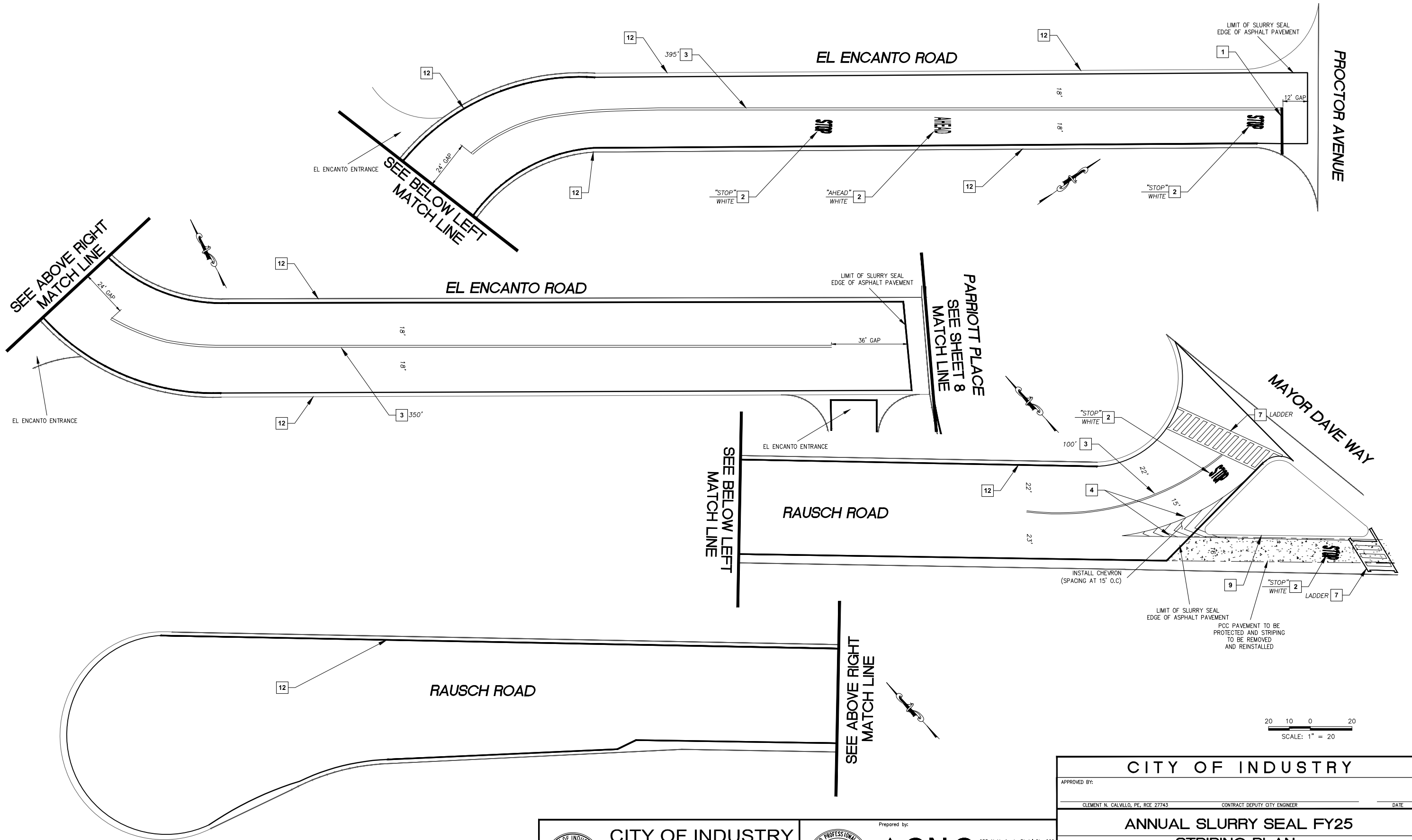
OVERVIEW MAP

5 OF 14

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Page 79 of 211

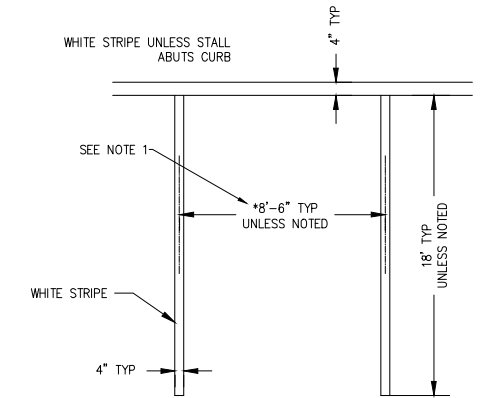
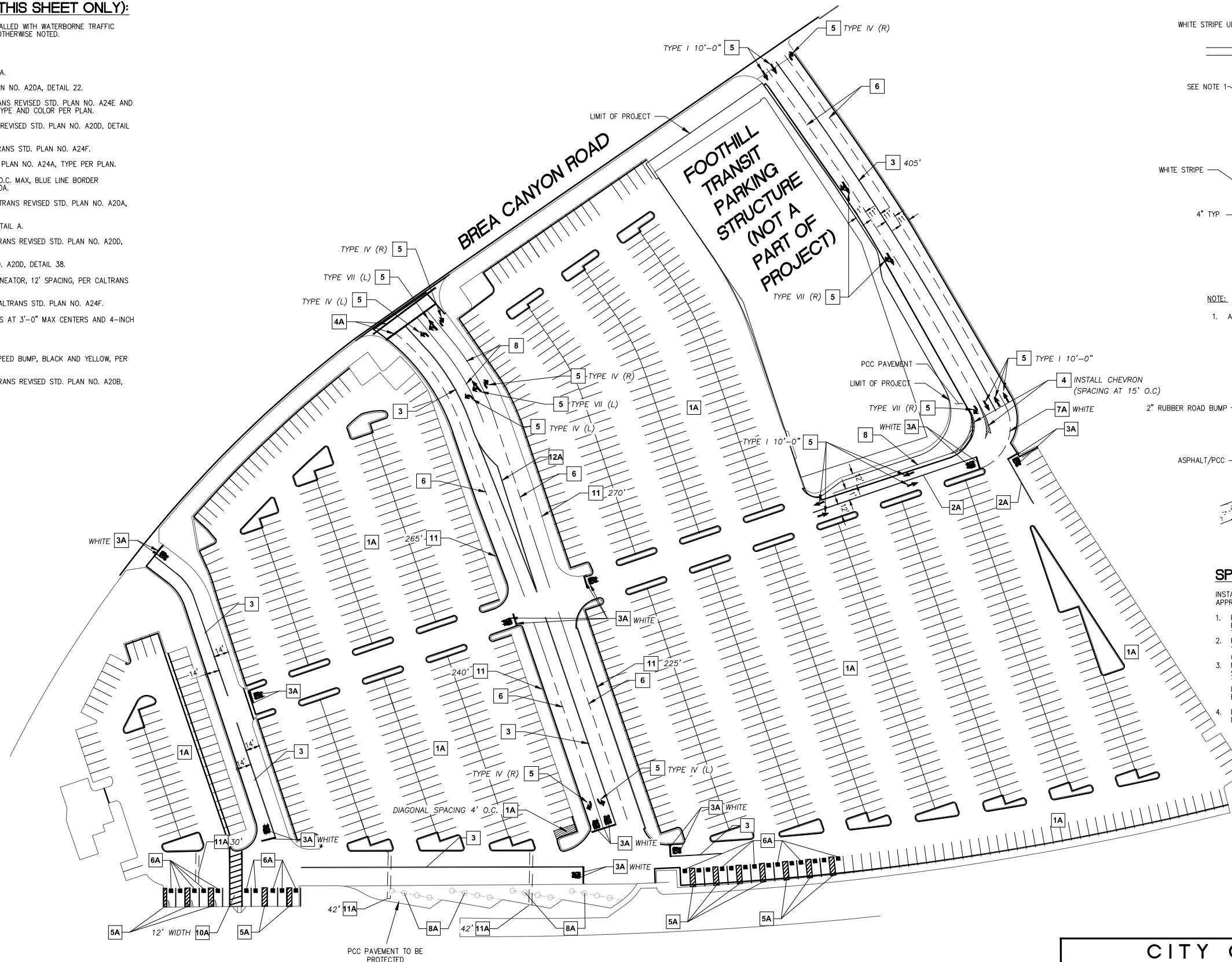
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 CITY OF INDUSTRY INCORPORATED JUNE 18, 1957 P.O. Box 3366, City of Industry, California 91744 Administrative Offices: 15625 Mayor Dave Way (626) 333-2211		Prepared by:  CNC ENGINEERING 255 N Hacienda Blvd Ste 222 City of Industry CA 91744 P 626.333.0336 www.cnc-eng.com	
CITY OF INDUSTRY			
APPROVED BY: _____ CLEMENT N. CALVILLO, PE, ROE 27743 CONTRACT DEPUTY CITY ENGINEER DATE _____			
ANNUAL SLURRY SEAL FY25			
STRIPING PLAN			
EL ENCANTO ROAD			
AND RAUSCH ROAD			
DESIGNED BY: _____	R.P. _____	CHECKED BY: _____	A.L. _____
DRAFTED BY: _____	R.P. _____	DATE: _____	JULY 2026
JOB NO. MP 24-05		CONTRACT NO. CITY-1546	
SHEET 6		OF 14	

1. ALL TRAFFIC LINES AND PAVEMENT MARKING SHALL BE INSTALLED WITH WATERBORNE TRAFFIC PAINT IN TWO APPLICATIONS BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL WHEEL STOPS

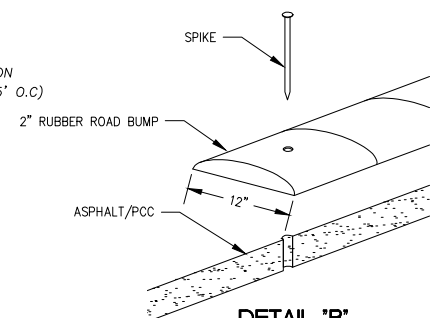
- | | |
|-----|---|
| 1A | INSTALL 4-INCH WIDE WHITE PARKING STRIPE, SEE DETAIL A. |
| 3 | INSTALL DOUBLE YELLOW PER CALTRANS REVISED STD. PLAN NO. A20A, DETAIL 22. |
| 3A | INSTALL 12-INCH WIDE SOLID WHITE LIMIT LINE PER CALTRANS REVISED STD. PLAN NO. A24E AND PAVEMENT LEGEND PER CALTRANS STD. PLAN NO. A24D. TYPE AND COLOR PER PLAN. |
| 4 | INSTALL 8-INCH SOLID CHANNELIZING LINE PER CALTRANS REVISED STD. PLAN NO. A20D, DETAIL 38A. |
| 4A | INSTALL PAVEMENT MARKING CROSSWALK BASIC PER CALTRANS STD. PLAN NO. A24F. |
| 5 | INSTALL PAVEMENT MARKING ARROWS PER CALTRANS STD. PLAN NO. A24A, TYPE PER PLAN. |
| 5A | INSTALL 4-INCH WHITE LINE AND 4-INCH, SPACING AT 3' O.C. MAX, BLUE LINE BORDER ACCESSIBLE PARKING STALL PER CALTRANS STD. PLAN A90A. |
| 6 | INSTALL PAVEMENT MARKERS AND TRAFFIC LINES PER CALTRANS REVISED STD. PLAN NO. A20A, DETAIL 9. |
| 6A | INSTALL ISA MARKING PER CALTRANS STD. PLAN A90A, DETAIL A. |
| 7A | INSTALL PAVEMENT MARKERS AND TRAFFIC LINE PER CALTRANS REVISED STD. PLAN NO. A20D, DETAIL 40 |
| 8 | INSTALL PAVEMENT MARKING PER CALTRANS STD. PLAN NO. A20D, DETAIL 38. |
| 8A | INSTALL 48" CLASS I SURFACE MOUNT FLEXIBLE POST DELINEATOR, 12' SPACING, PER CALTRANS STD. PLAN NO. A73C |
| 9A | INSTALL PAVEMENT MARKING CROSSWALK DIAGONAL PER CALTRANS STD. PLAN NO. A24F. |
| 10A | INSTALL PAVEMENT MARKING 4-INCH WHITE LINE DIAGONALS AT 3'-0" MAX CENTERS AND 4-INCH BLUE LINE BORDERS PER CALTRANS STD. PLAN A90A. |
| 11 | PAINT EXISTING CURB RED |
| 11A | INSTALL RUBBER 72" L X 12" W X 2"H DELUXE RUBBER SPEED BUMP, BLACK AND YELLOW, PER DETAIL B |
| 12A | INSTALL PAVEMENT MARKERS AND TRAFFIC LINE PER CALTRANS REVISED STD. PLAN NO. A20B, DETAIL 29 |



DETAIL 'A'
TYPICAL PARKING STALL

NOTE: NOT TO SCALE

1. ALL ADA COMPLIANT STALLS ARE TO BE 9'-0" WIDE



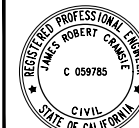
DETAIL 'B'
ROAD BUMP
NOT TO SCALE

INSTALL ULINE RUBBER 72" L X 12" W X 2"H DELUXE RUBBER SPEED BUMP, OR APPROVED EQUAL

1. POSITION SPEED BUMP IN ITS INSTALLATION POSITION. USING ITS PRE-DRILLED HOLES AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE ASPHALT SURFACE.
2. REMOVE THE SPEED BUMP. USING A HIGH-SPEED HAMMER DRILL WITH A 1/2" MASONRY BIT, DRILL PILOT HOLES THROUGH THE ROADWAY SURFACE AT THE MARKED LOCATION TO A DEPTH OF 3".
3. MAKE SURE THE SURFACE IS THOROUGHLY CLEAN AND DRY. REPOSITION THE SPEED BUMP IN ITS INSTALLATION POSITION. DRIVE EACH 1/2" REBAR SPIKE THROUGH THE SPEED BUMP AND INTO THE DRILLED HOLE UNTIL THE SPIKE IS SNUG AGAINST THE SURFACE OF THE PRE-DRILLED HOLE IN THE SPEED BUMP.
4. FINAL LOCATION TO BE APPROVED BY ENGINEER IN THE FIELD PRIOR TO INSTALLATION



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JAMES R. CRAMSIE, P.E. 059785

DATE _____

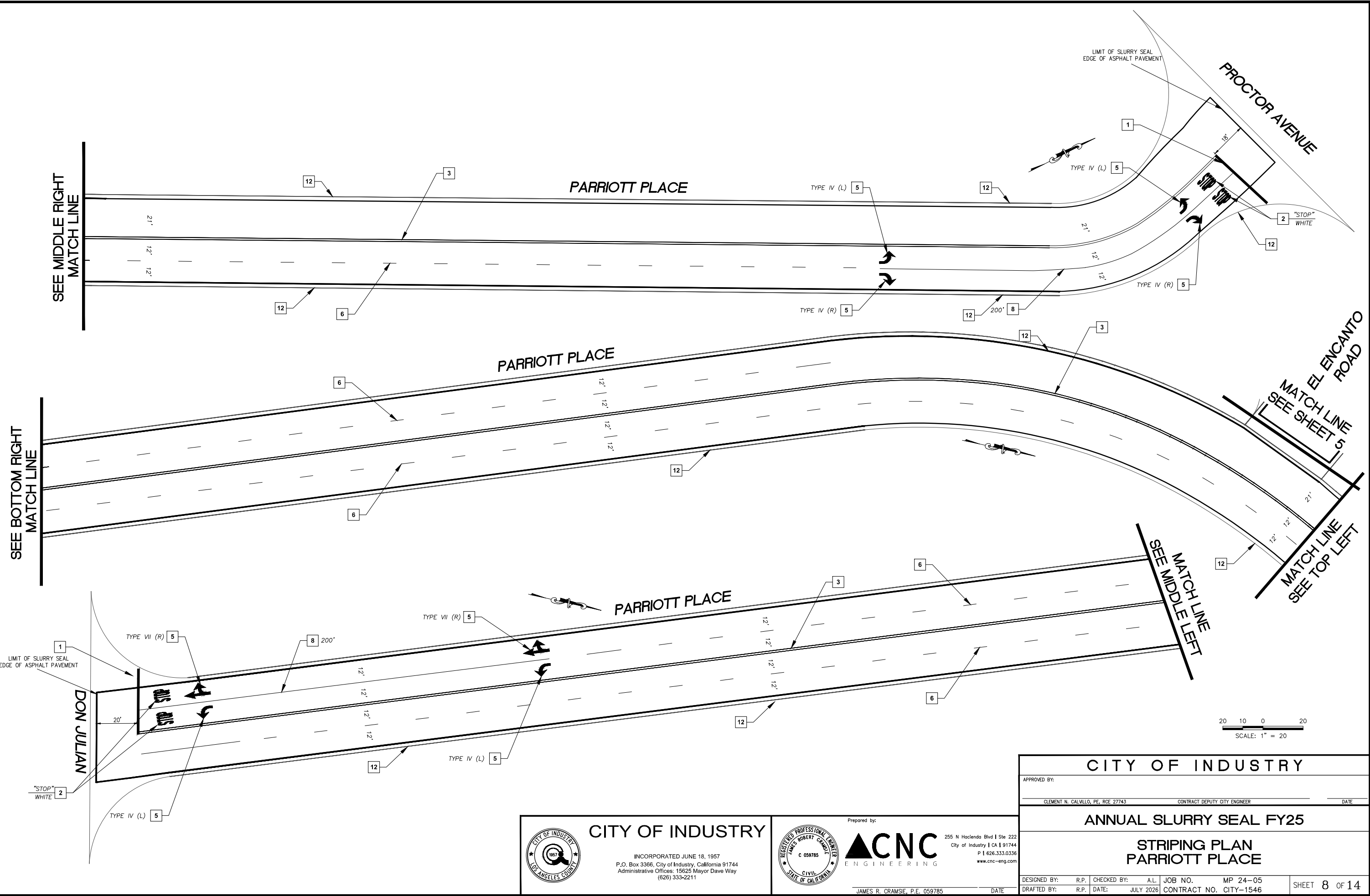
APPROVED BY: _____

CLEMENT N. CALVILLO, PE, RCE 27743 CONTRACT DEPUTY CITY ENGINEER _____ DATE _____

STRIPING PLAN
BREA CANYON METROLINK
PARKING LOT

DESIGNED BY:	R.P.	CHECKED BY:	A.L.	JOB NO.	MP 24-05	SHEET 7 OF 14
DRAFTED BY:	R.P.	DATE:	JULY 2026	CONTRACT NO.	CITY-1546	

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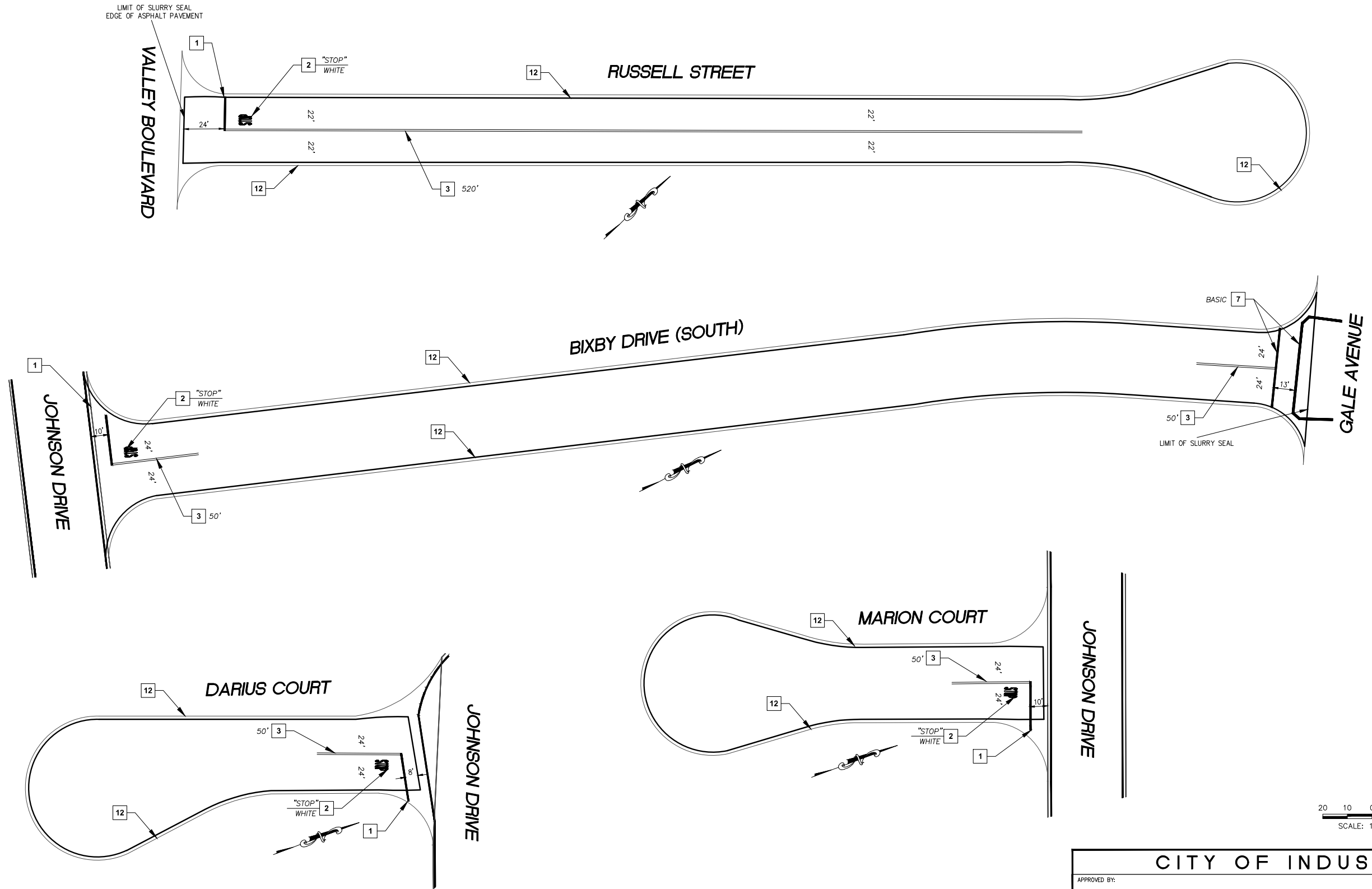
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Prepared by:
JAMES R. CRAMISIE, P.E. 059785

DATE

CITY OF INDUSTRY									
APPROVED BY:									
CLEMENT N. CALVILLO, PE, RCE 27743					CONTRACT DEPUTY CITY ENGINEER			DATE	
ANNUAL SLURRY SEAL FY25									
STRIPING PLAN PARRIOTT PLACE									
DESIGNED BY:	R.P.	CHECKED BY:	A.L.	JOB NO.	MP 24-05	SHEET 8 OF 14			
DRAFTED BY:	R.P.	DATE:	JULY 2026	CONTRACT NO.	CITY-1546				

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20 10 0 20
SCALE: 1" = 20'



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JAMES R. CRAMSE, P.E. 059785

DATE

CITY OF INDUSTRY

APPROVED BY:

CLEMENT N. CALVILLO, PE, ROE 27743

CONTRACT DEPUTY CITY ENGINEER

DATE

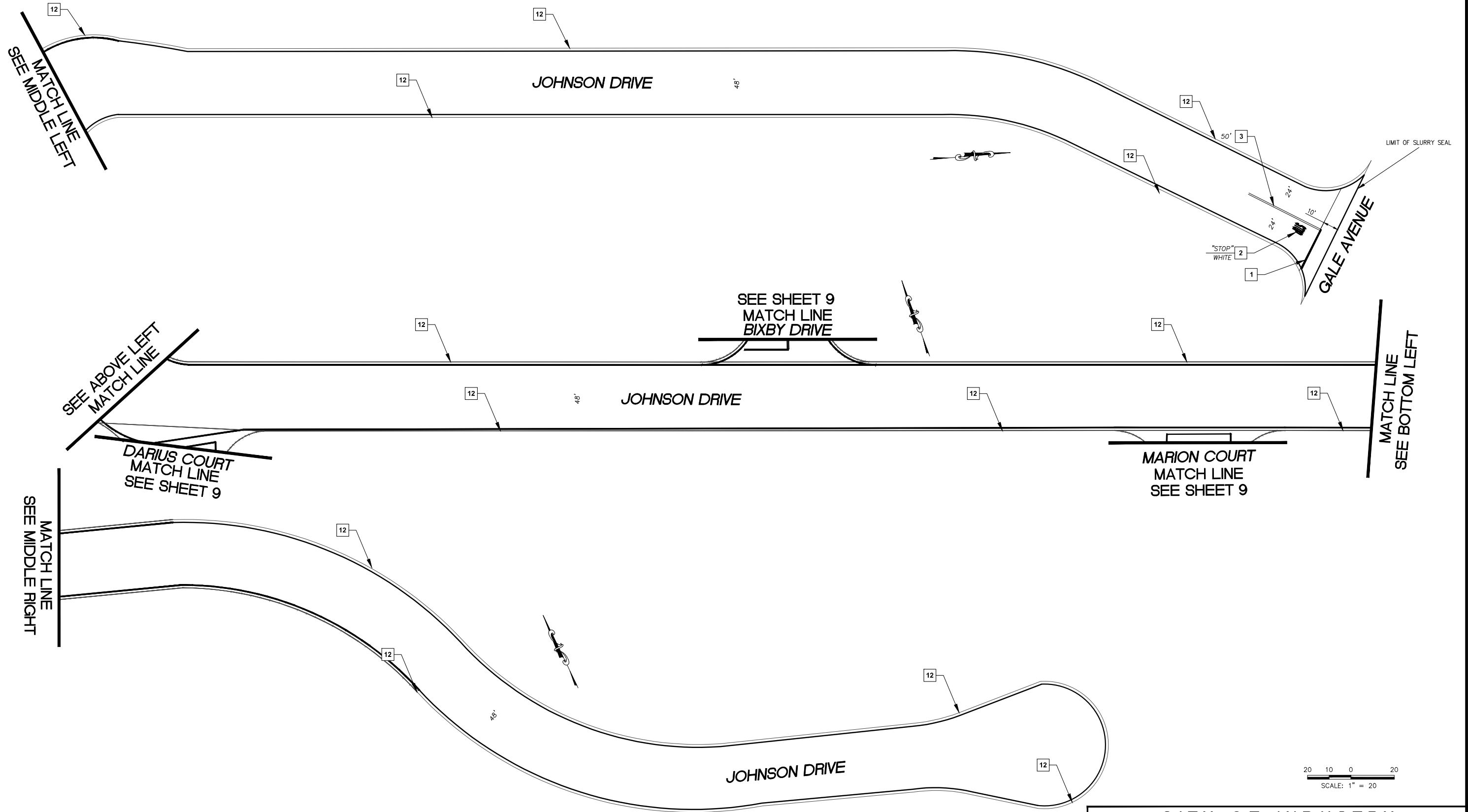
ANNUAL SLURRY SEAL FY25

**STRIPING PLAN
RUSSELL STREET, BIXBY DRIVE,
DARIUS COURT, AND MARION COURT**

DESIGNED BY: R.P. CHECKED BY: A.L. JOB NO. MP 24-05
DRAFTED BY: R.P. DATE: JULY 2026 CONTRACT NO. CITY-1546

SHEET 9 OF 14

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DATE

CITY OF INDUSTRY

APPROVED BY:

CLEMENT N. CALVILLO, PE, ROE 27743

CONTRACT DEPUTY CITY ENGINEER

DATE

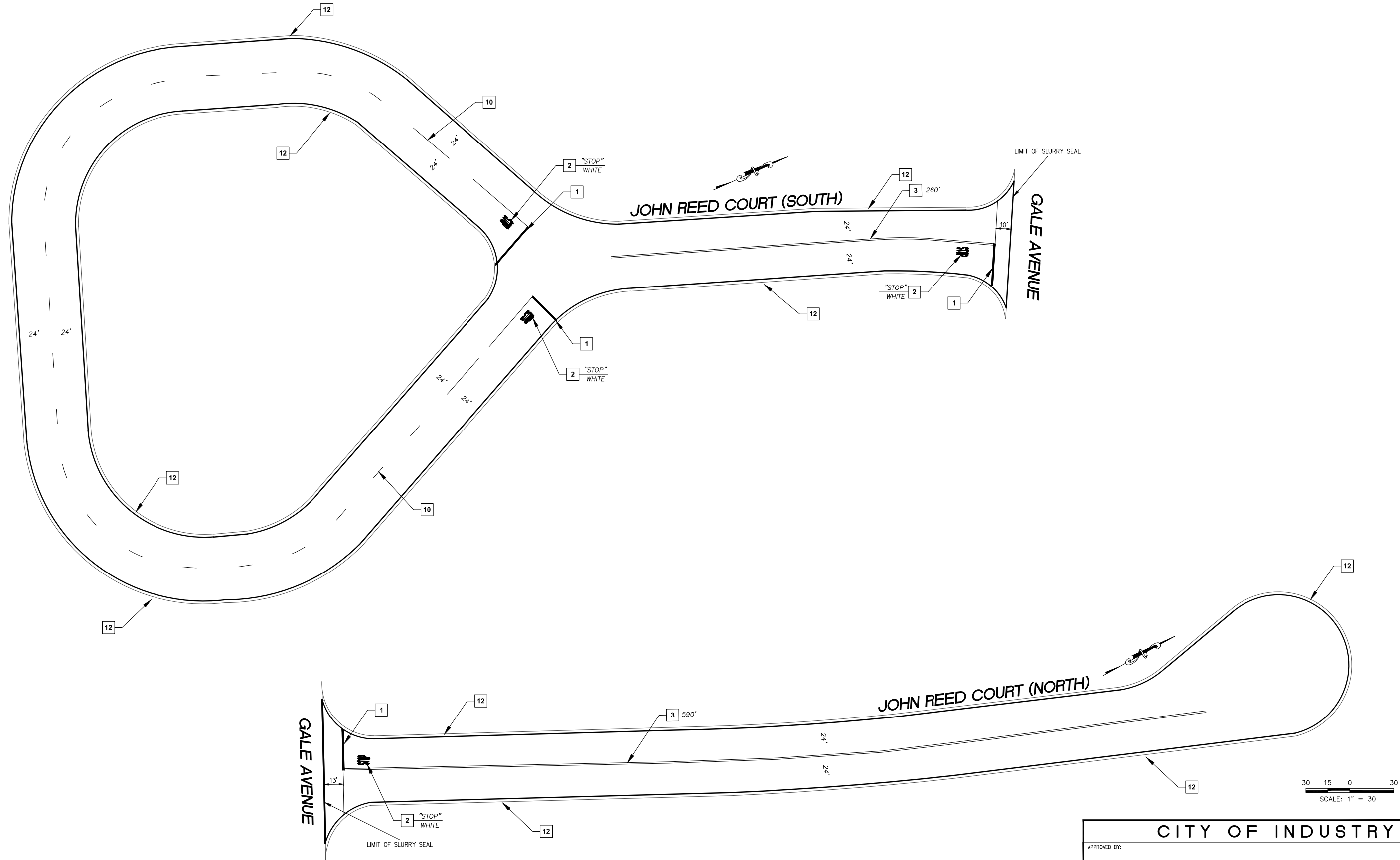
ANNUAL SLURRY SEAL FY25

STRIPING PLAN JOHNSON DRIVE

DESIGNED BY: R.P. CHECKED BY: A.L. JOB NO. MP 24-05
DRAFTED BY: R.P. DATE: JULY 2026 CONTRACT NO. CITY-1546

SHEET 10 OF 14

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JAMES R. CRAMISIE, P.E. 059785

DATE

CITY OF INDUSTRY

APPROVED BY:

CLEMENT N. CALVILLO, PE, ROE 27743

CONTRACT DEPUTY CITY ENGINEER

DATE

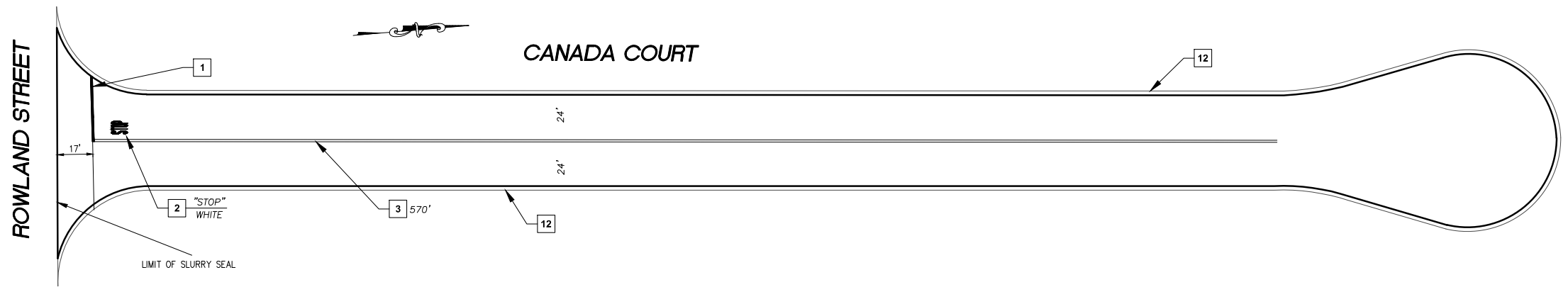
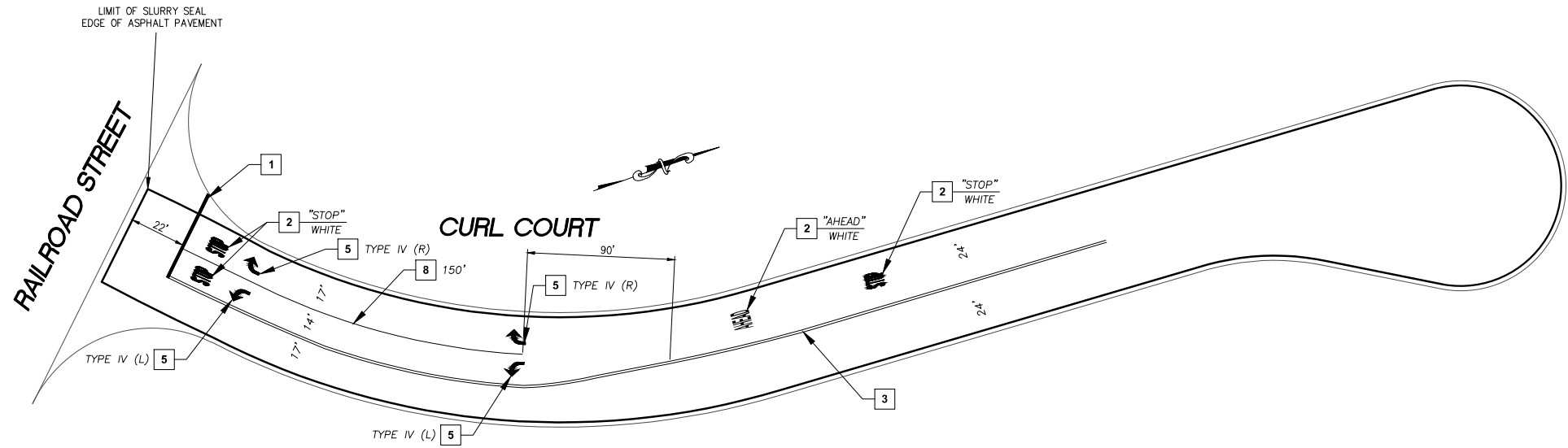
ANNUAL SLURRY SEAL FY25

STRIPING PLAN JOHN REED COURT (NORTH AND SOUTH OF GALE AVENUE)

DESIGNED BY: R.P. CHECKED BY: A.L. JOB NO. MP 24-05
DRAFTED BY: R.P. DATE: JULY 2026 CONTRACT NO. CITY-1546

SHEET 11 OF 14

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30 15 0 30
SCALE: 1" = 30'



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Prepared by:

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JAMES R. CRAMSE, P.E. 059785

DATE

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APPROVED BY:

CLEMENT N. CALVILLO, PE, ROE 27743

CONTRACT DEPUTY CITY ENGINEER

DATE

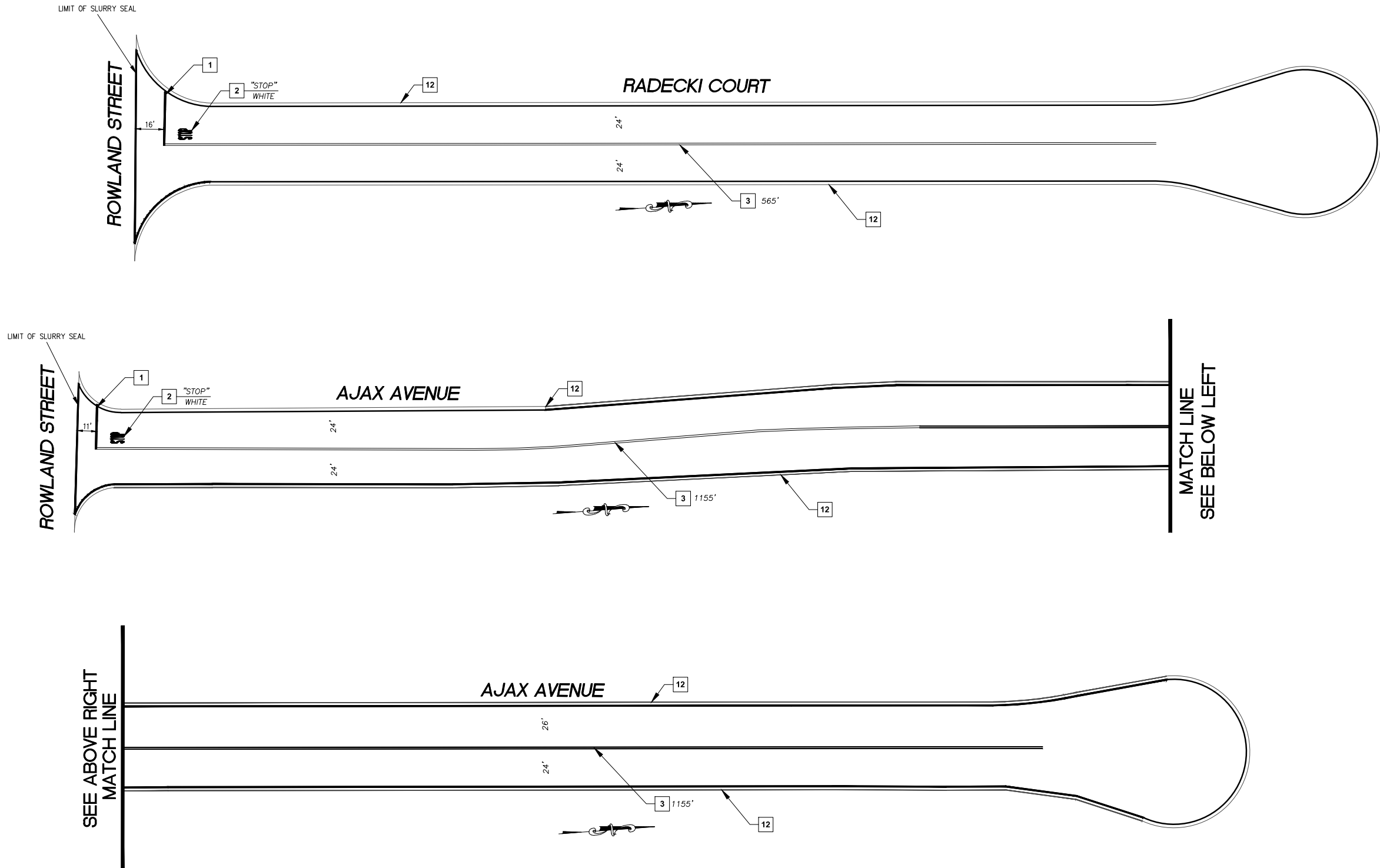
ANNUAL SLURRY SEAL FY25

STRIPING PLAN CANADA COURT AND CURL COURT

DESIGNED BY: R.P. CHECKED BY: A.L. JOB NO. MP 24-05
DRAFTED BY: R.P. DATE: JULY 2026 CONTRACT NO. CITY-1546

SHEET 13 OF 14

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30 15 0 30
SCALE: 1" = 30'

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CITY OF INDUSTRY					
APPROVED BY: _____					
CLEMENT N. CALVILLO, PE, ROE 27743		CONTRACT DEPUTY CITY ENGINEER		DATE: _____	
ANNUAL SLURRY SEAL FY25					
STRIPING PLAN RADECKI COURT AND AJAX AVENUE					
DESIGNED BY:	R.P.	CHECKED BY:	A.L.	JOB NO.	MP 24-05
DRAFTED BY:	R.P.	DATE:	JULY 2026	CONTRACT NO.	CITY-1546
					SHEET 14 OF 14

ITEM NO. 6.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Bing Hyun, Asst. City Manager
Kathy Tai, Dev. Services Manager

DATE: July 23, 2026

SUBJECT: Consideration of Amendment No. 1 to the Professional Services Agreement with Fehr & Peers for On-call Transportation Planning and Analysis Services extending the term through June 30, 2031 and updating the rate schedule

Background:

On June 25, 2020, the City Council adopted Resolution No. CC 2020-20, establishing Vehicle Miles Traveled ("VMT") thresholds of significance in conformance with Senate Bill 743 and the California Environmental Quality Act ("CEQA") Guidelines. The VMT methodology replaced the previous Level of Service ("LOS") approach for analyzing transportation impacts associated with development projects subject to CEQA. To support implementation of these requirements, on October 28, 2021, the City Council approved a Professional Services Agreement with Fehr & Peers to provide transportation planning and analysis services.

Discussion:

Fehr & Peers has served as the City's VMT transportation planning consultant for the past five years, providing professional and responsive transportation planning and analysis services in support of the City's implementation of VMT requirements. The proposed amendment will extend the Agreement through June 30, 2031 and update the rate schedule.

Fiscal Impact:

The fiscal impact depends on the work assignments. Most of Fehr & Peers' work will support developer applications, with costs fully reimbursed by project applicants. For City projects requiring VMT-related services, costs will be paid by the applicable project funding sources, such as General Fund or special funds.

Recommendation:

Staff recommends that the City Council approve Amendment No. 1.

Exhibits:

1. Fehr & Peers Amendment No. 1

**AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT WITH
FEHR & PEERS**

This Amendment No. 1 to the Professional Services Agreement (“Agreement”), is made and entered into this 1st day of July 2026 (“Effective Date”), by and between the City of Industry, a California municipal corporation (“City”) and Fehr & Peers, a California corporation (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about October 28, 2021, the Agreement was entered into and executed between the City and Consultant for On-call Transportation Planning and Analysis Services; and

WHEREAS, the Parties desire to amend the Agreement to update the rate schedule and extend the term through June 30, 2031; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

Section 1. TERM

This section is hereby amended to read in its entirety as follows:

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2031, unless sooner terminated pursuant to the provisions of this Agreement.

EXHIBIT B RATE SCHEDULE

The Rate Schedule is hereby rescinded in its entirety and replaced with the rates set forth in Attachment No. 1 attached hereto, and incorporated herein by reference.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 1 to be executed as of the Effective Date.

“CITY”
City of Industry

“CONSULTANT”
Fehr & Peers

By: _____
Joshua Nelson, City Manager

By: _____
John Muggridge, Principal

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

ATTACHMENT NO. 1**EXHIBIT B****RATE SCHEDULE**

Classification	Hourly Rates				
	Year 1 Effective Date - 06/30/2027	Year 2 07/01/2027 - 06/30/2028	Year 3 07/01/2028 - 06/30/2029	Year 4 07/01/2029 - 06/30/2030	Year 5 07/01/2030 - 06/30/2031
Principal	\$ 385.00	\$ 405.00	\$ 425.00	\$ 450.00	\$ 470.00
Senior Associate	\$ 290.00	\$ 305.00	\$ 320.00	\$ 340.00	\$ 355.00
Associate	\$ 250.00	\$ 265.00	\$ 280.00	\$ 290.00	\$ 305.00
Senior Engineer/Planner	\$ 215.00	\$ 230.00	\$ 240.00	\$ 250.00	\$ 265.00
Engineer/Planner	\$ 180.00	\$ 190.00	\$ 200.00	\$ 210.00	\$ 220.00
Senior Engineering Technician	\$ 195.00	\$ 205.00	\$ 215.00	\$ 230.00	\$ 240.00
Senior Project Accountant	\$ 195.00	\$ 205.00	\$ 215.00	\$ 230.00	\$ 240.00
Senior Project Coordinator	\$ 170.00	\$ 180.00	\$ 190.00	\$ 200.00	\$ 210.00
Project Coordinator	\$ 150.00	\$ 160.00	\$ 170.00	\$ 175.00	\$ 185.00
Technician	\$ 170.00	\$ 180.00	\$ 190.00	\$ 200.00	\$ 210.00
Intern	\$ 125.00	\$ 135.00	\$ 140.00	\$ 145.00	\$ 155.00

ITEM NO. 6.5



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
Sean Calvillo, Director of Operations

DATE: July 23, 2026

SUBJECT: Consideration of a Sewer System Management Plan, and Adoption of a Notice of Exemption regarding same

Background:

On December 6, 2022, the State Water Resources Control Board (SWRCB) adopted Statewide Waste Discharge Requirements General Order for Sanitary Sewer Systems, Water Quality Order No. 2022-0103-DWQ (Sanitary Sewer Systems WDR). The Sanitary Sewer Systems WDR requires public agencies that own and/or operate sanitary sewer systems to:

- Comply with Federal and State prohibitions of discharge of sewage to waters of the State, including Federal waters of the United States
- Comply with specifications and notification, monitoring, reporting, and recordkeeping requirements
- Proactively operate and maintain resilient sanitary sewer systems to prevent spills
- Eliminate discharges of sewage to Waters of the State through effective implementation of a Sewer System Management Plan
- Monitor, track, and analyze spills for ongoing system-specific performance improvements.

The regulations were put in place to ensure that publicly owned sanitary sewer collection systems in the State of California with more than one mile of infrastructure are well managed, operated, and maintained to prevent or significantly minimize the occurrence of sanitary sewer overflows.

Pursuant to the SWRCB Sanitary Sewer Systems WDR, the City is required to present the SSMP to the City Council for readoption every six years following the date of its original approval or whenever there is a significant change in the document. The SSMP was initially

adopted by the City Council in 2009. The City Council last recertified the SSMP on December 12, 2019. The City Council's adoption of the SSMP will satisfy the SWRCB's recertification requirements, due August 2, 2026.

Discussion:

Staff worked with Los Angeles County Consolidated Sewer Maintenance District ("CSMD") on updating the Sewer System Management Plan for 2026. Upon City Council approval, the SSMP will be implemented. The goal of the SSMP is to ensure that the City's sewer system is cost effective, well managed, operated and maintained in order to reduce sanitary sewer overflows and protect public health and the environment. The SSMP covers topics that include the City's legal authority to regulate the sewer system and its users, establish an operation and maintenance program, provide design and performance guidelines, execute an overflow emergency response plan, enforce a sewer pipe blockage control program that regulates the fat, oil and grease discharged by food service/restaurant operations, provide a monitoring program and provide public access to the SSMP.

CSMD carries out the maintenance program for the City's nearly 50 miles of sanitary sewers. The City's sewer system mostly ranges in size from 8 inches to 18 inches in diameter, but up to 36 inches diameter. CSMD implements system specific procedures to proactively prioritize operations and maintenance, condition assessments and repair, and rehabilitation to address system resilience.

City Staff has determined that this project is subject to review under the California Environmental Quality Act ("CEQA"), however, it is exempt pursuant to Sections 15301 (maintenance of existing facilities) and 15308 (actions taken to assure the maintenance/protection of the environment) of the CEQA Guidelines. As set forth above, the Los Angeles County Department of Public Works is responsible for all operation and maintenance activities of the City's sewer collection system. The City is not responsible for any operation, maintenance or construction activities related to the system. Further, the plan does not explicitly commit the City to future construction or maintenance activities. Pursuant to Section 15308 of the CEQA Guidelines, actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment, are exempt from CEQA. Under the instant circumstances, the SSMP is mandated by the State Water Board to minimize future sewer system overflows in the City, thereby reducing water quality issues that could pose serious health and safety issues. Given that the SSMP is adopted for the purpose of protecting the environment, it is exempt under Section 15308. Further, because the SSMP applies to an existing sanitary collection system, and its implementation may result in the repair or replacement of existing systems involving negligible or no expansion of capacity, the SSMP is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines. Based on the foregoing, Staff is recommending that the City Council adopt a Notice of Exemption for the Sewer System Management Plan.

Fiscal Impact:

There are no additional costs associated with the 2026 Sewer System Management Plan approval. Sewer maintenance funds are handled through the County's Consolidated Sewer

Maintenance District's budget.

Recommendation:

Staff recommends that the City Council approve the 2026 Sewer System Management Plan, adopt a Notice of Exemption for the Plan, and permit the Director of Public Works to make minor revisions to the Plan, as necessary.

Exhibits:

1. 2026 Sewer System Management Plan
2. Notice of Exemption, dated July 23, 2026



Sewer System Management Plan

2026 SSMP Update

City of Industry / Los Angeles County Public
Works

Los Angeles, California
FINAL - July 31, 2026



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Acronyms

Acronym	Definition
ACO	Accumulative Capital Outlay
BMP	Best Management Practices
BSD	Building and Safety Division
CCTV	Closed Circuit Television
CAD	Computer-Aided Design and Drafting
CALOSHA	California Occupational Safety and Health Administration
CAP	Condition Assessment Program
CIP	Capital Improvement Plan
CIPP	Cured-In-Place Pipe
CIWQS	California Integrated Water Quality System
CGRG	Community and Government Relations Group
CS	Collection System
CSMD	Consolidated Sewer Maintenance District
CWEA	California Water Environment Association
EPD	Environmental Programs Division
FOG	Fats, Oils and Grease
FSE	Food Service Establishment
GI	Grease Interceptor
GIS	Geographic Information System
GRD	Grease Removal Device
IBEW	International Brotherhood of Electrical Workers
I/I	Infiltration and Inflow
IWDP	Industrial Waste Disposal Permit
LACO	Los Angeles County Ordinance
LACPW	Los Angeles County Public Works
LACSD	Los Angeles County Sanitation Districts
LDD	Land Development Division
LRO	Legally Responsible Official
LVMWD	Las Virgenes Municipal Water District
MMS	Maintenance Management System
MSMD	Marina Sewer Maintenance Division
NASSCO	National Association of Sewer Service Companies
PACP	Pipeline Assessment and Certification Program
PM	Periodic Maintenance

Acronym	Definition
PMD III	Project Management Division III
SCADA	Supervisory Control and Data Acquisition System
SERP	Spill Emergency Response Plan
SMD	Sewer Maintenance Division
SSMP	Sewer System Management Plan
SWRCB	State Water Resources Control Board
WDR	Wastewater Discharge Requirements

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1 Goal and Introduction

1.1 Regulatory Context

The City of Industry (“City”), along with Los Angeles County Public Works (“LACPW”), has prepared this updated Sewer System Management Plan (“SSMP”) pursuant to the State Water Resources Control Board (“SWRCB”) December 6, 2022, Statewide Sanitary Sewer Systems General Order 2022- 0103-DWQ (“General Order”). This SSMP provides a management plan for the City and Los Angeles County Department of Public Works (“PW”), which administers the Sewer Maintenance Districts (“Districts”) in Los Angeles County, responsible for operating and maintaining the Consolidated Sewer Maintenance District (“CSMD”) collection system, of which the City is a member.

Table 1-1 summarizes the General Order requirements addressed by this SSMP¹. These requirements are defined by General Order specifications and associated General Order attachments. All agencies that own and operate collection systems greater than one mile in length must comply with these requirements.

Table 1-1: Summary of General Order Requirements

Specification	Description	Linkage to SSMP
5.2 SSMP Development and Implementation	Requires development and implementation of a SSMP	Entire SSMP
5.3 Certification of SSMP and Plan Updates	Requires City to certify and upload the SSMP to CIWQS	Entire SSMP
5.5 Six-Year SSMP Update	Requires update of the SSMP every 6 years, at a minimum. Requires governing board approval of SSMP. Requires City to certify and upload SSMP to CIWQS.	Entire SSMP
5.6 System Resilience	Requires LACPW to include and implement system-specific procedures to proactively prioritize operations and maintenance, condition assessments and repair and rehabilitation to address system resilience	D.4 Operations and Maintenance D.8 System Evaluation, Capacity Assurance and Capital Planning
5.10 System Capacity	Requires City to maintain system capacity to convey dry weather and forecasted wet weather flows	D.8 System Evaluation, Capacity Assurance and Capital Planning
5.19 Operation and Maintenance	Requires City and LACPW to maintain in good working order and operate as design any facilities, treatment or control systems design to contain and convey sewer.	D.4 Operations and Maintenance D.8 System Evaluation, Capacity Assurance and Capital Planning

¹ Summarized from the SWRCB Order No. 2022-0103-DWQ *Statewide Waste Discharge Requirements General Order for Sanitary Sewer Systems*

This document serves as the 2026 update to the SSMP approved and adopted by the City Council at a public meeting on July 23, 2026. Appendix A1 includes documentation of approval by the City Council. Appendix A2 includes the General Order.

The sewer-related services that the Districts provide vary from city to city depending on the service agreements. Table 1-2 summarizes the CSMD cities and the sewer-related services currently provided by the LACPW to the City. LACPW applied for coverage under the reissued General Order for facilities it owns, and the CSMD member cities applied for coverage under the reissued General Order for facilities they own. LACPW and the member cities own the sewer mainlines and the point of connection to the sewer mainlines, but do not own any portion of the sewer lateral beyond the sewer connection.

LACPW, as operator of the CSMD, prepares and updates the SSMP for activities LACPW perform for managing, operating, and maintaining sewer systems including the Districts. The City, as well as the other County departments serviced by CSMD, as owners of their respective system, are responsible for preparing and updating an SSMP specific to the collection system owned by those entities. The City is responsible for implementing the legal authorities required by the General Order and also are responsible for conducting capacity studies of their collection system when necessary and correcting identified hydraulic deficiencies. The CSMD performs functions required by the General Order related to the operation and maintenance of sanitary sewer systems.

A pdf copy of this SSMP is available on the internet at:

LACPW:

<https://pw.lacounty.gov/core-service-areas/environmental-services/sewer-maintenance/reports-documents/#sewer-system-management-plan>

City of Industry:

<https://www.cityofindustry.org/179/Sewer-System-Management-Plan>

Table 1-2: LACDPW Sewer-Related Services to the City¹

City	CSMD	ACO Program	Sewer Maintenance Agreement	Building and Safety	Industrial Waste	City Engineers
Industry	X	X		X		

¹Through the General Services Agreement, a city can request LACPW resources upon specific request. LACDPW currently provides at least some degree of service to all 88 cities in the County of Los Angeles.

1.2 SSMP Goal and System Management Objectives

The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the collection system. This will help reduce and prevent spills, as well as mitigate any spills that do occur. The City and LACPW has adopted and is dedicated to achieving the following collection system management objectives:

- Proper operation, maintenance, and management of the Districts' sanitary sewer collection system facilities to reduce the frequency and severity of sewer spills and their potential impacts on public health, safety, and the environment.

- Prompt action when sewer spills occur to identify, contain, and remove the cause, promptly report the event to appropriate regulatory authorities, and ensure the public is adequately and timely notified.
- Document all sewer spills and system deficiencies and the remedial actions taken.
- Adequately train and equip the Districts' sewer system operators, employees, contractors, responders, or other agents to address a sewer spill event.
- Maintain and repair the Districts' sewer system to provide adequate capacity to convey base flows and peak flows while meeting or exceeding applicable regulations, laws, and generally accepted practices relative to sanitary sewer system operations and maintenance.

This SSMP documents how the City and LACPWs collection system practices are integrated toward the achievement of the City's and LACPWs objectives. The City's and LACPW have identified the following actions to be taken under this SSMP to ensure the accomplishment of these goals:

- Conduct a planned and scheduled maintenance program that will minimize the risk and occurrence of sewer spills, in support of the SSMP goals.
- When sewer spills do occur, respond to the reported site in a timely manner and undertake feasible remedial actions to contain the spill to minimize impacts, including stopping the flow from reaching the storm drain, if possible.
- Stop the spill as soon as possible and limit public access to the spill area to prevent public contact with any wastewater contamination.
- Recover the spill to the extent feasible and return it to the sewer system and then clean up the contaminated area.
- Gather and compile all pertinent information regarding the spill event, investigate as necessary to determine probable cause, document findings, report to the appropriate regulatory agencies in a timely manner, and file the completed report.

1.3 SSMP Update Schedule

Pursuant to the General Order, CSMD conducts program monitoring and triennial audits of its SSMP, prepares SSMP updates, and implements planned activities to achieve the City's and LACPWs collection system program objectives. The City's SSMP update was prepared upon completion of the most recent SSMP Program Audit, dated January 15, 2026, and LACPWs SSMP update.

The schedule for auditing and updating this SSMP is provided in Table 1-3. Element 10 of the SSMP includes a longer-term schedule for SSMP audits and updates.

Table 1-3: SSMP Audit and Update Schedule			
Activity	Collection System Name	SSMP Audit Due Date	SSMP Update Due Date
CSMD – City	City of Industry	2/2/2026	8/2/2026

LACPW plans to complete implementation of several significant initiatives addressing the prevention of sewer spills. Table 1-4 provides a schedule for incorporation of these activities into the Districts' SSMP program implementation.

Table 1-4: Planned SSMP Implementation Milestones Addressing Prevention of Sewer Spills

Element	Milestone	Milestone Date	Due	Relevance to Spill Prevention
4 – Operations and Maintenance Program	Implementation of Cityworks asset management system	June 2026 ¹		Improve tracking of system issues and planning and scheduling of maintenance activities
4 – Operations and Maintenance Program	Implementation of GraniteNet cloud-based CCTV software ²	November 2027		Improve sharing of condition assessment data for streamline decision-making and communication
Specification 5.7 – Allocation of Resources	Approval of sewer fee increase	July 2025		Collect revenue needed to sustain operations and maintenance service delivery
8 – System Evaluation	Initiate Condition Assessment Program for remaining pump stations ³	November 2027		Collect information to identify system condition deficiencies
8 – System Evaluation	Initiate next cycle of Condition Assessment Program for sewer pipelines	July 2025 ⁴		Collect information to identify system condition deficiencies

¹Currently anticipated, subject to change

²Software development began in May 2025 for the implementation of the GraniteNet Cloud-based CCTV Software

³Began with the Condition Assessment for pump stations for the City of Diamond Bar. Report was completed in June 2019

⁴New CCTV contract to begin in July 2025 and continue the 2nd phase of the Condition Assessment project

1.4 Sewer System Asset Overview

The City's Public Works Department ("City PW") manages the sanitary sewer collection system, which serves a population of approximately 263 residents and consists of 49.86 miles of sewer lines. The City's local sewers discharge into the Sanitation Districts of Los Angeles County facilities for conveyance, treatment, and disposal.

The City is responsible for the budgeted management positions directly involved in sewer system responsibilities. The field operation and maintenance services are fulfilled by utilizing the services provided by LACPW.

These personnel, in collaboration with LACPW personnel, administer the City's sewer collection system operation, provide engineering evaluation of proposed and existing sewer facilities, administer preventive maintenance and sewer construction programs, and oversee the maintenance of sewer collection system facilities and related records and plans. Appendix A3 provides a summary of assets for all collection systems.

Other relevant information regarding the City's collection systems and management program includes:

- **Location:** Collection systems are located in Los Angeles County.
- **Service Area Boundary:**
-
-
-

- a and 1-1b shows the geographic service area boundary in the City and Districts.
- **Community Served:** The City covers 9.16 square miles including commercial, industrial, agricultural, recreational, institutional, and miscellaneous properties.
- **Data Management Systems:** Districts use the following data management systems.
 - **Maximo:** LACPW legacy Maintenance Management System (MMS) used for managing maintenance activities. Field crew activities are recorded in various forms such as service requests, cleaning reports, sewer maintenance daily reports, manhole adjustments, overflow report forms, etc., and are stored in the MMS. The LACPW is in the process of

implementing Cityworks Maintenance Management System to schedule and track maintenance activities.

- **Cityworks:** LACPW is implementing Cityworks Maintenance Management System to schedule and track maintenance activities. The condition assessment schedule and eventually CCTV is planned to be added to Cityworks. Cityworks will be used to record what sections have been inspected, the schedule of activities, and whether work has been completed or not. It will also be used to schedule and track FOG source control inspections of industrial and commercial establishments.
- **HMS:** LACPW utilizes the HMS database to maintain records of all sites and their locations under the FOG program. Inspectors document their findings and enter data into the HMS database, which automates the inspection process and is used to track and manage permit inspection and source control data.
- **PowerBI:** PowerBI is utilized to display spill trends and analysis, as well as City profiles, which include detailed information on manholes, pipes, pump stations, and properties. Additionally, Power BI is used to display productivity reports, detailing maintenance activities for each city.
- **CCTV Database:** Wincan and GraniteNet are used to document inspection events, inspection observations and associated videos. These systems serve as the repository for historical CCTV inspection data. LACPW is in the process of linking GraniteNet with Cityworks to maintain CCTV records.
- **CADD:** As-built plans of the Districts' facilities are maintained by LACPW for unincorporated Los Angeles County areas and by each city within the CSMD for their own jurisdiction, with LACPW maintaining a copy for maintenance operations. Data gathered from the plans, such as system locations and alignment, pipe material, size, etc., are stored in the SMD's Computer-Aided Design and Drafting (CADD) System and Geographical Information System (GIS).
- **GIS:** LACPW and the City utilize GIS to generate a mapping system that includes sewer features and map base layers such as aerial images, streets, parcels, and storm drain systems also available from other Divisions within LACPW, County Departments and other governmental agencies. The City utilizes GIS for the system boundary, the locations of domestic waste clearance permits with grease control devices, and other related items.
- **SCADA:** Supervisory Control and Data Acquisition system used to collect and store pump station alarm and instrumentation data.
- **Microsoft Office:** Various collection system programs are managed using Microsoft Office applications as an electronic database. Currently, Office is used to store the schedule for FOG program activities, but this will eventually be performed using Cityworks.

- **Lateral Ownership and Operational Responsibilities:** LACPW and the City do not own any portion of the service lateral. Private service laterals are the responsibility of the property owner and must be maintained by the property owner. Operation and maintenance of the local main sewer lines are the responsibility of LACPW. Regional trunk sewer lines are the responsibility of the publicly owned treatment works, such as the Los Angeles County Sanitation Districts ("LACSD"), for operation and maintenance.
- **Breakdown of Service Connections:** City of Industry breakdown of services connections is roughly 1 percent is residential, 17 percent is commercial, 70 percent is industrial, and 12 percent are a combination of agricultural, recreational, institutional, and miscellaneous properties.
- **Unique Service Boundary Conditions and Challenges:** The service area faces issues with conflicts involving local lines and jurisdictional determinations between agencies like the LACSD and the City of Los Angeles, impacting operations and maintenance.

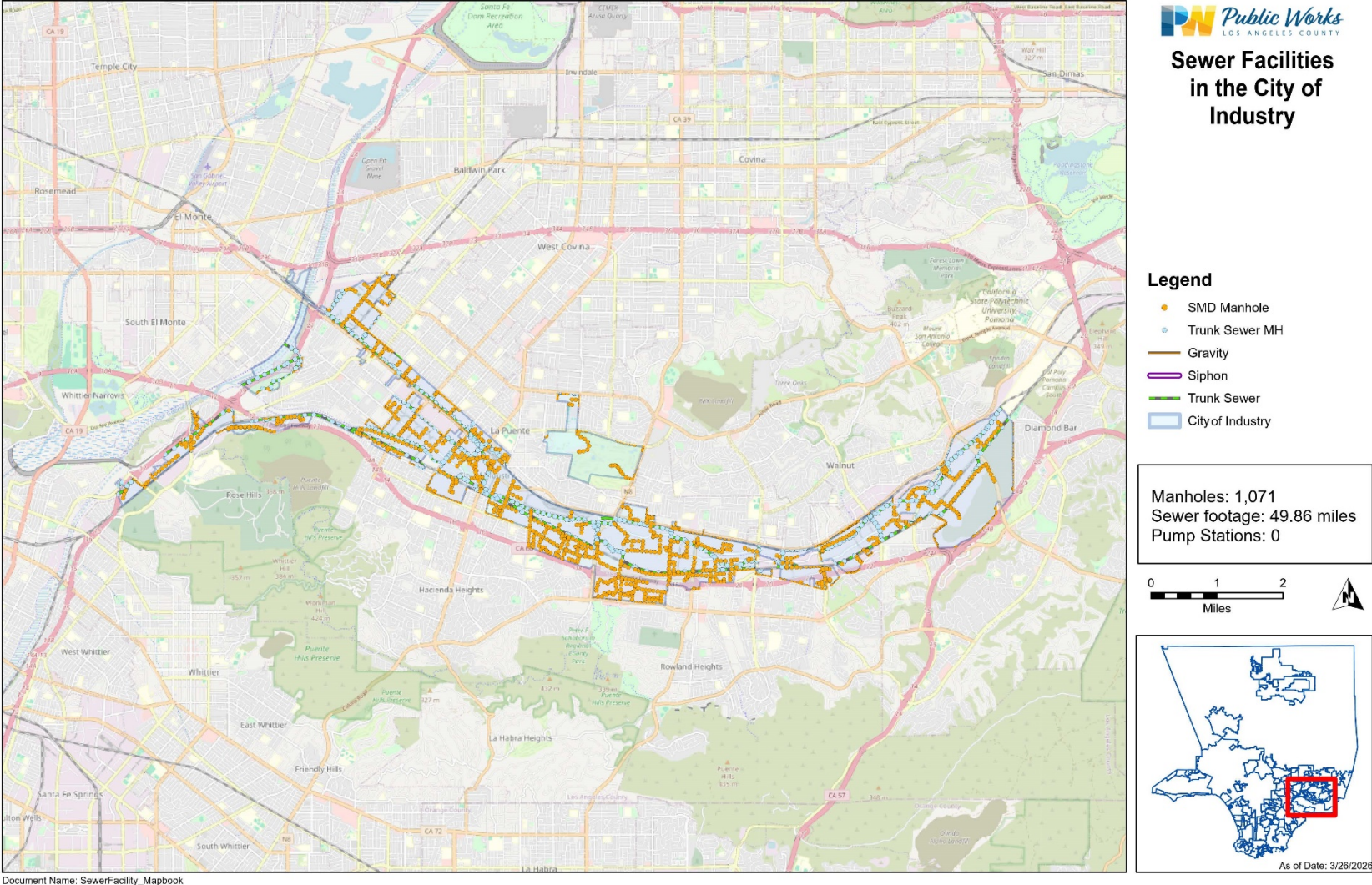


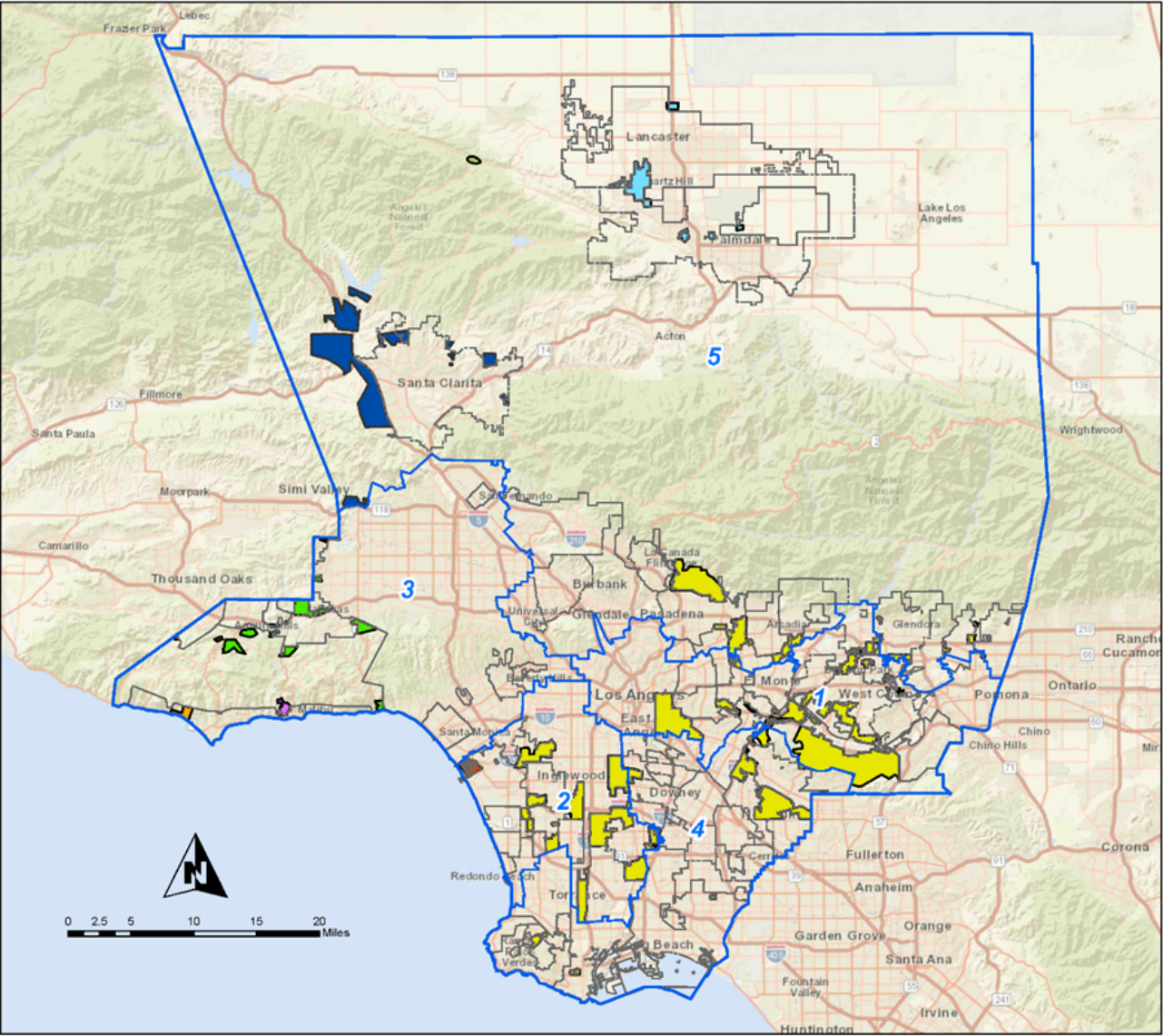
Figure 1-1a: City of Industry Service Area Map



**Los Angeles County
Public Works**

Sewer Maintenance Districts

**Service Areas
- SSMP Applications**



Legend

- Uninc. County Area CSMD South/County Sanitation District
- Uninc. County Area CSMD North/County Sanitation District
- Uninc. County Area Aneta Zone of the CSMD/City Hyperion
- Uninc. County Area Lake Hughe Zone of the CSMD
- Trancas Zone of the CSMD
- Malibu Mesa Zone of the CSMD
- Malibu Zone of the CSMD
- Uninc. County Area CSMD/ Las Virgenes Tapia
- Uninc. County Area CSMD-NW/County Sanitation District
- City
- Supervisory District

S:\san\districts\Unincorporated Services Area_2025

Figure 1-2b: CSMD Service Area Map

1.4.1 Access to Up-to-Date Mapping

LACPW provide public access to up-to-date sewer mapping through their website.

LA County Sanitary Sewer Network GIS Map:

- <https://pw.lacounty.gov/smd/sewernetwork/>

Operation Maps:

- https://dpw.lacounty.gov/sewer/Page_15

1.5 SSMP Overview

This SSMP complies with the General Order and meets the following General Order objectives:

- a) Properly fund, manage, operate and maintain, with adequately trained staff and/or contractors possessing adequate knowledge, skills, and abilities as demonstrated through a validated certification program at all times, all parts of the collection system owned and/or operated by the discharger.
- b) Provide adequate capacity to convey base flows and peak flows, including flows during wet weather events, to the minimum design criteria as defined in the discharger's System Evaluation and Capacity Assurance Plan (a required component of the SSMP), for all parts of the collection system owned and/or operated by the discharger.
- c) Take all feasible steps to stop and mitigate the impact of spills in the collection system owned and/or operated by the discharger.

The City together with LACPW achieves these objectives by implementing a comprehensive sewer infrastructure asset management program that is documented in the following 11 SSMP elements:

1. Goal and Introduction
2. Organization
3. Legal Authority
4. Operation and Maintenance Program
5. Design and Performance Provisions
6. Spill Emergency Response Plan
7. Sewer Pipe Blockage Control Program
8. System Evaluation, Capacity Assurance and Capital Improvements
9. Monitoring, Measurement, and Program Modifications
10. SSMP Program Audits
11. Communication Program

When appropriate, the SSMP references other program documentation for greater detail.

2 Organization

2.1 Overview

LACPW are governed by the Board of Supervisors, who establish laws and approve all LACPWs contracts and agreements. LACPW is led by the Director, who sets policies and oversees their implementation. Supporting the Director are the Chief Deputy Director, Assistant Director, Deputy Director, and Assistant Deputy Director, who help manage daily operations and special projects.

The Sewer Maintenance Division has 213 budgeted positions. The distribution of the SMD personnel is depicted in the organizational chart presented in Section 2.3.2 of this chapter. These personnel provide engineering evaluations of proposed and existing sewer facilities, administer LACPWs sewer service charge ordinance, carry out annexation proceedings for new territories, form and dissolve service zones, maintain facility record plans, and administer preventive maintenance and sewer construction programs.

Key roles include the Principal Engineer and the Senior Civil Engineers, who manage engineering and field staff. There is a Senior Civil Engineer designated for office engineering and budget, field operations team for pump stations, and field operations team for the gravity system. The gravity system unit includes the Regional Sewer Maintenance Superintendent and Sewer Maintenance Supervisor, who assists the Senior Civil Engineer and oversee sewer maintenance activities, with field crews performing the actual maintenance work. For the pump station unit, the Electro-Mechanic Supervisors and their teams handle pump station operations. Office Administrative and Clerical Assistants are part of all units and assist in the preparation of the SMD budget, Board letters, and other correspondence, and are responsible for the sewer service charge direct assessments.

Other divisions within the LACPW are currently and will continue to be responsible for carrying out some of the compliance actions called for by the WDRs for the LACPW. The key support divisions and their responsibilities are described below:

- **Workforce Support Division:** Responsible for procuring equipment, materials, and supplies needed for day-to-day operations and maintenance activities; printing and mailing public education outreach program materials.
- **Business Relations and Contracts Division:** Responsible for procuring contract services for engineering, emergency sewer repair projects, and closed-circuit televising of sewer lines.
- **Building and Safety Division (BSD):** Responsible for issuing permits for sewer connections. May also enforce Plumbing Codes involving proper connections, maintenance of sewer house laterals, and preventing illegal discharges into public sewers upon city contract.

- **Sewer Maintenance Division (SMD):** Responsible for administering the Districts including operation and maintenance of the sewer systems, repairs and rehabilitation, and providing regulatory compliance.
- **Environmental Programs Division (EPD):** Responsible for enforcing the Districts' Fats, Oils, and Grease (FOG) program, including point source control, inspection of industrial waste and grease-generating facilities, investigation of illicit discharges of chemicals, debris, etc., into the public sewer, and conducting water quality monitoring for spills of 50,000 gallons or more to surface water.
- **Stormwater Maintenance Division:** Assists the Districts' crew in tracing, containing, and cleaning up spills that reach a storm drain system.
- **Emergency Management Group:** Responsible for operating the Emergency Operation Center for the entire Department, including handling service calls, spills, and pump station malfunction calls for the Districts.
- **Human Resources Division:** Responsible for staffing the Districts and training personnel.
- **Design Division:** Responsible for developing design standards and criteria for capital improvements.
- **Project Management Division III (PMD III):** Responsible for providing project management services for the construction of capital improvements.
- **Land Development Division (LDD):** Responsible for subdivision plan checks to ensure compliance with County standards for the construction of new sewer collection systems. Reviews sewer capacity studies for proposed lines and sets requirements to ensure adequate capacity in existing systems.
- **Survey/Mapping and Property Management Division:** Responsible for processing access easement documents and procuring easements for public sewer facilities located on private properties. Also responsible for investigating spill-related claims and litigations against the SMD.

City of Industry is governed by the City Council, who establishes new and amending existing ordinances and policies governing the municipal operations and the operation of the City's sanitary sewer system, including the approvals of all SO&M contracts and agreements, to protect the community's interest. The City Manager for the City is responsible for the overall management and application of all legal and policy directives that relate to the City's activities, including the operation and maintenance of the City's sanitary sewer system. The Director of Public Works/City Engineer implements City policy within the scope of the City Council's direction and legal requirements, directs policy execution, and evaluates work accomplished by the City, assists with the development and enactment of new ordinances, and directs the enforcement of Plumbing Codes involving illegal connections, upkeep of sewer laterals, and the design and construction of new and rehabilitation of existing sewer collection systems. As necessary, the Director of Public Works/City Engineer manages or performs the following duties:

- Directs emergency sewer repair activities, special studies, investigations, and reports concerning the City's sewer infrastructure.

- Directs studies, investigations, and the preparation of reports, budget, and contractual agreements with other organizations for the City's sewer system.
- Oversees office engineering, clerical, and field operation and maintenance staff.

The Director of Public Works/City Engineer will have authority to make future revisions to this SSMP as this plan is an evolving document subject to future field conditions. However, if the revisions to the SSMP are significant, the updated document will be brought to the City Council for approval.

Other Departments or Divisions within the City and specific contracted services, including L.A. County, are currently and will continue to be responsible for carrying out some of the compliance actions called for by the WDRs for the City. The key support units and their responsibilities are described below:

- **Administrative Services Department (L.A. County)** – Responsible for procuring equipment and as-needed contract services for emergency sewer repair projects; printing and mailing of public education outreach program materials; procuring materials and supplies needed for the day-to-day operation and maintenance activities; accounting services; and training of personnel. Also responsible for investigating SSO-related claims and litigations against the City.
- **Building and Safety Division (L.A. County)** – Responsible for reviewing various building permit applications, their relationship to public easements and facilities, and issuing permits for sewer connections. Also, the enforcement of Plumbing Codes involving proper connection and discharge into the public sewer system and the property owner's maintenance of their respective sewer laterals between the structure served and the public mainline sewer.
- **Construction Division (L.A. County)** – Responsible for administering the City's sewer rehabilitation and reconstruction contracts and emergency sewer repair projects when requested by the City.
- **Sanitation Districts of Los Angeles County** - Responsible for the City's Industrial Waste Program and for enforcing the Fat, Oil, and Grease Program (FOG), including source control and grease-generating facilities.
- **Stormwater Maintenance Division (L.A. County)** – Assists the City in tracing, containing, and cleaning up SSOs that reach a storm drain system.
- **LACPW** – LACPW provide critical services to the City to address the mandates of the WDRs. Sewer Maintenance Division is responsible for operational maintenance services of the City's sewer collection system, including cleaning, closed-circuit television (CCTV) inspection, manhole inspection, and repairs.
- **County of Los Angeles Fire Department** – Responsible for assisting with protecting the public in the event of an SSO that expands into high-use public travel ways and/or those that reach storm drains or water courses and spread the effect of public risk to health and safety impacts.
- **County of Los Angeles Sheriff's Department** – Responsible for operating the Emergency Operation Center for the entire City, including handling after-hour service calls reporting SSOs, pump station malfunction calls, and forwarding those reports to the LACPW.

- **CNC Engineering (City Consultant)**

- Directly assists the City in preparing studies, investigations and reports, and review of budget and contractual agreements with other organizations.
- Responsible for subdivision plan checks to ensure compliance with the Department's standards for construction of new sewer collection systems. CNC checks sewer-capacity studies to size proposed SMDs lines and sets requirements to ensure adequate capacity in existing systems.
- Responsible for the processing of access easement documents and procuring easements for public sewer facilities located in private properties. Also assists in investigating SSO-related claims and litigations against the City.
- Prepares or directs emergency repair activities, special studies, and investigations and reports concerning the City's sewer infrastructure.
- Oversees office engineering, clerical, field inspection, field operation, and maintenance staff on behalf of the City.

The distribution of the City's personnel is depicted in the organizational chart presented in Section 2.3.2 of this chapter.

2.2 Authorized Representatives

The Director of Public Works/City Engineer for the City and the Assistant Deputy Director for SMD are responsible for the execution of the compliance actions required under the WDRs. This includes, but is not limited to, signing and certification of all reports and correspondence as required under this order. The Principal Engineer and Senior Civil Engineers in SMD may also perform these duties on behalf of the SMD's Assistant Deputy Director or Director of Public Works for the City.

The Sewer Maintenance Districts has following staff authorized to serve as Onsite Managers for the collection systems managed by LACPW:

- Andrew Ngumba, Assistant Deputy Director (**Primary LRO for LACPW**)
- Alex Villarama, Principal Civil Engineer (**Secondary LRO for LACPW**)
- Jeffrey Bouse, Senior Civil Engineer
- Haris Harouny, Senior Civil Engineer
- May Hong, Civil Engineer
- Eric Liu, Civil Engineer

Each of these staff members are authorized to act on behalf of each of LACPWs collection system to serve as Legally Responsible Officials for each of the collection systems listed in Table 2-1. District LROs coordinate to ensure one of the designated LROs is available for required reporting certification in CIWQS. In addition, each collection system in the County owned by a city also has at least one Legally Responsible Official from that City's staff.

City of Industry Legally Responsible Official:

Joshua Nelson, City Manager (**Primary LRO for City of Industry**)

Mathew Hudson, Director of Public Works (**Secondary LRO for City of Industry**)

Table 2-1: Collection Systems Operated, Maintained and Managed by Los Angeles County Public Works

WDID Type ²	CIWQS WDID	CIWQS Collection System Name
CSMD – City	4SSO10394	City of Industry

2.3 Positions Responsible for Implementing Specific SSMP Elements

2.3.1 Positions Responsible

A list of positions responsible for implementing specific SSMP elements is provided in Table 2-2. Additionally, Appendix B1 contains a list of staff responsible for implementing specific SSMP elements, including position, telephone number and email address.

Table 2-2: Positions Responsible for SSMP

SSMP Element	Responsible Org. Unit	Responsible Position
1. Introduction and Goal	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works
2. Organization	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works
3. Legal Authorities	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works
4. Operation and Maintenance Program - Pipelines	Sewer Maintenance Division	Principal Civil Engineer, Pipelines
4. Operation and Maintenance Program – Pump Stations	Sewer Maintenance Division	Senior Civil Engineer, Treatment Plants and Pump Stations
5. Design and Performance Provisions - Design	City of Industry: Public Works	City's Director of Public Works
5. Design and Performance Provisions – Design - Construction	City of Industry: Public Works	City's Director of Public Works
6. Spill Emergency Response Plan	Sewer Maintenance Division	Principal Civil Engineer, Pipelines
7. Sewer Pipe Blockage Control Program	City of Industry: Public Works	City's Director of Public Works and Operations Manager/CNC Engineering
8. System Evaluation, Capacity Assurance and Capital Improvements – Condition Assessment and Prioritization of Corrective Actions	Sewer Maintenance Division	Senior Civil Engineer, Technical Services
8. System Evaluation, Capacity Assurance and Capital Improvements – Capacity Assurance	City of Industry: Public Works	City's Director of Public Works
8. System Evaluation, Capacity Assurance and Capital Improvements – Capital Improvement Plan	City of Industry: Public Works	City's Director of Public Works

City of Industry Sewer Maintenance Agreement

Table 2-2: Positions Responsible for SSMP

SSMP Element	Responsible Org. Unit	Responsible Position
9. Monitoring, Measurement and Program Modifications	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works
10. Internal Audit	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works
11. Communication Program	Sewer Maintenance Division/ City of Industry: Public Works	Division Manager and City's Director of Public Works

2.3.2 Lines of Authority

Figure 2-1, Figure 2-2a, and Figure 2-2b includes an SSMP Program Implementation organization chart showing the lines of authority for the positions responsible for the management of the collection system and implementation of the SSMP. The contact information for the Sewer Maintenance Division staff and City's staff listed in Figure 2-2 can be found in Appendix B2.

Figure 2-1: LACPW Organizational Chart

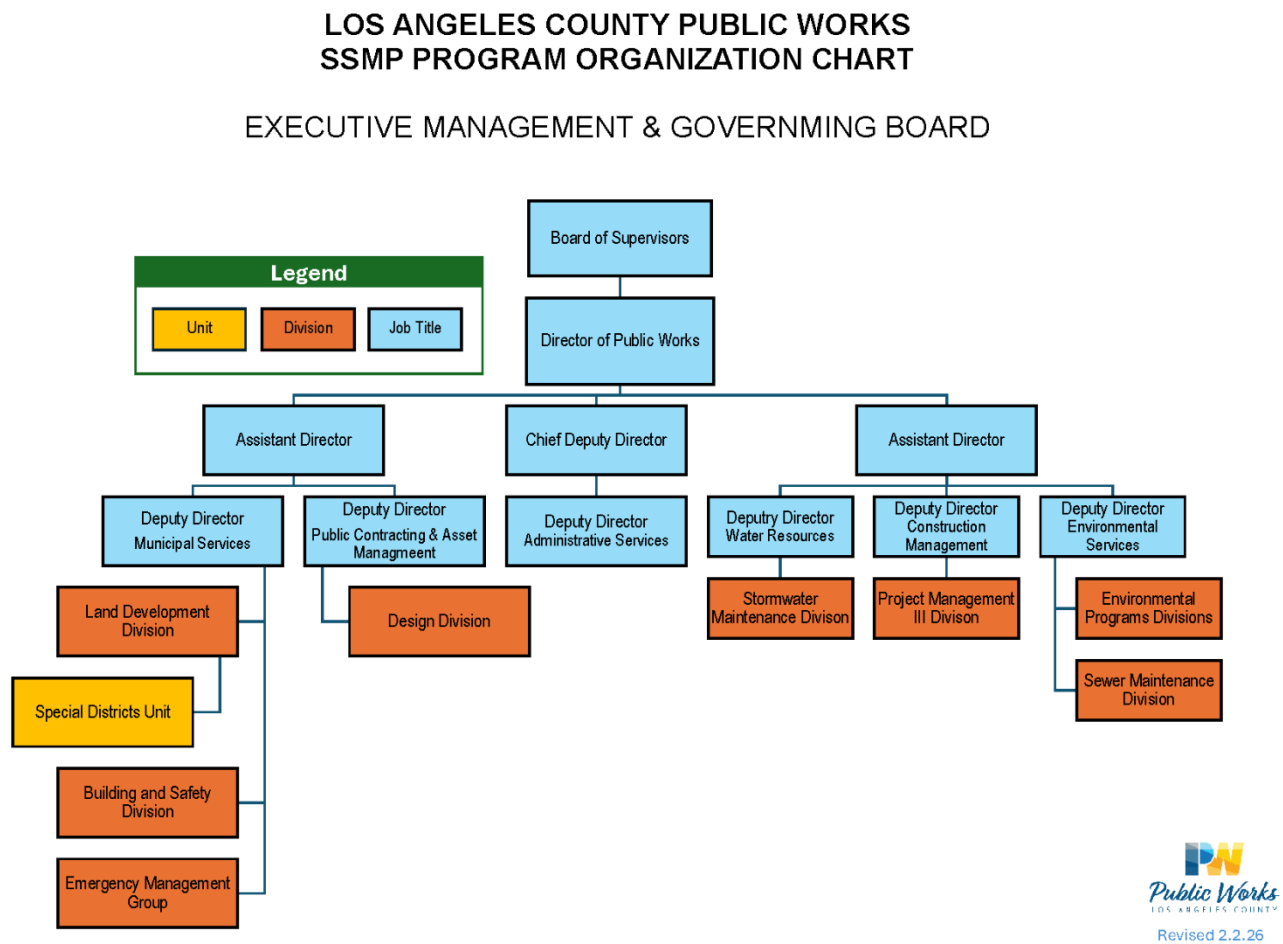


Figure 2-2a: SMD Organizational Chart

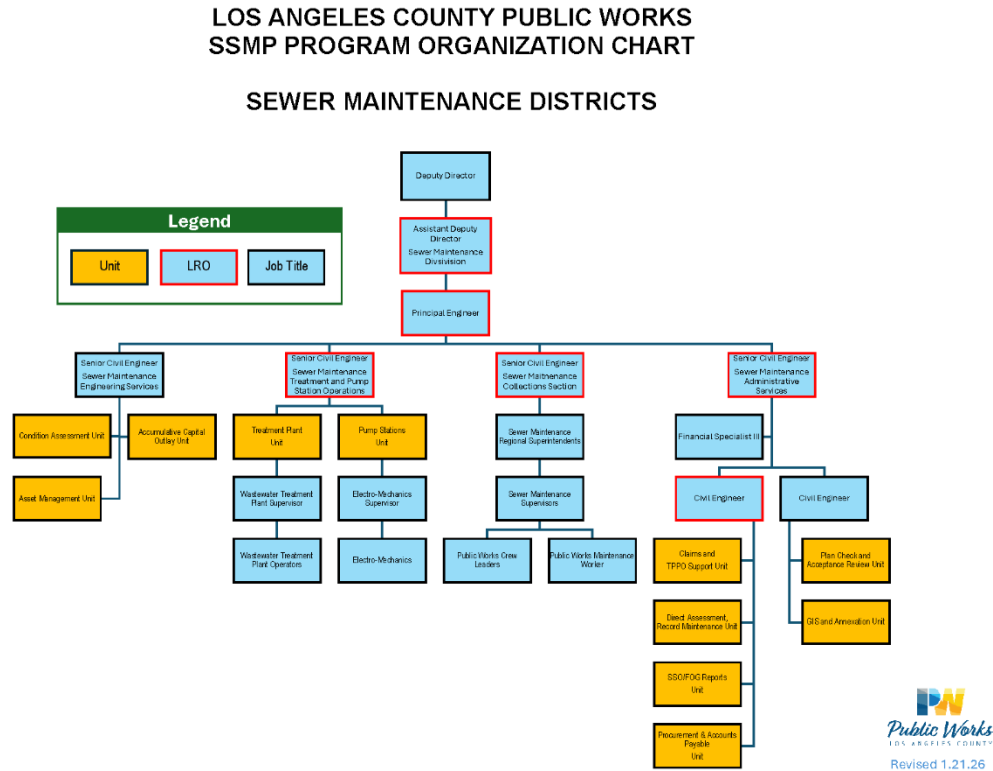
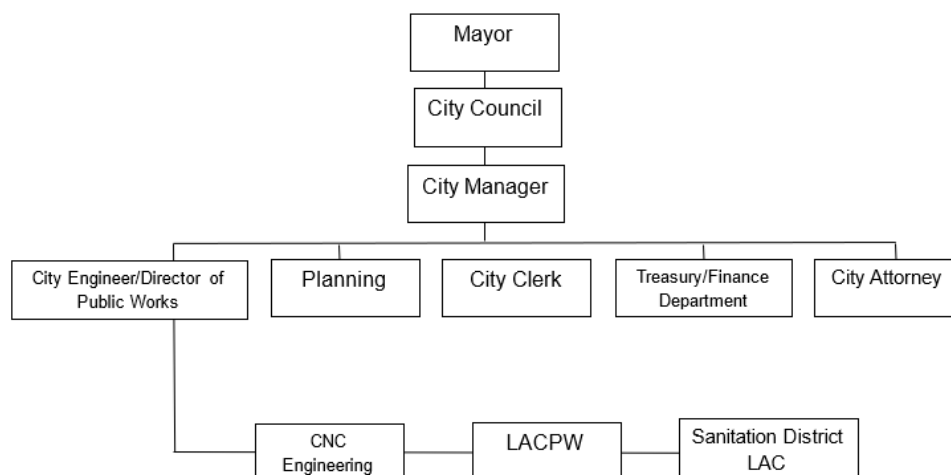


Figure 2-2b: City Organizational Chart

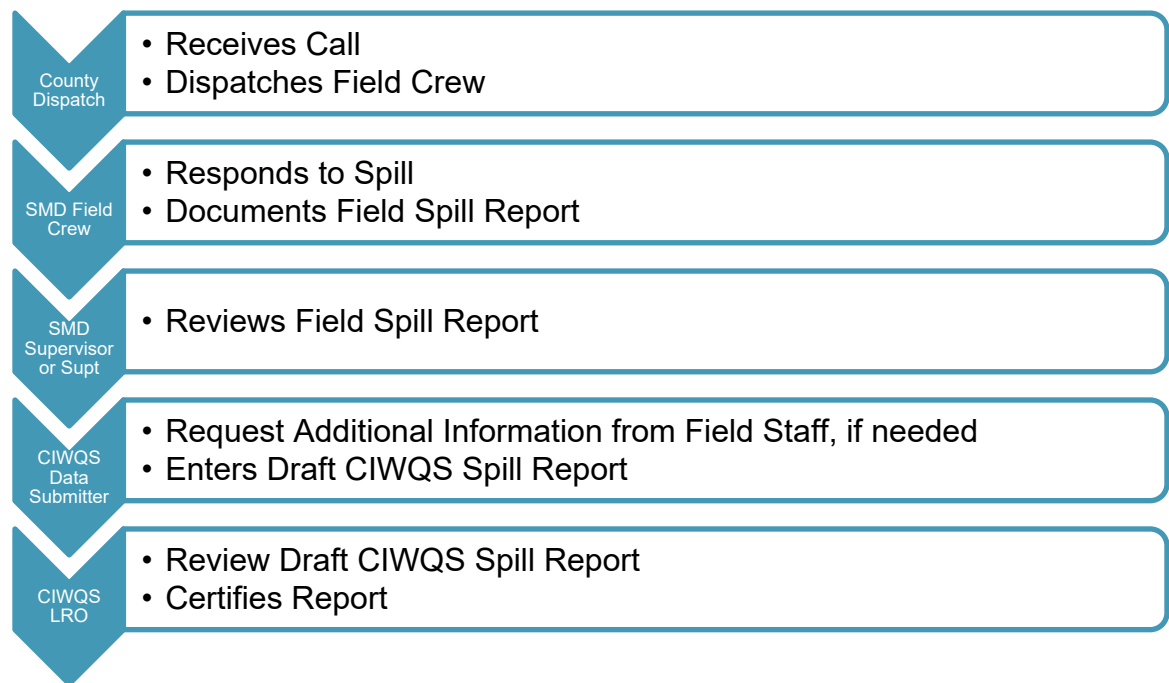
City of Industry Organization Chart for Sanitary Sewer System Management



2.4 Spill Reporting Chain of Communication

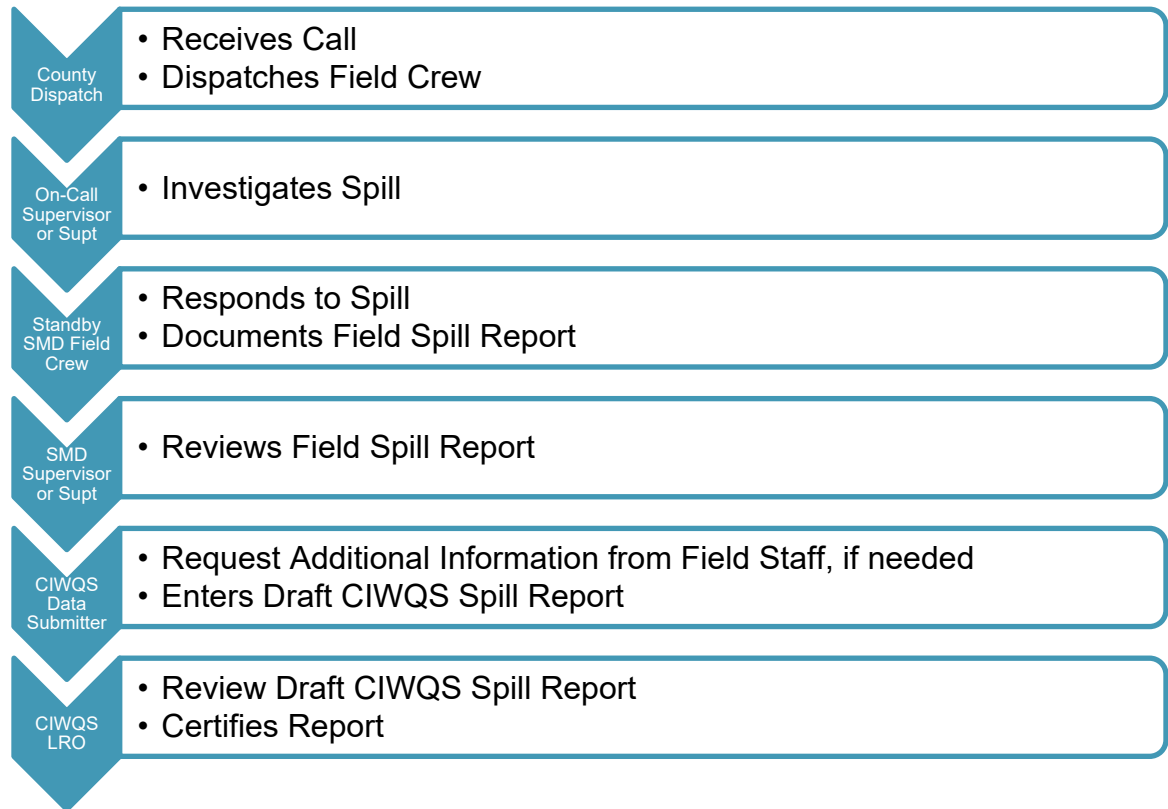
LACPWs Spill Emergency Response Plan, described in Element 6 and included in Appendix F1, includes procedures for effective communication and reporting of spills from receipt of complaint, including the person responsible for reporting spills into the State Water Board's CIWQS database. The Spill Emergency Response Plan includes a flowchart and notification table providing clear step-by-step procedures for communication and reporting. Figure 2-3 summarizes the spill reporting chain of communication during normal business hours. Normal Business hours are Monday through Friday from 6:30 a.m. to 5:00 p.m. Figure 2-4 summarizes the spill reporting chain of communication during afterhours.

Figure 2-3: Spill Reporting Chain of Communication – Normal Business Hours



*Normal Business hours are Monday through Friday from 6:30 a.m. to 5:00 p.m.

Figure 2-4: Spill Reporting Chain of Communication – After Hours



*After Hours are any hours that are not Normal Business Hours.

3 Legal Authority

3.1 Overview

The City's legal authority to own and operate a sanitary sewer system is derived from its incorporation as a city. The City on June 26, 1986, by Resolution No. 1338, granted the LACPW the consent and jurisdiction to annex portions of the City's sewer system into the CSMD. By that action, the City has entrusted the management, operation, and maintenance of its local sanitary sewer system to the CSMD. The City, however, still maintains ownership of the sewer system.

The legal authorities for the specific areas stipulated in the General Order are covered in various sections of the City Municipal Codes ("CMC"s). The City has adopted by reference the 2022 Edition of the California Plumbing Code together with the Los Angeles County Title 28 – Plumbing Code and the Los Angeles County Title 20 – Utilities, which regulates sanitary sewers and industrial waste in the County as its Sanitary Sewer and Industrial Waste Ordinance.

- City of Industry Municipal Code - <https://ecode360.com/IN4941>
- Plumbing Code Chapter 15.24 - <https://ecode360.com/44192105#44192105>
- Sanitary Sewers and Industrial Waste – Ordinance No. 751-U "Urgency ordinance adopting the Los Angeles County Code Chs. 20.20, 20.24, 20.28 and 20.32 by reference" the City has also adopted all portions of Division 2 of LACO TITLE 20, which regulates sanitary sewers.

The Districts were formed pursuant to Chapter 4 of the State of California Health and Safety Code (Section H4870 – 8), with the County of Los Angeles Board of Supervisors acting as their governing body. By law, the Board of Supervisors may make and enforce all rules and regulations necessary for the administration of the Districts and for the cleaning, repair, construction, rehabilitation, renewal, replacement, operation, and maintenance of collection sewers within the Districts. Consistent with the law, several ordinances have been established by the Board of Supervisors to govern all aspects of the Districts' operations. The legal authorities for the specific areas stipulated in the WDRs are covered in various sections of the Los Angeles County Plumbing Code (LACO Plumbing Code) and Chapters 20.20, 20.24, 20.26, 20.32, 20.34, 20.36, and 20.40 of the Los Angeles County Code (LACO Code) Title 20 – Utilities, some of which are discussed below. Table 3-1 and Table 3-2 summarizes these authorities and relates them to elements of the SSMP that are impacted or utilize these authorities. Specific legal authorities are described in more detail in the elements that follow.

For the contracted cities that have service agreements with the Districts, the provision of services is dependent on the specific terms of the agreement. It is assumed that the legal authorities are extended to the Districts to provide services to these Cities.

The LACO Code, LACO Plumbing Codes, standard plans, specifications, and other materials cited in this Section are filed at the office of the Director of Public Works and can be found online in the links below:

- Los Angeles County Code

(https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances)

- Los Angeles County Plumbing Code
(https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT28PLCO)

Table 3-1: Summary of Legal Authorities Relating Legal Authority Element of General Order

Requirement	Reference
Prevent illicit discharges into the wastewater collection system	LACO 20.24.020 – Applicability of Division 2 provisions LACO 20.24.200 – Notification of uncontrolled discharges required LACO 20.32.080 – Excessive discharge of sewage – Conditional permit requirements LACO 20.32.650 – Dumping of effluent - Conditions LACO 20.36.010 – Discharge of offensive or damaging substances prohibited LACO 20.36.400 – Deposit of certain substances prohibited CPC 714.1 – Unlawful Practices CPC 714.2 – Prohibited Water Discharge
Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure	The City is part of Consolidated Sewer Maintenance District, which is managed by LACPW. All city spills will flow to city storm drainage system and then to the County flood control system. CSMD and the Flood Control District are both part of Los Angeles County Public Works and staff have direct contact with one another to coordinate and access additional resources and support, if needed
Require that sewers and connection be properly designed and constructed	LACO 20.32.010 – Sewer construction permit required when – Period of validity LACO 20.32.330 – New main sewer lines LACO 20.32.340 – Water pollution control and sewage pumping plants LACO 20.32.350 – New house laterals LACO 20.32.390 – Dedication of sewers LACO 20.32.580 – Materials and construction – Conformity with standard specifications LACO 20.30.590 – Inspection by county engineer
Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned or maintained by the Agency	LACO 20.20.130 – House lateral LACO 20.24.080 – Maintenance of sewer and laterals The City does not own or maintain any portion of the house lateral. The house lateral is the part of the sewer piping within the street or right-of-way extending from the property or sewer right-of-way line to point of connection with the main-line sewer
Enforce any violations of its sewer ordinances, service agreements, and/or other legally binding procedures	LACO 20.24.100 – Enforcement—County engineer powers LACO 20.24.110 – Delegation of powers LACO 20.24.160 – Violation – Penalty LACO 20.24.170 – Continued violations
Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable	LACO 20.32.240 – Sewer easement processing fees LACO 20.32.430 – Sewer easement requirements

Table 3-2: Summary of Legal Authorities Relating Sewer Pipe Blockage Control Program Element of General Order

Requirement	Reference
Requirements to install grease removal devices (such as traps or interceptors)	LACO 20.36.560 – Installation – Required when
Design standards for the grease removal devices	LACO 20.36.570 – Pretreatment – Standards and criteria

Maintenance requirements, BMP requirements, record keeping and reporting requirements for grease removal devices	LACO 20.36.610 – Operation and maintenance Industrial Waste Permits – Authorities enable the inclusion of additional specific maintenance requirements on Industrial Waste Permits provided to food service establishments.
Authority to inspect grease producing facilities	LACO 20.24.090 – Inspection to ascertain compliance—Access required—Acceptance of permit conditions LACO 20.24.150 – Interference with inspectors prohibited when LACO 20.36.620 – Inspection and testing LACO 20.36.630 – Right of entry for inspection authorized when

3.2 Authority to Prevent Illicit Industrial Waste Discharges into the Collection System

The LACO Plumbing Code Title 28 (Sections 306.2, 714.2, and 1101.2) prohibits the unauthorized discharge of rain, surface, or subsurface water into the collection system. The illegal dumping of offensive or damaging substances such as chemicals and debris, which are considered inflows, is prohibited by LACO Code, Section 20.36.010.

3.2.1 Prevention of Illicit Discharge of FOG

Section 20.36.400 of the LACO Code prohibits the discharge of Fats, Oils, and Grease and other substances that may, among other things, clog, obstruct, fill, or necessitate frequent repairs, cleaning out, or flushing of sewer facilities in the sewer system.

3.2.2 Prevention of Illicit Discharge of Infiltration/Inflow

LACPW have an Inflow/Infiltration (I/I) control program as part of their ongoing sewer line cleaning and maintenance program, which includes closed-circuit television and other mechanisms to detect I/I. By ordinance, the Board of Supervisors has established a financial plan to ensure capital replacement or rehabilitation of sewer lines prone to I/I within the Consolidated Sewer Maintenance District (LACO Code, Section 20.40.045). The Marina Sewer Maintenance District provides adequate funding to eliminate I/I sources in the mainline sewers and manholes.

The LACO Code, Section 20.24.080, requires property owners to maintain their house laterals, including the elimination of cracks, tree roots, and other debris. A similar requirement is found in Section 101.3.2 of the LACO Plumbing Code Title 28.

3.3 Authority to Collaborate with Storm Sewer Agencies

Spills from the City's collection systems flow into the City's storm drainage systems and Los Angeles County Flood Control drainage systems. Los Angeles County Public Health requires all cities in the Districts to report sewer spills that reach a drainage system within 15 minutes of knowledge of the event. As a result, Los Angeles County Flood Control is notified and can provide support to provide information and access to County drainage system facilities, if needed. The Sewer Maintenance Division, being a sister division to Stormwater Maintenance Divisions that manages the Flood Control System, allows for direct collaboration, allowing for efficient management and resolution of spills and drainage issues.

With regards to preventing cross connections of sanitary sewer infrastructure to storm sewer infrastructure, the City works under the services of the LACPWs Building and Safety Division (“BSD”).

3.4 Authority to Require Proper Design and Construction of Sewers

The LACO Code Sections 20.32.330 and 20.32.340, as adopted by the City under Ordinance 751-U, require that the design of new mainline sewers and pumping plants, respectively, be in conformity with requirements of Part 3 of Chapter 20.32 of the LACO Code. Similarly, Section 20.32.350 of the LACO Code requires that the design of new house laterals conform to the requirements of Part 3, Chapter 20.32 of the LACO Code unless otherwise covered by the LACO Plumbing Code, Title 28. The construction of a collection sewer system, by law (LACO Code 20.32.580), is required to conform to all the requirements prescribed by Division 2 of the LACO Code, by the Standard Specifications for Public Works Construction (“Green Book”) and by the Special Provisions and Standard Plans, all on file in the office of the Director of Public Works (“County Engineer”). The inspection and construction of mainline sewers and pumping plants to ensure proper construction is covered under Section 20.32.590 of the LACO Code, and regulated under the City’s CMCs. The construction of house laterals is covered under the LACO Plumbing Code.

3.5 Authority to Ensure Access to Publicly Owned Portion of Lateral

The City and County do not own or maintain private lateral sewer lines. Property owners are responsible for proper installation, operation, and maintenance laterals (the pipe that connects from the building to the main) and clean-outs (which provide access to clean and repair the pipe from the building to the main). This includes laterals on the County-owned easement.

3.6 Limit the Authority to Discharge of FOG and other Debris

The Director of Public Works under the LACO Plumbing Code, Title 28, as adopted under Ordinance No. 751-U, has the legal authority to require the installation of grease interceptors at restaurants and other food establishments that generate grease. Section 20.36.560 of LACO Code also gives the Director of Public Works the authority to require the installation of treatment facilities, including grease interceptors, at any facility that generates FOG in the amount that will damage or increase the maintenance costs of the sewer collection system.

The City’s adoption of LACO Code Section 20.24.090 gives the Director of Public Works the legal authority to inspect mainline sewers, sewage pumping plants, interceptors, etc., as often as he deems necessary, to ascertain whether such facilities are maintained and operated in accordance with the provisions of Division 2 of the LACO Code.

Authority to Enforce Violations of Sewer Ordinances.

Under Section 20.24.100 of the LACO Code, as adopted by the City under Ordinance No. 751-U, the Director of Public Works is empowered to enforce all of the requirements prescribed in Division 2 – Sanitary Sewers and Industrial Waste of the Code and in accordance with Section 20.24.110 may delegate this authority. LACO Code Section 20.24.160 allows criminal penalties for any violations of the Sewer and Industrial Waste Ordinances.

3.7 Authority to Obtain Easement Accessibility Agreements When Applicable

Title 20, Division 2 of the LACO Code, as adopted by the City under Ordinance 751-U, gives the LACPW the legal right to set requirements that allow unrestricted maintenance access to the public sewer infrastructure. This access is secured through the LACPW unwavering enforcement of the requirement for sewer easements around all public sewer appurtenances located in private properties. These easements are detailed by the designer on the sewer construction plans and are reviewed through the iterative plan check process. Plan checkers take special care to ensure that maintenance crews will have room for access and equipment usage for both routine maintenance and replacement or repair construction as necessary. Title 20 requires easements to be free of obstruction, and this is reiterated on all sewer plans that contain easements. The potential for conflict or restriction of access is reviewed exhaustively during plan check.

4 Operation and Maintenance Program

4.1 Up-to-Date Map of the Collection System

LACPW gathers as-built plans and compiles into a central Document Management System, CADD System, and GIS system maintained by the Districts. The City utilizes GIS and paper copy maps for maintaining as-built maps and the LACPW collects a copy for maintenance operations. Data gathered from the plans, such as system locations and alignment, pipe material, size, etc., are stored in LACPW's Computer-Aided Design and Drafting System and GIS.

4.1.1 Procedures for Maintaining and Providing Access to Water Boards Staff

LACPW provides access to up-to-date maps of the sewer system via:

- Interactive GIS-maps
- Electronically available as-builts
- Printed and electronically available Map Books

GIS Maps

The interactive GIS-based map of the sewer system is available online on the LACPW's and City's websites:

- <https://dpw.lacounty.gov/smd/sewernetwork/>
- https://gis-industry.hub.arcgis.com/datasets/e39d8da8a7534288a3a83a3fb83ffdd6_64/explore?location=34.018000%2C-117.935100%2C12

Within GIS, the Districts maintains a mapping system as seen in Figure 4-1 that includes sewer features such as pipe or manhole location, diameter, material, flow direction, etc. The system includes map base layers such as aerial images, streets, parcels, and storm drain systems also available from other Divisions within LACPW and other governmental agencies. The maps are regularly updated to reflect any changes in the system. Once Cityworks is implemented, valves will be included into the system map.

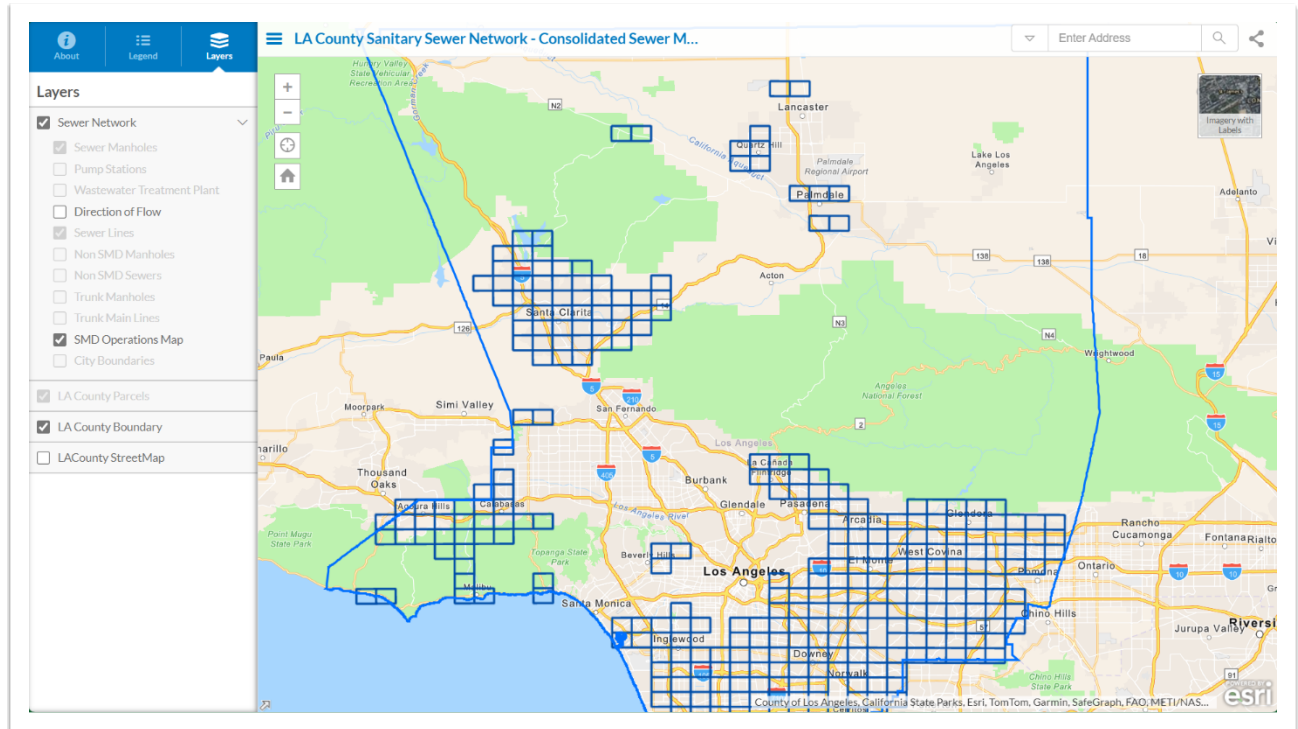


Figure 4-1: CSMD Sewer Network Map

Sewer As-Builts

Sewer as-builts can be obtained from the City and/or LACPW. To retrieve the as-builts, LACPW has provided detailed instructions on how to locate the as-builts for a desired sewer line on the SMD webpage. Using the sewer network map to obtain the overlay operation map book, the map book lists the as-built sewer plan number that can be searched on LACPWs Land Record Site, see Figure 4-2. The City maintains original as-builts of sewers at City Hall.

The sewer as-builts are located on LACPWs Land Record site:

- <https://pw.lacounty.gov/smpm/landrecords/SewerPlans.aspx>

Sewer Plans

The sewer plans below are available at this webpage and assistance may be obtained from the contacts below. View the [Sewer Operations Maps here](#) to get the sheet that covers your area. Open the overlay sheet for that page and locate the sewer number. Sewers are listed by the number given PC, CI, etc. If you do not find the sewer plan you are looking for, you may need to contact the city that the sewer and property is located within. County contract cities are Artesia, Carson, Commerce, La Mirada, Lakewood, Lomita, and Temple City.

PC	CI	ACOP	AI	JN	Spec	CC
Book		Book PC03000		Book PC06500		Book PC09500
Book PC00001		Book PC03500		Book PC07000		Book PC10000
Book PC00500		Book PC04000		Book PC07500		Book PC10500
Book PC01000		Book PC04500		Book PC08000		Book PC11000
Book PC01500		Book PC05000		Book PC08500		Book PC11500
Book PC02000		Book PC05500		Book PC09000		Book PC12000
Book PC02500		Book PC06000				

For issues, questions, or comments about this application, email the [administrator](#).

Figure 4-2: Sewer Plans Webpage

Map Books

Printed system maps are stored in the Mapping and Annexation Unit of the SMD located at 1000 South Fremont Avenue, Alhambra, California. These maps are also distributed to the SMD's field crew, for work scheduling and responding to emergencies, and to the City. Individual map books can be found using the operation maps overview map as seen in Figure 4-3.

These map book pages are electronically available on the LACPWs website:

- https://dpw.lacounty.gov/sewer/Page_15

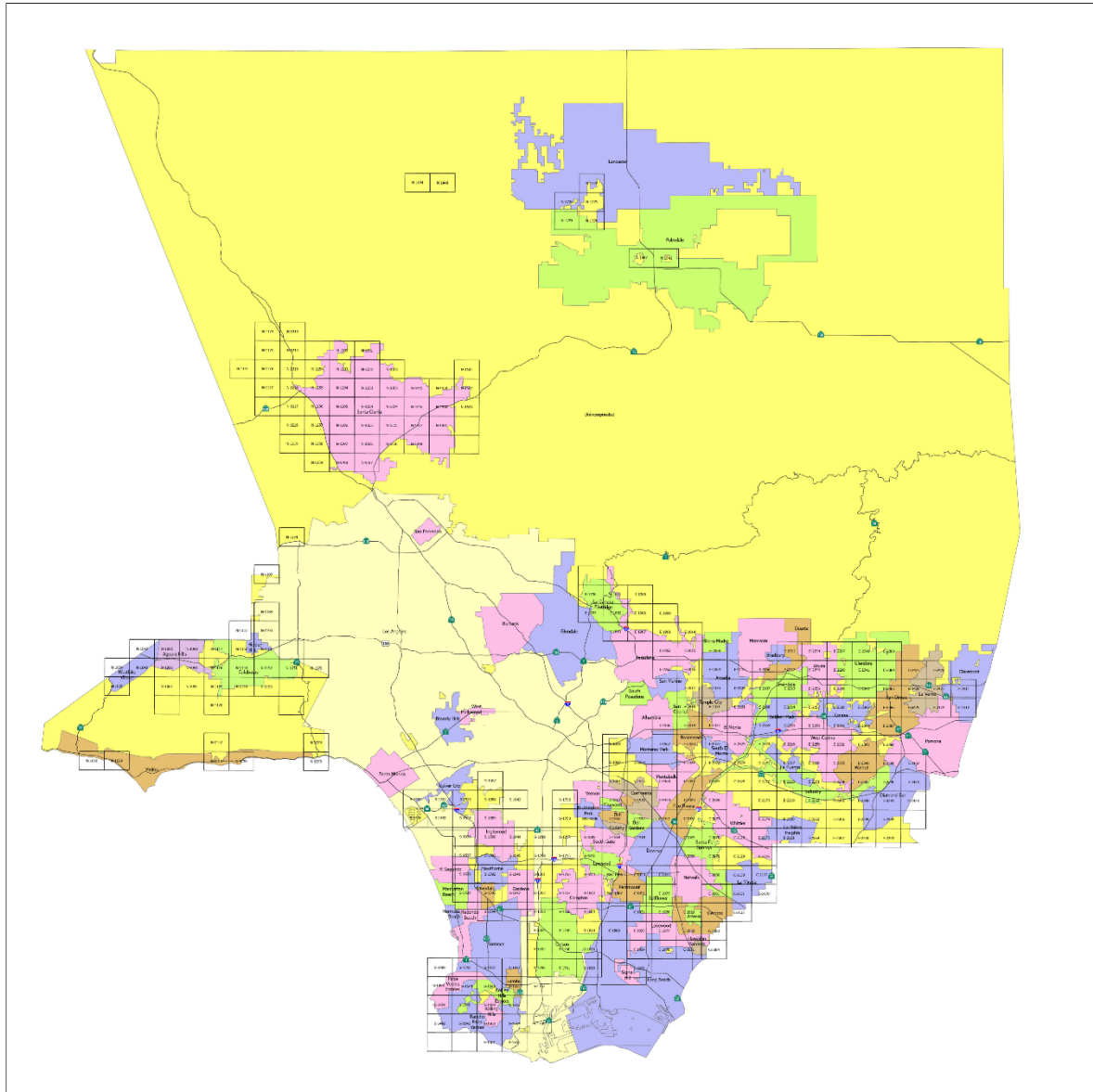


Figure 4-3: Operations Map Overview Map

4.1.2 Availability of Up-to-Date Mapping to Support Collection System Management

LACPWs print map books for sewer maintenance crews to use in the field for locating sewer infrastructure. When discrepancies are identified in sewer mapping, crews note them on printed map pages or through GIS on a phone and forward them to SMD GIS resources for updates. Field crews have access to both paper maps and the GIS phone application, depending on their preference.

Cityworks will eventually be downloaded onto cell phones and new LACPWs tablets, allowing crews to access facility information in real-time and log operation and maintenance activities directly into the system. The City's GIS is continually being updated to include up to date sewer infrastructure maps of the system.

4.2 Preventive Maintenance Program

LACPWs maintenance services are provided from six maintenance yards strategically located within the County of Los Angeles for efficient management of maintenance activities including Spills and other emergencies. A map showing locations of the field maintenance yards and pump stations in Appendix D.

The cornerstone of LACPWs maintenance operation is the preventive maintenance program as described in LACPWs training guide maintained in each of the field maintenance yards. This program consists of regular inspection of the sewer system including manholes, pipes, siphons, pump stations (although no pump stations in the City), treatment plants, regular cleaning, repair, and related activities. This program is designed and carried out to detect and correct potential problems before they develop into major problems. The preventative maintenance program is implemented through the following key activities:

- CCTV Inspection
- Sewer Line and Manhole Visual Inspection
- Gas Trap Manholes and Siphons
- Drop Manholes
- Sewer Line Cleaning
- Root Foaming
- Periodic Maintenance
- Vermin and Odor Control

The Preventive Maintenance program utilizes LACPWs Sewer Maintenance Division Maintenance and Operations Manual, which describes these activities in detail. This manual is available on the SMD's webpage:

- <https://dpw.lacounty.gov/sewer/maintenanceandoperationmanual.pdf>

For each activity, the tasks and their frequency are determined either periodically, while others are determined based on inspection findings and yard determinations. The descriptions of inspection and maintenance activities and the frequencies for each activity are detailed below.

4.2.1 CCTV Inspection

Closed-circuit television ("CCTV") inspections of sewer pipes are conducted to investigate and diagnose issues. Factors such as maintenance history, past overflow records, sewer line locations, and age are used to determine which pipes will be televised.

Additionally, LACPW implements CCTV inspections at a programmatic level through the Condition Assessment Program. This program aims to perform CCTV inspections and structurally rate approximately 500 miles of sewer infrastructure each year. Inspections are prioritized based on the number of spills per 100 miles for each jurisdiction.

4.2.2 Sewer Line and Manhole Visual Inspection

The interior and exterior of manholes are inspected twice a year for any structural defects, sewage flow condition, presence of vermin or rodents, deleterious industrial waste, odors, and any signs of unusual settlement around or evidence of debris within the manholes and along sewer alignments.

4.2.3 Gas Trap Manholes and Siphons

In the south area, gas traps are inspected and cleared of any stoppages or flow restrictions every 6 months. In other parts of the County, they are inspected and cleared of any blockages on a monthly basis. Siphons may differ in timeframe depending on the type of lines but are generally performed monthly.

4.2.4 Drop Manholes

These facilities are inspected and cleared of stoppages and flow restrictions on a variable frequency and is dependent on prior inspection. The inspection cycle of the drop manholes aligns with the manhole inspection cycle in Section 4.2.2.

4.2.5 Sewer Line Cleaning

Sewer lines are cleaned by hydro jet or rodding. Frequency of cleaning is based on inspection records. Sewer lines known to accumulate grease, garbage grinds, or sand are put on monthly, quarterly, or semi-annual cleaning schedule and those prone to root growth are periodically rodded or chemically treated.

4.2.6 Root Foaming

Root foaming is performed on main sewer lines based on root intrusion and need, usually associated with overflowing. The frequency of root foaming is initially 1 year, then increases to an 18-to-24-month frequency.

4.2.7 Periodic Maintenance

Periodic Maintenance ("PM"s) are sites that require higher-frequency cleanings due to maintenance issues. These "hot spots" are identified in the field during maintenance and inspections of sewer facilities and are often caused by debris, root intrusion, or other factors. Segments that experience spills are also added under periodic maintenance.

4.2.8 Vermin and Odor Control

When evidence of infestations is observed during an inspection or a service request or complaint is received, sewers and structures are dusted or baited. Sewers infested by insects are chemically treated.

4.2.9 Treatment Plants and Pumping Stations

The majority of the LACPWs pump stations are equipped with SCADA/alarm systems and are inspected at least once a week. Pumps and motors are lubricated, control mechanisms and valves are checked and adjusted as necessary, and equipment is repaired or modified as required.

Treatment Plants are inspected daily to comply with permit-required sampling and testing and perform routine maintenance. The equipment is cleaned and calibrated, and mechanical components and process units are checked. This is included for reference, as no pump station or treatment plant are located in the City.

4.3 Scheduling and Data Collection

Historically, LACPW generated and tracked work orders using the Maximo maintenance management system. The LACPW is in the process of implementing Cityworks maintenance management system to schedule and track maintenance activities. The activities the field crew performs are recorded in various forms such as service requests, cleaning reports, sewer maintenance daily reports, manhole adjustments, overflow report forms, etc., and are stored in the maintenance management system. All the asset inventory documenting maintenance activities and data collected are transferred over to the Cityworks maintenance management system to aid in the electronic filing and tracking.

4.4 Training

LACPWs staff responsible for the operation and maintenance of the sewer collection system attend formalized training classes or seminars provided by agencies such as California Occupational Safety and Health Administration (“CALOSHA”), California Water Environment Association (“CWEA”), and International Brotherhood of Electrical Workers (“IBEW”). Through this training, staff are well-versed in the latest industry, the best practices for safely and efficiently performing their tasks. Training is required for new staff and when new procedures are introduced.

LACPW also utilizes informal training approaches, including tailgate meetings, monthly safety meetings, and apprenticeship training programs led by higher-level staff. New Legally Responsible Officials and staff responsible for submitting data are informally instructed by an internal reporting expert. Additionally, only companies with well-trained and experienced staff are considered for either emergency spill mitigation or sewer construction and rehabilitation work.

The Sewer Operations Superintendents manage field operations and maintenance activities and are responsible for making sure all collection system field employees receive training in emergency response, spill investigation, and spill reporting duties. LACPW maintains records for all Spill Emergency Response Plan (“SERP”)-related training. The date, content, trainers, and attendees are recorded for all scheduled training courses.

With regards to spill response training and spill volume estimation training, the field crews operate a large system with enough spill events to provide opportunities for senior crew members to provide live-drill training for new and less experienced staff. When these events occur, new crew members are invited to observe until they can perform activities on their own. This on-the-job training involves shadowing experienced crew members and learning directly on site, rather than through drills.

To estimate spill volume, the LACPW uses three methods most regularly: eyeball, measure volume, duration and flowrate. The District Staff preparing the estimate employ the method most appropriate to the sewer spill in question and use the best information available.

Table 4-1: Summary of Training Program

Training Type	Description	Recurrence
General Order Requirements	Review of General Order Requirements performed throughout the year in morning briefings at each yard.	Monthly – One element discussed each month.
Spill Emergency Response and Drills and Spill Volume Estimation	Staff are trained in the field during live spill events. Staff being trained observe trained crew members perform activities to learn and then perform the activities under supervision to check the training was received.	Performed as-needed or at least once annually.
CIWQS Reporting	New Data Submitters are trained by experienced in-house Data Submitters. Staff also attend industry provided training by CWEA and CASA and utilize training videos from the State Water Board website.	Performed as-needed or at least once annually.

4.5 Equipment Inventory

The maintenance crews are equipped with standard industry technologies including radio equipped trucks for easy communication, cellular phones, heavy and light construction equipment, vacuum trucks, pumps, generators, trucks equipped with closed-circuit television units for interior inspection of sewer lines, and various types of safety equipment. Equipment is regularly checked, adjusted, repaired, or replaced as necessary. However, major fixed assets are replaced when they meet or exceed LACPW established fixed assets replacement criteria based on the age of the equipment, mileage, hours of use, repair history, etc.

Equipment categorized as Class 9 (less than ¼ ton) or lower is automatically replaced by the Fleet Management Group when it meets the replacement criteria. The request to replace equipment higher than Class 9 is made as part of LACPW annual budget. In addition to the above replacement criteria, an analysis and recommendation by trained staff of LACPW and approval by LACPWs administration is required to replace equipment higher than Class 9.

The City has acquired basic first responder equipment. The City's field operations team coordinates with the crews of LA County in responses, however, the City field operations team maintains absorbent socks to contain spills in the event of arriving to a sewer system overflow first.

Table 4-2: List of Major Equipment

Equipment Type	Count
Inspection	22
Rodder	12
Vacuum	7
Compressor	2
Jetter	10
Pickup	25
Utility	4
Pump	6
Masonry	4
Dump	4
Construction	2
Sedan	1
Van/Passenger	2
Crane	2
2Axle	3
Stake	5
Tractor	2
TOTAL	113

These criteria, notwithstanding, a piece of equipment can also be replaced if its reliability or safety of operation becomes questionable. New and additional equipment are also acquired when fully justified based on increased workload, new activity, additional personnel, technological improvements, time and cost savings, employee or public safety requirements, etc. Each Collection System Yard maintains the spare equipment and parts needed by that yard to maintain the sewer pipelines and pump stations within the yard's service area and each is responsible for ordering replacements.

5 Design and Performance Provisions

5.1 Design and Construction Standards and Specifications

The City requires that all sewers be designed in accordance with LACPWs standards. The LACPW has standard plans and specifications for the construction of sanitary sewers and appurtenances to ensure that sewer lines and connections are properly designed and constructed. The LACPW specifications by reference incorporate the:

- Standard Plans for Public Works Construction;
- Standard Specifications for Public Works Construction (“Green Book”);
- Standard Plans Public Works 2000 Edition;
- Special Provisions; and
- Standard Drawings.

In addition, LACPW has other publications such as the Private Contract Sanitary Sewer Procedural Manual, Guidelines for the Design of Pump Stations, etc., to maintain consistency in the design of collection systems within the City/CSMD.

The City requires that these publications also be followed in the design of sewer systems within the City. To further ensure that sewer facilities are properly designed, the City requires construction drawings to be prepared by licensed engineers. The construction drawings are thoroughly reviewed by the City and SMDs engineers prior to approval for construction and inspection of the actual construction work. SMD review plans to ensure that appropriate maintenance standards are integrated into the design from a maintenance standpoint only.

5.2 Procedures and Standards for Inspecting and Testing System Improvements

To further assure that sewer facilities are properly designed and constructed, the LACPW requires that sanitary sewer plans are designed by licensed engineers and provides thorough review of plans prior to approval for and conducting inspection of construction work. Each city within CSMD has its own design and construction standards and requirements. Prior to accepting a newly completed sewer system for maintenance, each city is responsible for assuring sewers are designed and constructed to standard. The following procedures are used to ensure compliance with LACPW standards for portions of the system designed and constructed in unincorporated areas:

The following procedures are used to ensure compliance with LACPW standards for portions of the system designed and constructed within the City:

- The City provides inspection by outsourcing to qualified consultants for the inspection of new sewer construction projects. The City requires that as-built plans of the completed projects be submitted prior to final approval for acceptance of sewer facilities for public use.

- Within the City new sewers, as well as sewer lines rehabilitated by lining, be televised and the video reviewed by SMD's personnel prior to the acceptance of the completed project.
- In compliance with LACPWs policy, the City requires that all new or rehabilitated pumping stations be inspected by experienced SMD Electro-Mechanics prior to acceptance for maintenance by the SMD.
- LACPWs inspectors are well trained in pipeline and pump station construction. They attend training classes and educational seminars to stay familiar with advancements in the industry. The inspectors are also provided with adequate materials to perform their jobs, including the Standard Specification for Public Works Construction Inspection Manual, the Green Book, etc.

6 Spill Emergency Response Plan

The LACPWs Spill Emergency Response Plan (“SERP”), included in Appendix F provides guidelines for LACPWs maintenance crew to follow in responding to, cleaning up, and reporting sewer spills that may occur within the Districts’ service area, which includes the City. The purpose of the SERP is to support an orderly and effective response to sewer spills that ensure all regulatory requirements are met. The LACPWs SERP comprehensively addresses notification, response, assessment, and recordkeeping requirements of the SWCRB General Order as summarized in Table 6-1.

Table 6-1: Spill Emergency Response Plan General Order Compliance

Order Requirement	SERP Section
Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner;	2, 3.4
Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State;	2, 3.4, 3.7
Comply with the notification, monitoring and reporting requirements of this General Order, State law and regulations, and applicable Regional Water Board Orders;	4
Ensure that appropriate staff and contractors implement the Spill Emergency Response Plan and are appropriately trained;	6
Address emergency system operations, traffic control and other necessary response activities;	3
Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system;	3.4
Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State;	3.4, 3.6
Remove sewage from the drainage conveyance system;	3.6
Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters;	3.6
Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery;	3.6
Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event;	-
Conduct post-spill assessments of spill response activities;	3.8, 4.5
Document and report spill events as required in this General Order; and	4
Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed.	6.1

6.1.1 Pre-Planned Coordination with Other Agencies or Departments

The City’s field operations team supports securing the site and initial containment upon arriving first, before SMD field crews arrive. When appropriate, LACPW invites LACSD staff to discuss any jurisdictional inquiries or investigations of spills.

7 Sewer Pipe Blockage Control Program

7.1 Program Overview

Analysis of sewer overflows over the last 3 years indicates an average of 83 percent of spills within the City collection system are linked to roots, vandalism, and others either as a primary or secondary cause factor. Between 2022 and 2025, an average of 9 percent of spills were linked to grease accumulation and 9 percent linked to debris accumulation. To prevent the build-up of fats, oils and grease (“FOG”) that can cause blockages and restrictions in flow, the City has implemented a FOG program to prevent sewage overflows into the environment, as well as to reduce the discharge of FOG to the sewer system.

The City’s Public Works (“PW”) department is responsible for performing fats, oils, and grease source control inspections of food service establishments (“FSE”s). Furthermore, as to the industrial wastewater discharge into the sewer system from non-FSA facilities, the Los Angeles County Sanitation District regulates industrial waste disposal on behalf of the City.

The City’s PW department issues a Domestic Wastewater Clearance permit (“DWWC”) found on the City website, where a pretreatment device may be required:

- <https://industryca.portal.opengov.com/categories/1072/record-types/6471>

The website provides FOG guidelines, standard drawings for grease pretreatment devices, permit forms, and details on EPD’s FOG program.

7.2 Implementation Plan and Schedule for Public Outreach

7.2.1 Summary of Outreach Activities

The LACPW conducts public outreach through various channels to educate the community about Fats, Oils, and Grease management:

- **Community Events:** LACPW participates in resource fairs, park events, and Earth Day- themed events, where staff distribute FOG brochures and answer questions from the community.
- **Website Resources:** The FOG page on LACPWs website provides a comprehensive list of FOG do’s and don’ts: <https://pw.lacounty.gov/SMD/grease/Index.cfm> and <https://www.cityofindustry.org/179/Sewer-System-Management-Plan>
- **Inspections:** During inspections of FSEs, FOG inspectors provide educational materials on best management practices (“BMP”s) for grease traps and interceptors. Newly permitted FSEs also receive BMP materials.

By engaging with the community and FSEs through these activities, LACPW aims to promote effective FOG management practices and prevent blockages in the sewer system. The City benefits from the LACPW community outreach benefits, and to complement the efforts, the City continues its own public education outreach programs through disseminating material to through City’s social media, website and business council. City personnel also

disseminate information to residents during meetings or while conducting right-of-way lateral work inspections.

7.2.2 Plan and Schedule of Events

The schedule of outreach activities is based on opportunities for public engagement and the frequency of FSE inspections. When an opportunity arises for SMD or the City to participate in a public event, the County's Community and Government Relations Group ("CGRG") notifies them. Many of these events occur annually and SMD tries to be involved if notified by the CGRG in time to coordinate. CGRG keeps track of all the events the county participates in annually, providing a summary of events at the end of the year.

FSE Outreach is timed around FSE inspections. FSE owners are provided with educational material when FOG inspectors visit to inspect grease traps and interceptors and check for any violations.

7.3 Plan and Schedule for Disposal of FOG

For the disposal of grease and other pipe-blocking substances, FSE's must obtain a Domestic Waste Clearance permit from City PW that requires a schedule of frequent maintenance and documentation of maintenance and disposal of waste. Under the permit, grease traps are required to be maintained/pumped at the frequency required to prevent overflows, while grease traps/interceptors that can handle 750 gallons or greater require quarterly maintenance. FSEs are required to log their frequencies of maintenance and submit upon request by the City PW.

The solidified fats found in the City's collection system during cleaning operations are trapped, collected, and taken to the maintenance yard dump bins. Once the bins are full, these and other debris collected from the system are taken to the County Sanitation Districts of Los Angeles County facilities.

7.4 Authority to Prohibit FOG Discharges and Identify Measures to Prevent FOG Spills

7.4.1 Authority

The legal authority and mandate to prohibit discharges of FOG into the sewer system is discussed in Chapter 3 of this document. Requirements for grease interceptors at food establishments to prevent the discharge of grease to the collection sewer system and educating the public on proper disposal methods for FOG are also discussed in this chapter.

7.4.2 Preventative Measures

The LACPW, on behalf of the City, utilize semiannual manhole inspections of all manholes and the scheduled and unscheduled sewer line cleaning, the television inspection of the interior of sewer pipes to identify pipe segments experiencing heavy grease accumulation, and in mitigating any problems. These legal mandates and maintenance practices are

complemented by the City's and LACPW's Public Education and Outreach Program discussed in Section 7.1 to minimize Spills and blockages caused by FOG.

7.5 FOG Program Requirements and Design Standards

A pretreatment system/device is required for any new and existing food service establishment or similar facility where FOG from food preparation is discharged into the sewer system in quantities that may cause blockages or interfere with sewage treatment or disposal. All pretreatment facilities, whether required by City PW or installed voluntarily, shall be maintained and operated under a valid DWWC for the operating life of the facility.

FOG program requirements are outlined in the DWWC Conditions and Limitations (Appendix G1) and are supported by the Pretreatment Guidelines For Restaurants And Food Service Operations.

7.5.1 Requirements to Install Grease Removal Devices

The City's legal authorities to enforce the requirements stipulated in this Section are discussed in Chapter 3. The Director of Public Works/City Engineer has enforcement authority for industrial waste permitting per Section 20.36.040 of the LACO Code and City's PW handles permitting and enforcement of inspections of food service establishments that discharge into the City's sanitary sewer system. New or remodeled FSEs including those under new ownership, must also secure a DWWC permit from City PW. If there is a FOG-related problem associated with a DWWC permit, the City will take enforcement action against the permittee. Enforcement actions include, but are not limited to the written Notices of Violations, order for pumping and cleaning of pre-treatment devices and cleaning of sewer laterals, as necessary. The City PW requires that domestic waste generating facilities of FOG and any FSE with the potential to produce grease install a grease control device ("GCD").

The LACO Code prohibits the discharge of "any material, which may create a public nuisance, or menace to the public health or safety, or which may pollute underground or surface waters, or which may cause damage to any storm-drain channel or public or private property" (Section 20.36.010). If during inspection of the sanitary sewer system City personnel or contracted consultants determine that a FOG-related problem exists and is traceable to a domestic sewage source of such character that is not satisfactory, under the LACO Code (section 20.20.100), pretreatment could be required or the discharge required to be eliminated. Domestic waste containing FOG can lead to spills, which are public nuisances and is a violation of California Health and Safety Code Division 5, Part 3, Chapter 6, Article 2, which can also be used to impose appropriate domestic sewage discharge requirements.

7.5.2 Design Standards for Grease Removal Devices

FSEs are required to size, design and construct grease traps and interceptors according to the latest LACO Plumbing Code. Additionally, they are required to be approved, installed, and operated in a manner to control discharges of FOG into the sanitary sewer system and to ensure that the facilities do not create nuisances, menaces to the public

peace, health or safety hazards, or adverse impacts to the public sewerage system, soil, underground, and/or surface waters.

The DWWC online page on the City's website provides standard drawings for grease pretreatment devices:

<https://industryca.portal.opengov.com/categories/1072/record-types/6471>

7.5.3 Maintenance Requirements

The DWWC Conditions and Limitations has a minimum maintenance frequency condition and a requirement to maintain the GCD in proper working order. During inspections, inspectors physically examine the GCD. If a grease interceptor ("GI") is used, FSEs are required to open and inspect it. If issues are identified, they are documented, and a job order is created. The FSE signs off on the order and receives a receipt. If cleaning records are not provided, or if the GI cannot be accessed, the FSE must clean it by a specified time limit in the order. Permit conditions require:

- GIs to be cleaned at least once every three months
- FSEs with grease traps are required to perform daily maintenance

7.5.4 Best Management Practices Requirements

7.5.5 The Pretreatment Guidelines for Restaurants and Food Service Operations provide guidelines and best management practices for selecting and installing pretreatment devices. These guidelines outline the installation requirements for grease interceptors and offer a list of alternative pretreatment devices that can be used in lieu of a grease interceptor.

During inspections, inspectors verify whether best management practices are being followed, such as maintaining proper documentation, using adequate devices, and employing appropriate disposal methods. Inspectors may distribute flyers outlining the dos and don'ts of fog management and request that these flyers be displayed at workstations for workers to see.

7.5.6 Record Keeping and Reporting Requirements

As a condition of the DWWC permit, FSEs must record the maintenance of grease trap/interceptors on a maintenance log report. The log records date of the service performed, types of services performed, and person/company providing service. Additionally, for any liquid or solid industrial wastes transported from the site, FSEs must obtain and keep copies of receipts for grease trap/interceptor maintenance and pumping for at least 180 days.

The maintenance log report and receipts shall be made available to the City upon request.

7.5.7 Procedures

LACPW, on behalf of the City, implements the following procedure to identify and manage sections of the system impacted by FOG blockages:

- **Identification:** Sections impacted by FOG blockages are identified through regular inspections conducted by cleaning crews, CCTV inspections, and reports of spills.
- **Investigation:** Once identified, these sections are thoroughly investigated to assess the extent of the blockages and determine the appropriate actions needed to address them.
- **Maintenance:** Based on the investigation findings, a periodic cleaning schedule is defined and implemented for each affected section to ensure ongoing maintenance and prevent future blockages.

7.6 Inspection and Enforcement Program

7.6.1 Authority to Inspect Grease Producing Facilities

As discussed in Chapter 3 of this document, Section 20.36.400 of the LACO Code provides legal authority to inspect FOG-producing facilities, prohibiting the discharge of substances that may obstruct or require frequent maintenance of the sewer system. Section 17.36.080 of the City's municipal code authorizes the Director of Public Works/City Engineer to issue a clearance for all domestic and permit for industrial waste discharges. This provides the Director of Public Works/City Engineer with the authority to inspect grease-producing facilities for compliance with permit requirements and pursue enforcement of any code violations.

The source control inspection process follows a standard workflow, including researching plans, preparing for the inspection, reviewing operations, and requesting GCD maintenance documentation. Inspectors may ask questions about waste oil management, changes in operations that affect the permit, and maintenance frequency. They also check for compliance with Best Management Practices such as ensuring BMP posters are visible in the kitchen. Inspectors document their findings and enter data into the City's GIS database.

When SMD encounters, on behalf of the City, FOG issues in the collection system whether from spills CCTV inspections or sewer cleaning, the source of the problem is evaluated as either residential, commercial, or both. For residential spills, SMD or City Staff may notify residents door-to-door, providing information on proper grease disposal practices. For recurring issues, the affected area is placed on a preventive maintenance schedule.

In the case of commercial spills, the incident is referred to City PW for investigation. City PW checks GCD maintenance and requires corrective actions when needed. If a FSE without a GCD is responsible for a spill, City PW mandates the installation of a GCD. If FSE equipped with a GCD causes a spill, more frequent maintenance may be required. All investigations are documented in the City's GIS database, and results are communicated to SMD, as needed.

7.6.2 Authority to Enforce

City PW inspectors will issue a Notice of Violation or Order to Comply with a set deadline. Follow-up inspections verify compliance, and unresolved issues may be escalated to City Staff. Upon further non-compliance efforts by the FSE's, compliance issues are referred to the City Manager's office for further action.

7.6.3 Resource Plan to Inspect and Enforce

City PW has sufficient inspection and enforcement staffing to achieve an annual FSE inspection cycle and follow up on requirements and violations identified. City Staff will monitor current funding and budget for the future accordingly based on the year-to-year expenses related to inspection and enforcement.

7.7 Maintenance Program to Address FOG Issues

As described in Section 4, FOG prone sections of the Districts' collection system, referred to as "hot spots," are identified during routine maintenance operations and investigation of stoppages and spills in the City. These portions of the system found to have persistent FOG problems are put on monthly, quarterly, or semi-annual periodic cleaning schedule, depending on the magnitude of the problem. Furthermore, segments of the collection system with persistent FOG problems are referred to the Environmental Programs Division of the Department of Public Works for additional investigation and enforcement actions and discussed with the City for further enforcement and inspection.

7.8 Implementation of Source Control Measures to Address FOG Issues

7.8.1 Summary of Source Control Measures

Pretreatment devices are used to remove grease from sewage to prevent the accumulation of FOG that can lead to blockages. The City, in addition to the County SMD, provides pretreatment guidelines to FSEs, offering guidance on how to adequately select, size, and install a pretreatment device based on the amount of grease produced. The maintenance of these devices is outlined in the DWWC to ensure proper operation and functionality. Under the DWWC, the City or County, in support of the City, may require upgrades to grease interceptors if maintenance is inadequate or if the interceptor is too small to handle the waste stream.

7.8.2 Summary of Source Control Program Enforcement

City PW conducts routine inspections of FSEs and inspects new establishments. Investigations are also performed when spills occur. When the responding County SMD crew receives complaints and determines that FOG may have caused a spill or has the potential to cause a spill (e.g., grease accumulation), they reach out to City PW for further investigation. Upon investigation, the City may make adjustments to the DWWC permit and treatment requirements to prevent such incidents and/or place the impacted area under periodic maintenance as described in Section 4.2.7. Under the DWWC permit, the

City, and with input from the County, may modify the DWWC permit and its conditions and limitations, as necessary, to ensure proper waste disposal.

8 System Evaluation, Capacity Assurance and Capital Improvements

The LACPW has implemented procedures for system evaluation, capacity assurance, investment prioritization, and capital improvement planning. This section documents the procedures and activities for:

- Routine evaluation and assessment of system conditions;
- Capacity assessment and design criteria;
- Prioritization of corrective actions; and
- Capital improvement planning.

8.1 System Evaluation and Condition Assessment

8.1.1 Best Practices and New Technology

LACPW uses CCTV as the primary tool for condition assessment of pipelines which is in accordance with industry standards for small diameter pipelines. Use of CCTV is the industry best practice for sewer pipeline condition assessment given the pipe size range (8-inch to 36-inch) the County owns and operates.

8.1.2 Amount of System Condition Assessment

Under the Condition Assessment Program (“CAP”), SMD plans to perform CCTV inspections at a rate of approximately 500 miles of sewer infrastructure each year starting in 2025. The complete cycle is scheduled to last a total of approximately 10 years, with the period between inspections dependent upon age and results from the last inspection. Newer pipe segments found to be in good condition in the prior inspection will have a low priority in the next inspection cycle. SMD inspects all manholes twice a year.

8.1.3 Inspection and Condition Assessment Prioritization

Historically, LACPWs CAP prioritized condition assessment projects based on jurisdiction/cities with ordering based on spill rate. The assessment prioritized sewer lines with the most potential for repair needs based on maintenance history, past overflow records, sewer line locations, and age. Based on the reissued General Order LACPW will incorporate additional factors into condition assessment prioritization. These include areas that:

- Hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies;
- Are located in or within the vicinity of surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas;
- Are within the vicinity of receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List;

The LACPW plans to develop and implement an approach to incorporate these factors into condition assessment prioritization by May 2027.

8.1.4 Inspection Methods

The LACPW uses CCTV inspection as the primary means for collecting visual observations of system conditions. This CCTV inspection program digitally records the condition of the pipe interior from manhole to manhole using a robotic camera tethered to a camera van.

While the video is being captured, a National Association of Sewer Service Companies (“NASSCO”) Pipeline Assessment and Certification Program (PACP) certified crew member views and logs events such as defects and observations using the standardized NASSCO PACP observation codes. With GraniteNet, the digital video inspections files are transferred via cloud enabling access to anyone with credentials and password access using a laptop or mobile device.

In addition to CCTV inspection, visual inspection is conducted on sewer facilities during sewer system maintenance activities. In the past, a field crew would document visual observations and system issues on a form to trigger follow up inspections and repair actions. With the implementation of Cityworks, field crews now provide these observations electronically using mobile devices for immediate communication to SMD Superintendents and Supervisors to trigger follow-on actions to address issues.

8.1.5 Utilizing Observations for Condition Assessment

The LACPW utilizes the NASSCO rating system to identify defects and observations using PACP observation codes. The City plans to continue using the NASSCO PACP condition rating for sewer pipelines and is planning to incorporate the MACP for manhole condition assessments. The LACPW prioritizes repairs of critical structural defects. These include NASSCO PACP Structural Grade 5 defects with potential for soil migration and undermining of pipe bedding leading to pipe movement and having potential for accelerated deterioration (i.e., pipe collapse, broken void visible, broken soil visible, hole void visible, hole soil visible, missing wall, and severe offsets impeding flow). These types of defects also have potential for leakage. Other less severe NASSCO PACP Structural Grade 5 and NASSCO PACP Structural Grade 4 defects are not prone to leakage due to collimation and sealing of the defects with sedimentation and biological growth.

Throughout Los Angeles County, historical rivers and creeks have been concrete-lined or replaced with storm drainage piping. The LACPW is not aware of any locations in the CSMD service area where there is potential for subsurface leakage reaching water of the State.

The LACPW also performs visual inspections weekly at pump stations to verify the pumps are performing well, are properly maintained, and are in compliance with standards. If issues are identified, they are addressed via a corrective maintenance work order or elevated to be included in a project.

8.1.6 Inspection and Assessment Recordkeeping

LACPW documents and recordkeeping of system evaluation and condition assessment inspections and activities have historically been maintained using WinCan software with videos stored on LACPW servers. LACPW recently transitioned to using GraniteNet, a cloud-based CCTV software, which will enable access to CCTV data and videos to anyone with password access and credentials from mobile devices or laptops connected to the internet.

In the past, when field crews conduct visual inspections during maintenance activities, system deficiencies requiring action were recorded as footnotes on forms for replacements, repairs, and issue identification. Once the Cityworks is implemented, field crews can use mobile devices to document these issues in the Cityworks Maintenance Management System to better manage and keep record of findings and address issues.

8.1.7 Assessing Assets Vulnerable to Climate Change

The District's service area has sections of the system that are susceptible to climate change impacts from flooding, landslides, wildfires, and power disruptions that may cause service disruptions. LACPW plans to develop and implement procedures to identify and address system assets vulnerable to direct and indirect impacts of climate change by November 2027, including but not limited to:

- Sea level rise
- Flooding and/or erosion due to increased storm volumes, frequency, and/or intensity
- Wildfires
- Increased power disruptions

LACPW has an overarching Emergency Response Plan for addressing large-scale emergency events. These procedures provide comprehensive guidelines for personnel to effectively respond to various emergency situations including communication directives, preparatory assignments, and specific actions for different types of emergencies.

Specific Emergency Procedures related to climate change include:

- Earthquake Response Procedures
- Fire Response Procedures
- Storm Response Procedures
- Electrical Power and Telecommunication Outage
- Tsunami (Large Wave) and High Tide Procedures
- Sewage Leakage and Overflows
- Air Pollution Emergency Response Procedures
- Land Movement and Rockslide Response

8.2 Capacity Assessment and Design Criteria

8.2.1 Gravity Facilities

The City is responsible for confirming that newly constructed pipelines are constructed with adequate hydraulic capacity. A study is required for each development to analyze the capacity of the existing system and will set forth mitigation requirements for developers to ensure adequate capacity sizing of proposed sewer lines to accommodate the current design and future base, peak, and wet weather flows.

CSMD member cities are responsible for capacity assurance within their jurisdictional boundaries.

A preliminary assessment determines whether a sewer area study is required, based on zoning and acreage to estimate the load. If the estimated load exceeds thresholds, a sewer area study is triggered. Sewer load calculations are lot-based, determined using parcel size and zoning type. A standard measure, such as cubic feet per second (cfs) per acre, is used, with flow rates varying by zoning type. This methodology results in sewer lines are designed to handle the specific load for each parcel. Increased densification due to new zoning or development to full capacity may necessitate resizing existing sewer pipes.

For all new projects impacting the capacity of the public sewer system, the LACPW requires the submission of a sewer area study. The capacity assessment assumes an ideal system with no illegal connections and uses a design criterion of $\frac{1}{2}$ -full pipe capacity as adequate for lines smaller than 15-inch in diameter, and $\frac{3}{4}$ -full pipe for lines 15-inch and greater. Reports are submitted and reviewed through a plan check process.

The sewer area study procedure and support materials for the unincorporated areas of Los Angeles County can be found on the Land Development Division website:

- <https://pw.lacounty.gov/idd/iddservices/sewerAreaStudy/sewerAreaStudy.shtml>

The City is responsible for ensuring that the public sewer infrastructure is correctly designed, adequately sized, and easily maintained. LACPW provides a supporting role in reviewing all proposed sewer plans for new developments in the City to ensure that they conform to LACPW's design standards and to ensure that requirements for acceptability for maintenance are met.

The Director of Public Works/City Engineer or hired qualified private company provides thorough review of all sewer plans for proposed development projects in the City to ensure that (1) they are properly designed with sufficient capacity for current and future base, peak, and wet-weather flow demands; and (2) any impact of proposed project on existing sewer system is mitigated prior to being approved by the Director of Public Works/City Engineer. During construction, the projects are continuously inspected by the Director of Public Works/City Engineer or hired construction inspectors to ensure that sewer facilities are constructed in accordance with the approved plans and specifications.

8.2.2 Pressure Facilities

Pump stations within the City and LACPW are designed for full buildout and include redundancy in controls and pumping systems. If developers seek to connect additional

tracts, they must hire an engineer to evaluate the pump station's capacity needs. Flow studies are conducted on a case-by-case basis through the permitting process. Sewer line flow measurements are performed to assess the capacity of lines suspected of being surcharged. These measurements are straightforward for established sewer systems, though more remote systems require additional permissions for access.

8.2.3 Infiltration and Inflow

The assessment of increased infiltration and inflow (I/I) is conducted in collaboration with LACSD. LACSD performs studies to identify sources of I/I into their system, which may include LACPWs collection systems, potentially triggering an assessment of LACPWs system. Mitigation strategies include sealing manholes and sewer lining, LACPW with LACSD providing the sealant and lining materials. Additionally, LACSD and LACPW develop a list of manholes affected by I/I. LACSD typically requests that manholes be sealed and peepholes corked. Sampling and analysis are performed as needed.

8.2.4 Erosive Forces in Canyons and Streams

The LACPW mitigates erosive forces for pipelines crossing or near rivers and streams by requiring these pipelines to be concrete encased. The methods of encasement are defined in LACPWs Design Standards Manual.

8.2.5 Design Flow and Weather Events

The system is designed according to LACPWs Design Standards to accommodate dry weather peak flow conditions and design storm and wet weather events. Approximately 91 percent of pipelines in CSMD system are 8-inch vitrified clay pipes and approximately 8 percent are 10-inch to 15-inch diameter. The City has approximately 55 percent of pipes that are 8-inch vitrified clay pipes, approximately 44 percent are 9-inch to 18-inch diameter, and approximately 1 percent is 19-inch to 36-inch diameter. These pipelines collect flows from small sewer catchment areas and convey the flows to the nearest LACSD trunk sewers for conveyance to an LACSD treatment plant for treatment and disposal.

8.2.6 Capacity Assessment Data

When performing sewer capacity studies within the City's boundary, developers can obtain reference data for the development of sewer studies and capacity assessments directly from the City. LACPWs Land Development Division ("LDD") can assist upon request from the City.

When performing sewer capacity studies within the unincorporated areas of Los Angeles County, developers can obtain reference data for the development of sewer studies and capacity assessments on LDD's website. The website provides guidance on the approval process, links to information such as as-builts and sewer locators, and examples of required documents. If contractors need additional information, they may reach out to LDD directly to request any additional materials.

The LDD collects, maintains, and archives all sewer studies and flow data performed, and can provide this information upon request. Additionally, LDD has access to and can provide information as needed from sewer pipeline condition assessments, system

inspections, spill history, and other available data used to assess system deficiencies and identify necessary system repairs and rehabilitation.

There is no pump station located within the City.

8.2.7 Capacity Enhancement Plan

The Sewer Collection System Capacity Enhancement Program is a combined effort between the City and LACPW. LACPW's Capacity Enhancement Plan focuses on managing infiltration and inflow (I/I) by requiring proper system design through plan checks, careful inspection during construction, and the use of appropriate pipe materials.

After installation, multiple strategies are employed to identify and eliminate I/I sources where feasible. Detection strategies include visual inspections, CCTV, and smoke and dye testing.

- If the sources are due to illicit connections such as sump pumps, roof drainage, surface water diversion into a manhole, etc., applicable laws are enforced to eliminate them.
- Significant structural issues like collapses, breaks, holes, or severe offsets are corrected through repair, replacement, or lining.
- Maintenance issues such as grease accumulation and debris are addressed through regular sewer line cleaning, and flow measurements are used to assess the capacity of sewer lines suspected of surcharging.

8.3 Prioritization of Corrective Actions

LACPW prioritizes corrective action based on:

- Likelihood of failure which is determined from findings of condition assessment (e.g., prioritizing NASSCO PACP rating, 4 and 5) and;
- Consequence of failure (e.g., proximity to water body, railroad, road type, and easement)
- Areas with multiple priority segments to factor in areas to be repaired at a time

Based on the condition grading and observed defects, LACPW prioritizes sewer segments for remediation. NASSCO PACP Structural Grade 5 defects are significant structural deficiencies. Pipe segments with these defects are placed on a repair list with the highest priority focused on pipes with NASSCO PACP Structural Grade 5 defects prone to accelerated deterioration. Sewer repairs are also prioritized based on maintenance history, past overflow records, sewer line locations, and age as they contribute to the likelihood and severity of spills.

8.4 Capital Improvement Plan

Responsibility for capital improvements varies based on the type of improvement required. For new sewer installations, collection systems owned by the Cities receive funding from the City. New connections and capacity-related improvements in unincorporated areas are funded and constructed by the developers, including construction contracting (refer to

Section 8.2). The County provides oversight throughout the design and construction of the capacity related improvements, including review and acceptance during permitting, design reviews, and construction. The Design Division is responsible for developing the design criteria for CIP projects, and Project Management Division III manages the development, design and construction. The Land Development Division manages the County Improvement Projects in unincorporated areas, including tracking budget, scope, and schedule.

The City manages their own CIP schedule, tracking budget, scope, design, and construction of new connections and capacity-related improvements within their boundary.

For rehabilitation and repair, the Districts manage and funds projects for both City systems and unincorporated areas. The Districts focuses on lining and emergency point repairs for damaged pipes to maintain operations and reduce the risk of sewer spills.

Most repairs are delivered through on-call contracts, including work on gravity mains, force mains, pump stations, and treatment plants. The Accumulative Capital Outlay Program (ACO) and special zones fund the repair and maintenance of SMD facilities.

8.4.1 Accumulative Capital Outlay Program

The Accumulative Capital Outlay (“ACO”) Program fund was established in 1987 as a mechanism to pay for sewer pipe replacements, relief sewer construction, and maintenance improvements to sewage pumping stations. The objectives of the fund are to establish a charge to be collected from each parcel of real property in the CSMD and utilize these monies for sewer line repair and rehabilitation projects (emergency or scheduled).

Additionally, some deteriorated lines are discovered during preventive maintenance of our sewer lines. These lines are either immediately repaired by force account, using emergency contractors, or added to the list of future ACO projects. Table 8-1 lists the contracts under the ACO program as of May 5, 2025.

All sewer pipe segments within the District’s service areas found to have significant structural deficiencies will continue to be repaired or rehabilitated under the ACO program.

Table 8-1: ACO Program Contract List (County Only)

Projects Name	Amount	Start Date	End Date
Fountain Springs Pump Station	1,214,199	Sept, 2026	Sept, 2028
San Dimas Pump Station	1,214,199	January, 2026	April, 2027
On-Call As-Needed Contract	62,202,057	Est. July 2025	Est. July 2030

8.4.2 Joint Coordination and Interagency Coordination

The majority of collection system improvements are managed by Sewer Maintenance Division staff using resources from on-call contracts for planning, design, and

construction. In some cases, projects are managed by PMD III. In either case, coordination between operation and maintenance staff, County engineering staff, consultants and contractors occur throughout the planning, design and construction phases of project delivery. Project delivery incorporates coordination meetings and milestone deliverable reviews by all stakeholders.

Early in the project delivery process, impacted agencies and entities are identified to initiate communication and permitting to streamline project delivery. This includes communication and coordination with CSMD Cities if the work is being performed on their collection system. Another primary impact agency is LACSD, since there are numerous connections between LACPWs collection systems and LACSD trunk sewers. LACPW also coordinate with the City of Los Angeles and Las Virgenes when necessary, when working in areas where their systems connect to LACPWs systems. Other impacted entities can include Army Corps of Engineers, Department of Fish and Wildlife, railroads, schools, neighboring cities, or CSMD member cities. Collaboration helps align project planning, and resource allocation for engineering, design, and construction. Regular communication, data sharing, and joint meetings support the coordination of timelines, permitting, and infrastructure improvements while reducing conflicts across jurisdictions. All coordination of stakeholders and community engagement is managed by LDD staff.

9 Monitoring, Measurement and Program Modifications

9.1 Maintenance of Information to Prioritize SSMP Activities

Relevant information for prioritization of SSMP activities is collected in an array of information systems, databases, and spreadsheets.

- WinCan and GraniteNet are used to video and log events from CCTV inspection. WinCan is the legacy repository. LACPW recently implemented GraniteNet and will be using GraniteNet for all future inspections.
- Historically, LACPW documented maintenance activities in the field using paper forms and work orders and later entered into Maximo. LACPW is transitioning from Maximo to Cityworks for management of maintenance activities. The implementation of Cityworks will streamline data collection and improve asset management efficiency.
- FOG inspection activities are recorded on paper and stored in the HMS database.
- Spill data is stored in the State Water Resources Control Board's CIWQS database and SMD internal PowerBI database. Productivity reports documenting and summarizing the work performed per City can be generated by PowerBI.
- Previous audits findings are documented in an Audit Progress Tracker updated by SMD staff.

Table 9-1: Information Systems Relevant to SSMP Implementation and Monitoring

System	Description of Primary Functions	Related SSMP Activities
Maximo	Maintenance management system for managing maintenance activities. Field crew activities are recorded in various forms and stored in the MMS. LACPW is transitioning to Cityworks	Managing and recording work orders and maintenance activities
Cityworks	Maintenance management system to schedule and track maintenance, condition assessment and FOG activities	- Used to plan, schedule, and track work orders and activities for maintenance - Recording CCTV videos and condition assessment findings - Managing FOG source control inspections
GIS Database	Asset database of record, including asset attribute information such as material type, diameter. Represents asset physical location spatially	Creating and maintaining maps of sewer features and related infrastructure
CADD Database	Database of as-built plans of the city's facilities	Storing and managing as-built plans and system data
Productivity Report (Power BI)	Maintains record of all spills that occur in the system. Display spill trends and analysis	- Generating spill analysis reports and figures - Analyzing and displaying spill trends - Documenting and summarizing the work performed per city
CCTV Log (database)	Videos and log CCTV events, serving as the repository for historical CCTV inspection data	Recording and maintaining CCTV inspection data
Community Profiles (Power BI)	Cities profiles with detailed information on population, manholes, pipes, pump stations, and properties	- Records detailed city's profiles that summarizes the infrastructure within each city - Generating service area overview and breakdown
Supervisory Control and Data Acquisition (SCADA) system	Tracks pumping plants operating, alarm, and instrumentation data	- Monitoring real-time performance of pumping plants to trigger maintenance action - Collecting and storing pump station data
HMS Database	Maintain records of all sites and locations under the FOG program. Tracks permits, inspection, investigations, and records source control data	- Documenting past inspections and investigations - Records permits, and investigation and inspection findings - Creates notices for FSEs and inspections schedules
Microsoft Office	Used to manage various collection system programs as an electronic database. Currently stores the schedule for FOG program activities, transitioning to Cityworks.	Managing schedules and data for FOG program activities
Audit Progress Tracker	Spreadsheet listing past audit findings used to document corrective actions, task leads, deadlines, and progress.	- Document audit findings and corrective actions - Tracking implementation to address audit findings

9.2 Monitoring of Implementation and Effectiveness of the SSMP

The City and LACPW monitor the implementation and effectiveness of the SSMP through coordination of SMD staff and collection supervisors. The effectiveness of the program is primarily monitored and tracked by overall sewer overflow performance such as amount of sewer spills, spill response time, and reduction of repeated spills.

Monthly meetings between SMD Superintendents and Supervisors focus on discussing safety procedures, operational and personnel issues, and the status of spills. Additionally, productivity reports on Power BI are reviewed to track progress in meeting inspection and maintenance targets, which are set and monitored by the superintendents.

Collection supervisors meet bi-weekly to go over status and tracking of maintenance activities. These meetings serve as a forum to facilitate communication between SMD Management and SMD Superintendents and Supervisors.

9.3 Program Audits

Every three years, LACPW and the City perform an internal audit of the SSMP and the SSMP program implementation. The various LACPW and City's divisions and positions responsible for SSMP implementation, as identified in Table 2-2a and 2-2b, are involved in the audit. Each element of the SSMP is reviewed for effectiveness towards reducing the frequency and/or mitigating the impacts of spills and for compliance with the General Order requirements. Corrective actions to address identified deficiencies are prioritized, scheduled and incorporated into division plans.

9.4 Assessment of Preventative Maintenance Program

LACPW assesses the success of its Preventative Maintenance Programs by monitoring spill trends and spill events to identify improvements in their operation. By keeping track of sewer blockages and overflow, LACPW can respond with the appropriate corrective measure and program adjustments.

9.5 Identification and Illustration of Spill trends

Data acquisition, analysis, and management of sewer spills is supported by a dynamic information management system. Spill data is visualized in SMD's PowerBI database which allows for the identification and tracking of spill trends. PowerBI can generate spill analysis reports and figures, illustrate these trends and provide the metrics needed to identify spill trends and evaluate the overall success of the SSMP program.

This system enables LACPW to review spill performance based on frequency (seasonal variations, year-over-year comparisons), location (known problem areas, system characteristics such as pipe material and installation timeline), and volume (totals reaching surface waters, average volumes, and changes over time, which can indicate the effectiveness of response times).

9.6 Approach to Program Modifications and Plan Updates

The City and LACPW update the SSMP every six years. The update consists of:

- Reviewing the existing SSMP language and updating any outdated information. This includes updates to staff positions, names and organizational lines of authority that have changed, changes to system characteristics such as basin areas, etc.
- Incorporation of the adopted and implemented recommendations from previous SSMP program audits.

Upon completion of the six-year SSMP update, the SSMP is provided to the Board of Supervisors by LACPW and to the City Council by the City with a request for approval. Upon acceptance by the Board for LACPW SSMP update and City Council for the City's SSMP update, the SSMP is uploaded to the State Water Board CIWQS database and certified. SMD also posts the SSMP on the LACPW webpage and City also posts their SSMP on City's webpage.

10 SSMP Program Audits

LACPW and City audit the SSMP and program implementation to identify actions for improving how it manages, operates, and maintains the collection system. This process identifies the tasks and actions that are required to meet SSMP goals and defines and prioritizes them. Cities are responsible for either performing their own SSMP development and audits on their collection systems or requesting support from CSMD to complete their audit through a City Service Request.

10.1 Schedule of Program Audits and Updates

LACPW and City perform an internal audit of its SSMP every three years in accordance with General Order requirements. Every six years, LACPW and City update and recertify the SSMP. Table 10-1 shows the anticipated schedule for SSMP audits and updates for the next six years.

LACPW provide operation and maintenance services for the City's sewer facilities; therefore, some components of the City's audit and SSMP may be similar to LACPWs audit and SSMP update prepared in group 1.

Table 10-1: SSMP Audit and Update Schedule

Collection System	Group	Audit Due	Audit Due	Update Due
Unincorporated County Area CSMD South/County Sanitation District CS	1	11/2/2027	11/2/2030	5/2/2031
CITY OF INDUSTRY, 4SSO10397	4	2/2/2029	2/2/2032	8/2/2032

10.2 SSMP Audit Process

The City's Director of Public Works and SMD Division Manager assemble division staff and field crew personnel to perform an internal audit in accordance with the General Order requirements for Sewer System Management Plan Audits. Over the course of approximately three months, the audit team, including representatives from the divisions responsible for each SSMP section, conducts a series of in-person meetings to evaluate the effectiveness of each SSMP Part and Sub-part, identify any deficiencies, and make recommendations for improvements and updates. This process involves reviewing the program documentation in the Sewer System Management Plan, assessing current procedures and practices employed by staff, and discussing potential program modifications to enhance program effectiveness.

10.3 SSMP Audit Report

The findings from the SSMP audit are documented in an audit report. The audit report includes the following elements:

- Audit findings and recommended corrective actions;

- A statement that sewer system operators' input on the audit findings has been considered; and
- A proposed schedule to address identified deficiencies

Once the audit report is complete, a quality check review of the audit report is performed, with a focus on consistency and completeness. The final audit report is reviewed by the CSMD and City's LRO before final acceptance. Audit reports and related materials are maintained in a hard copy and an electronic document tracking and management system.

Copies of the SSMP will be maintained in the SMD's Alhambra Headquarters Office and all SMD Maintenance Yards and posted in the LACPWs internet site. A copy of the City's SSMP will be maintained by the City's Director of Public Works at 15625 Mayor Dave Way in the City of Industry and posted on City's webpage. The document shall also be made readily available to State Water Resources Control Board or Regional Water Quality Control Board representatives upon request, to all CMSD Cities, and to the operators of any collection system or treatment facility downstream of the LACPWs system.

10.4 Audit Implementation and Tracking of Results

The SSMP program audit recommended corrective actions are incorporated into the CIP development and budgeting process to provide the necessary resources to implement audit corrective actions and recommendations. Through that process, implementation progress is measured and reported on an ongoing basis to ensure timely completion of corrective actions. Deficiencies in meeting the schedule are identified or anticipated and mitigation measures developed and implemented to manage completion of the corrective actions from the audit. Each subsequent audit update begins with a review of the previous audit to determine if the corrective action remains relevant and, if so, to reiterate the program deficiency and recommended corrective action in the current SSMP audit report.

11 Communication Program

LACPW employs a variety of means for communicating with the public and contract agencies on the development, implementation and update of the SSMP. The following sections describe LACPWs procedures for:

- Communicating with the public for spills and discharges resulting in closures of public areas, or that enter a source of drinking water.
- Communicating with the public on the development, implementation, and update of its SSMP, including opportunities for public input to Plan implementation and updates.
- Owners/operators of systems that connect into the Enrollee's system, including tributary systems, for system operation, maintenance, and capital improvement-related activities.

11.1 Procedures to Communicate with Public for Spills and Discharges

LACPWs procedures for communication with the public for spills and discharges are included in the *Spill Emergency Response Plan* in Appendix F. Chapter 3 of these procedures provides instructions for communicating with the public when spills result in closure of public areas or enter a source of drinking water.

Within 15 minutes of receiving confirmation that a spill with the potential to reach a storm drain or public waterway has occurred, LACPWs Field Crew must contact Los Angeles County Department of Public Health through LACPWs Operator. The Department of Public Health will post and remove signage for waterways and beach closures as required and will not remove the signs until the effects of the spill have been mitigated. A public press release will be made of the temporary closure due to a spill.

11.2 Procedures for General Communication with Public on SSMP

LACPW provides operation and maintenance services for the City's collection system. The City also benefits from the educational and informational materials that LACPW provide to their service areas. The City provides the following information to the public on their webpage: <https://www.cityofindustry.org/179/Sewer-System-Management-Plan>

- Current SSMP
- LACPW website
- LACPW Help line for sewer related issues
- City Hall phone number and email address for inquiries

LACPW provides the public and residents in its service areas with educational and informational materials related to the sewer collection system and the sewer maintenance services the County provides. LACPW relies heavily on SMD's webpage on the LACPWs

webpage to provide the public with ample information regarding the SSMP and SSMP program implementation: <https://dpw.lacounty.gov/smd/smd/index.cfm>

The following information is publicly accessible on the LACPWs webpage:

- Current SSMP
- SSMP Audit Report
- Interactive sewer mapping provides the public with a means to find the sewer map and sewer pipeline servicing their property
- Annual performance reports
- Condition assessment reports
- FOG best management practices
- Homeowner responsibilities
- Outreach Brochures (in multiple languages)
- Answers to frequently asked questions (in multiple languages)
- LACPWs webpage provides a “Contact Us” link providing the public with a phone number for inquiries, an 800 number for emergencies and a mailing address for written inquiries.
- To report urgent problems, LACPWs webpage provides an emergency contact link:
 - <https://pw.lacounty.gov/Contact/#emergencyInfo>

The public can provide feedback on the SSMP and the performance of the Districts using the online survey located on the LACPWs Webpage:

- <https://ladpw.org/general/survey/index.cfm?pid=ISBQICAK>

11.3 Procedures to Communicate with Connecting Systems and Contract Agencies

LACPW is in constant communication with entities that are connected to the system for operations, maintenance, and spill response related activities including the City of Los Angeles, LACSD, and member cities. For all agencies, SMD communicates with the agency when capital improvement-related activities will impact each other's system. Email broadcasts are sent to member cities to provide updates and communicate deadlines such as audit due dates. The City of Los Angeles also exchange emails with LACPW monthly for mainly billing and flow metering. LACPW maintains constant communication with LACSD, ensuring that at least one of the Districts' staff serves as the main point of contact. Additionally, SMD staff also will communicate directly with District staff when necessary for coordination.

Appendix A1 - Governing Board Approval

Appendix A2 – State Water Resources Control Board - General Order for Sanitary Sewer Systems

Appendix A3 – Asset Summary Per Collection System

Appendix B1 – List of Staff Responsible for Implementing Specific Elements of the SSMP

Appendix B2 – City and Sewer Maintenance Division Staff Contact Sheet

Appendix C – Not Used

Reserved for future attachments associated with SSMP Element 3 – Legal Authorities.

Appendix D – Field Operations Yard and Pump Station Map

Appendix E – Not Used

Reserved for future attachments associated with SSMP Element 5 – Design and Performance Provisions.

Appendix F – Spill Emergency Response Plan

Appendix G – IDWP Conditions and Limitations

Appendix H – Not Used

Reserved for future attachments associated with SSMP Element 8 – System Evaluation, Capacity Assurance and Capital Improvements.

Appendix I – Not Used

Reserved for future attachments associated with SSMP Element 9 – Monitoring, Measurement and Program Modifications.

Appendix J – Not Used

Reserved for future attachments associated with SSMP Element 10 – Internal Audits.

Appendix K – Not Used

Reserved for future attachments associated with SSMP Element 11 – Communication Program.

NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 Mayor Dave Way
City of Industry, CA 91744

Project Title: Sewer System Management Plan

Project Location - Specific: City of Industry

Project Location-City: City of Industry **Project Location-County:** Los Angeles

Description of Project: 2026 Sewer System Management Plan for the City of Industry

Name of Public Agency Approving Project: City Council, City of Industry

Name of Person or Agency Carrying Out Project: City of Industry and Los Angeles County
Department of Public Works/Sewer Maintenance Division

Exempt Status: (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. *State type and section number:* 15301 and 15308
- ☐ Statutory Exemptions. *State code number:*

Reasons why project is exempt: This project is subject to review under the California Environmental Quality Act ("CEQA"), however, it is exempt pursuant to Section 15308 of the CEQA Guidelines, and Section 15301. As set forth above, the Los Angeles County Department of Public Works is responsible for all operation and maintenance activities of the City's sewer collection system. The City is not responsible for any operation, maintenance or construction activities related to the system. Further, the plan does not explicitly commit the City to future construction or maintenance activities. Pursuant to Section 15308 of the CEQA Guidelines, actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment, are exempt from CEQA. Under the instant circumstances, the SSMP is mandated by the State Water Board to minimize future sewer system overflows in the City, thereby reducing water quality issues that could pose serious health and safety issues. Given that the SSMP is adopted for the purpose of protecting the environment, it is exempt under Section 15308. Further, because the SSMP applies to an existing sanitary collection system, and its implementation may result in the repair or replacement of existing systems involving negligible or no expansion of capacity, the SSMP is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.

Lead Agency

Contact Person: Mathew Hudson

Telephone: (626) 333-2211

Signature: _____

Date: July 23, 2026

Title: Director of Public Works

ITEM NO. 6.6



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yamini Pathak, Finance Director

DATE: July 23, 2026

SUBJECT: Consideration of Amendment No. 1 to the Professional Services Agreement with NHA Advisors, LLC, for financial advisory services to the City, increasing compensation by \$200,000.00

Background:

NHA Advisors, LLC (“NHA”) has provided financial advisory services to the City and its related entities since 2015. NHA assists the City in preparing documents to establish the applicable tax rate to generate sufficient property tax override revenue to pay the City’s outstanding general obligation bonds, along with developing reports to administer the outstanding bonded debt while identifying opportunities for outstanding debt. NHA also acts as a liaison for the City in communicating with Moody’s to ensure the City’s bond rating is up to governmental standards, provides general financial assistance in both development and utility finance, and in reviewing development plans for financeable components.

Discussion:

On June 26, 2025, the City Council approved a new Professional Services Agreement (“Agreement”) with NHA for financial advisory services, for a not-to-exceed amount of \$50,000.00, through June 30, 2030. Amendment No. 1 increases compensation by \$200,000.00 for a total amount not-to-exceed \$250,000.00, and the annual amount per fiscal year will not exceed \$50,000.00.

Fiscal Impact:

The cost for financial advisory services is included in the annual budget under General Fund – Finance– Professional Services (Account No. 100-506-5120.01). No appropriation is needed at this time.

Recommendation:

Staff recommends that the City Council approve Amendment No. 1 to the Professional Services

Agreement with NHA.

Exhibits:

1. COI NHA Advisors PSA Amendment No. 1
2. NHA ADVISORS LLC PROFESSIONAL SERVICES AGREEMENT JUN 26 2025

**AMENDMENT NO. 1
TO PROFESSIONAL SERVICES AGREEMENT WITH
NHA ADVISORS, LLC.**

This Amendment No. 1 to the Professional Services Agreement ("Agreement"), is made and entered into this 23rd day of July, 2026 ("Effective Date"), by and between the City of Industry, a municipal corporation ("City") and NHA Advisors, LLC, a California limited liability company ("Consultant"). The City and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, on or about June 26, 2025, the City Council approved the Agreement with Consultant to provide financial advisory services to the City; and

WHEREAS, the Parties desire to amend the Agreement to increase compensation by \$200,000.00, for a total amount not-to-exceed \$250,000.00, and the annual amount per fiscal year shall not exceed \$50,000.00; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 1, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

Section 4. PAYMENT

The second sentence of Section 4(a) is hereby revised in its entirety as follows:

This amount shall not exceed Two-Hundred Fifty Thousand Dollars (\$250,000.00) for the total Term of the Agreement, and shall not exceed Fifty Thousand Dollars (\$50,000) per fiscal year, unless additional payment is approved as provided in this Agreement.

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 1 to be executed as of the Effective Date.

“CITY”

City of Industry

“CONSULTANT”

NHA Advisors, LLC.

By: _____
Joshua Nelson, City Manager

By: _____
Eric J. Scriven, Principal

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

EXHIBIT A TO AMENDMENT NO. 1

PROFESSIONAL SERVICES AGREEMENT WITH NHA ADVISORS, LLC, DATED
JUNE 26, 2025

CITY OF INDUSTRY
PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement"), is made and effective as of June 26, 2025 ("Effective Date"), between the City of Industry, a municipal corporation ("City") and NHA Advisors, LLC, a California limited liability company ("Consultant"). The City and Consultant are hereinafter collectively referred to as the "Parties".

RECITALS

WHEREAS, City desires to engage Consultant to perform the services described herein, and Consultant desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

1. TERM

This Agreement shall commence on the Effective Date, and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2030, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Consultant shall perform the tasks ("Services") described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full ("Scope of Services"). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Consultant, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Consultant shall perform all Services in a manner reasonably satisfactory to the City and in a first-class manner in conformance with the standards of quality normally observed by an entity providing financial advisory services, serving a municipal agency.

(d) Consultant shall comply with all applicable federal, state, and local laws, regulations and ordinances in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political

Reform Act (Government Code Section 81000 *et seq.*)). During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working on the Effective Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Consultant's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for Services performed pursuant to this Agreement, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Consultant represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Consultant or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

City Manager shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant, but shall have no authority to modify the Services or the compensation due to Consultant.

4. PAYMENT

(a) The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed Fifty Thousand Dollars (\$50,000.00) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice therefore.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant shall submit an invoice to the City pursuant to Section 5 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files.

Consultant hereby grants to City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the services under this Agreement. All reports, documents, or other written material developed by Consultant in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) DUTY TO DEFEND. In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall have an immediate duty to defend the City at Consultant's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

8. INSURANCE

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and incorporated herein by reference.

9. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultants exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

(c) Consultant shall indemnify, defend and hold harmless, the City, its elected officials, officers, employees and agents, from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including contributions to any retirement and/or pension plan, legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, Consultant's or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subconsultants of Consultant, service as an independent contractor. The indemnity provisions set forth in this Section 9 shall survive the termination of this Agreement and are in addition to any other rights or remedies the City may have under the law.

10. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

11. UNDUE INFLUENCE

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Consultant is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which

provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City: City of Industry
15625 Mayor Dave Way
City of Industry, CA 91744
Attention: City Manager

With a Copy To: Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746
Attention: James M. Casso, City Attorney

To Consultant: NHA Advisors, LLC
4040 Civic Center Drive, Suite 200
San Rafael, CA 94903
Attention: Eric J. Scriven, Principal

15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include an indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Consultant's use of any subconsultant, Consultant shall be responsible to the City for the performance of its subconsultant as it would be if Consultant had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subconsultant employed by Consultant. Consultant shall be solely responsible for payments to any subconsultants. Consultant shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the services performed by a subconsultant under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions

of this Agreement, or arising out of or relating to the Services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant represents and warrants that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date.

"CITY"

City of Industry

By: _____

Joshua Nelson, City Manager

"CONSULTANT"

NHA Advisors, LLC

By: _____

Eric J. Scriven, Principal

Attest:

By: _____

Julie Gutierrez-Robles, City Clerk

Approved as to form:

By: _____

James M. Casso, City Attorney

Attachments:

Exhibit A	Scope of Services
Exhibit B	Rate Schedule
Exhibit C	Insurance Requirements
Exhibit D	Disclosures

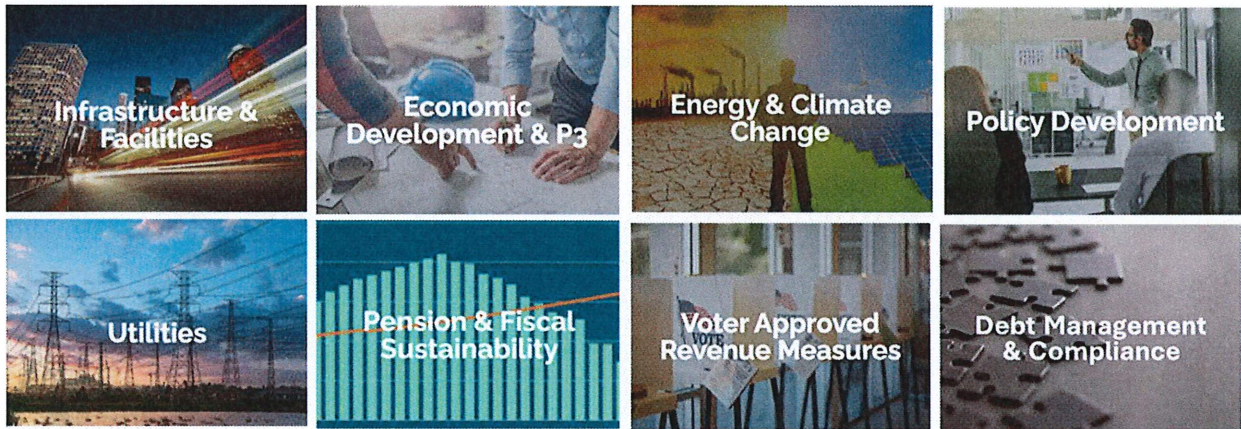
EXHIBIT A

SCOPE OF SERVICES

FINANCIAL CONSULTING / MUNICIPAL ADVISORY / FUNDING STRATEGIES

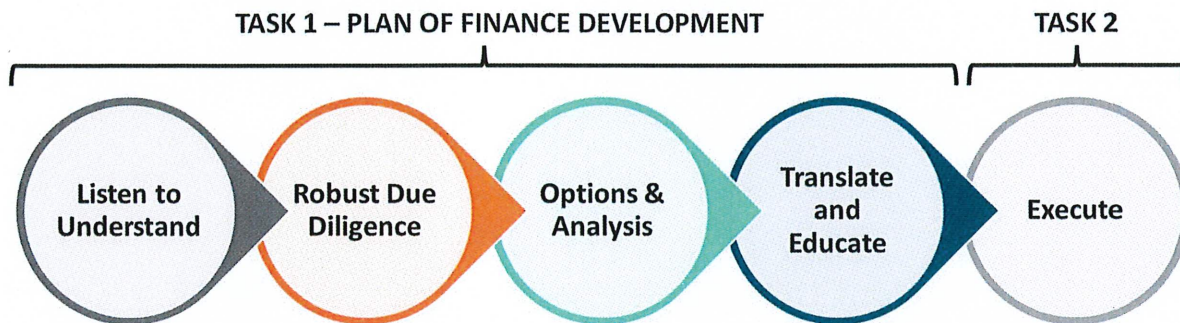
“ON-CALL” GENERAL AND FINANCIAL CONSULTING SERVICES: Consultant may serve Client on an as-needed, “on-call” basis in different roles, providing research, ideas, advice, education and presentation of relevant topics to Client stakeholders (elected officials, staff, citizens, etc.) and lead or assist Client in developing and implementing programs, policies and/or practices that enhance Client’s financial and operational outcomes.

This scope of work may pertain to general areas of Consultant’s expertise in the following practice areas.



MUNICIPAL ADVISORY / FUNDING STRATEGY DEVELOPMENT & IMPLEMENTATION SERVICES: Consultant, as fiduciary, agent and “quarterback” for Client achieving its funding goals will work in a two-phase process to develop and execute the Client’s directed/preferred approach to a Project funding strategy.

This scope of work will usually entail the following approach and process:



Task 1: Plan of Finance Development

◆ Due Diligence

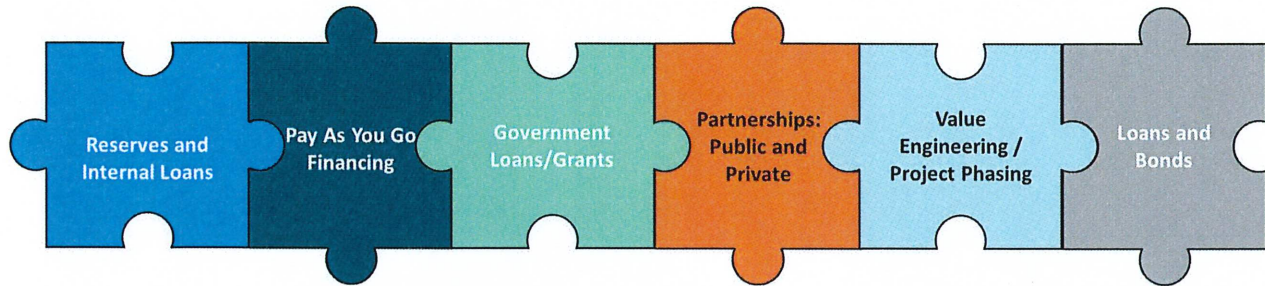
- Understand potential cost range for potential projects, schedule for project implementation, from planning through construction, and operational costs for potential projects
- Identify existing Client resources (i.e. liquid or illiquid assets, dedicated pay-as-you-go and/or grant funding) already committed for the potential projects
- Review reports or studies of other Client consultants related to the potential projects and funding options
- If appropriate, review existing debt covenants, including rate covenants (for utilities) and additional bonds tests
- If appropriate, review other existing contractual constraints / covenants

◆ Determine Debt Financing Capacity and Evaluate Financing Options / Scenarios

- As required, develop revenue and expense projections for the specific fund(s) using a combination of audited financials, budget materials, other consultant projections (rate studies, if applicable), and discussions with Client staff
- Using revenue and expense projections, develop a financial forecasting model to ascertain coverage based on identified financing options and research including:

- Financed capital expenditures
- Pay-as-you-go capital expenditures
- Restructuring of existing obligations (if any)
- Potential future rate increases (high level analysis only, NHA is not a rate consultant) and/or other identified, approved new tax or revenue sources
- Evaluate pros and cons of financing options available to fund capital projects including a combination of:
 - Reserves, Internal (i.e. interfund) loans, pay-as-you-go funding sources, utilization of other existing assets
 - State or federal subsidized loan and/or grant funding sources (e.g. USDA, SRF, WIFIA, I-Bank, etc.)
 - Revenue bonds and/or certificates of participation
- Other unique opportunities uncovered during due diligence (Federal or State earmarks, local fundraising opportunities, etc.)
- Determine magnitude of potential financial impacts (i.e. expenditure modifications / tradeoffs) to support debt service under a variety of financing alternatives / scenarios (i.e. “stress testing”)
- ♦ **Communication / Presentation of Options for Client Review and Decision-Making**
 - Develop and deliver comprehensive, understandable PowerPoint presentation(s) outlining background, objectives, analysis, and options. Also, provide education, as required/requested regarding background on various funding alternatives.

Task 2: Plan of Finance Execution / Implementation



◆ Project Management

- Manage the financing process, including assembly of the financing team, as requested / required and assignment of tasks for all parties involved in the financing.
 - As needed and upon request, undertake qualification / solicitation of such other team members and, in some instances, funding sources. This effort may include registered broker-dealer, bond/disclosure counsel, trustee, grant writers, revenue measure (i.e. election and polling) consultants, service and impact fee consultants, cost of service rate study consultants, lobbyists. Additionally, certain funding sources (i.e. I-Bank) require an upfront evaluation with respect to rates/terms/timeline in initial stages of funding plan formulation.
 - As requested / directed by Client, provide recommendation(s) and negotiate preferred terms and fees for said consultant(s).
- Provide information and advice on the timing of the financing process and develop a timeline (schedule) of tasks.
 - If applicable, work with grant writer(s) or lobbyist(s), identify grant application deadlines and cycles for all potential grant programs that the project may be eligible for
 - If applicable, for each potential project, delineate the phase of project development that is suitable for each type of grant, i.e. planning, engineering design, permitting and construction
- Provide assistance and advice, as needed, with respect to assembling the necessary due diligence data requirements that will be requested from the various

funding sources, as well as other third-party participants (i.e. credit rating agencies, bond insurance providers, grant writers, tax attorneys, etc.).

◆ **Quantitative Analysis, Comparisons and Financial Structuring**

- Continue to advise the Client on available funding sources/programs (including loans, bonds, grants, subsidized state and federal programs) with respect to their rates, terms and timing.
- Analyze / evaluate availability and suitability of funding sources in conjunction with Client's objectives, constraints and requirements
 - As needed, continue to engage in discussions with key market participants (i.e. state/federal loan program representatives, banks, bond insurers, bond lawyers, rating agencies, broker-dealers) to quantify and qualify the various options
- As applicable, continue to develop / evaluate various full Project funding "capital stack" options for Client's review and consideration
 - If applicable, determine likely increases (at a high level) in utility rates to support debt service required for each Capital Stack scenario

◆ **Project Implementation**

- Coordinate the efforts of all assembled team members for due diligence data collection and curation for legal, disclosure (if applicable) and credit documentation.
- Coordinate bond counsel, disclosure counsel, and/or any other legal counsel to prepare the financing documents for approval by the Client Board.
 - Review and provide comments to financing documents to ensure consistency with the overall funding plan and goals of Client.
- As required and/or upon request, make presentations or attend meetings with the Client Board or stakeholders to answer questions about the funding plan/strategy, its objectives and process.
- Work with selected financing partner(s) or funding source(s) to determine optimal structure, including serial/term bonds, premium/discount bonds, redemption provisions and repayment "shape."

- If a private placement method of sale is utilized:
 - Assist with the preparation of a credit package for potential institutional / sophisticated investors (i.e. banks).
 - Ensure required annual disclosures/reporting requirements to successful financial institution is feasible within Client's existing capabilities and processes.
 - If a placement agent has been engaged, oversee placement agent's solicitation process, assist with the selection of the financing provider, and assist with the negotiation of terms, as necessary.
 - Manage / negotiate loan pricing and final financing structure (debt service and bond terms).
- If a public offering method of sale is utilized:
 - Coordinate preparation of a comprehensive credit presentation to the rating services and bond insurance companies, if applicable.
 - Work with disclosure counsel to prepare, review, provide comments, and print the preliminary and final official statements.
 - If completed as a negotiated sale, monitor the underwriter's sales effort and assist the Client with the negotiation of underwriting spreads and interest rates for the proposed financing.
 - If completed as a competitive sale, engage a nationally recognized firm to widely distribute the offering documents to potential investors, establish a bidding platform, coordinate the required noticing for and conduct the execution of the competitive sale on the prescribed advertised date.
- If grants or state/federal legislative earmarks are identified and feasible:
 - Coordinate with Client's grant writer(s) and lobbyist to evaluate and plan for integration of these zero cost funds into the overall funding plan.
- If state/federal subsidized loans and grant programs are identified as appropriate, eligible/available and feasible:
 - Depending upon Consultant's role, serve either as 1) project manager and lead/coordinator for full Program Package submissions or 2) work closely with designated project manager and serve as municipal advisor for the specific sections of the Program Package relating to credit and financial matters.

- For most programs, a “preliminary” package must be submitted for initial review whereupon, if deemed acceptable by the state/federal funding program, there then will be an “invitation to submit” a formal/full package requesting funds. USDA, WIFIA, I-Bank utilize this 2-step process.
 - Processing from preliminary evaluation to Program delivery of funds can take anywhere from 4 months up to 18-24 months (or more).
- As requested, assist with the solicitation of an investment advisor to coordinate investment of bond proceeds and/or accounts, as necessary.
- Work with bond counsel, disclosure counsel (or other counsel), and all other financing team members to finalize documents for execution by the Client.
- As requested / required prepare or coordinate preparation of a closing memorandum outlining a secure and detailed flow of funds at the time of closing.
- As requested, prepare and deliver presentations to executive staff, elected officials or other stakeholders with respect to the funding process and results.

EXHIBIT B
RATE SCHEDULE

Professional Services (Hourly)	2025 Rates ⁽¹⁾⁽²⁾
Principal	\$360
Director / Senior Vice President	\$335
Vice President	\$310
Assist. Vice President / Sr. Associate	\$285
Associate	\$260
Senior Analyst	\$230
Analyst	\$205
Administrative	\$130
<i>1) Hourly rates will escalate by 3% annually each January 1st (rounded to the nearest five dollars based on the prior year's rounded amount).</i>	
<i>2) Effective hourly rates shown in invoices may be reduced to incorporate non-billable time.</i>	

EXHIBIT C

INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of City, and prior to commencement of the Services, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

Consultant shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees and volunteers.

Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsement must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this contract. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant, or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

City's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

Timely notice of claims. Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

EXHIBIT D

DISCLOSURES

DISCLOSURES OF CONFLICTS OF INTEREST AND LEGAL OR DISCIPLINARY EVENTS

Pursuant to Municipal Securities Rulemaking Board ("MSRB") Rule G-42, on Duties of Non-Solicitor Municipal Advisors, Municipal Advisors are required to make certain written disclosures to clients which include, amongst other things, Conflicts of Interest and any Legal or Disciplinary events of NHA Advisors, LLC ("Consultant") and its associated persons.

Conflicts of Interest

Compensation

In connection with the issuance of municipal securities, Consultant may receive compensation from the City of Industry (the "Client") or Obligated Person for services rendered, which compensation is contingent upon the successful closing of a transaction and/or is based on the size of a transaction. Consistent with the requirements of MSRB Rule G-42, Consultant hereby discloses that such contingent and/or transactional compensation may present a potential conflict of interest regarding Consultant's ability to provide unbiased advice to enter into such transaction. This potential conflict of interest will not impair Consultant's ability to render unbiased and competent advice or to fulfill its fiduciary duty to the Client.

It should be noted that other forms of compensation (i.e., hourly or fixed fee based) may also present a potential conflict of interest regarding Consultant's ability to provide advice regarding a municipal security transaction. These other potential conflicts of interest will not impair Consultant's ability to render unbiased and competent advice or to fulfill its fiduciary duty to the Client.

Other Municipal Advisor Relationships

Consultant serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of another Consultant client. For example, Consultant serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to the Client. These other clients may, from time to time and depending on the specific circumstances, have competing interests. In acting in the interests of its various clients, Consultant could potentially face a conflict of interest arising from these competing client interests. Consultant fulfills its regulatory duty and mitigates such conflicts through dealing honestly and with the utmost good faith with Client.

Furthermore, from time to time, Consultant may perform non-municipal advisor work for entities that also could be a municipal advisor client or could become a municipal advisor client.

If Consultant becomes aware of any additional potential or actual conflict of interest after this disclosure, Consultant will disclose the detailed information in writing to the Client or Obligated Person in a timely manner.

Legal or Disciplinary Events

Consultant does not have any legal events and disciplinary history on its Form MA and Form MA-I, which includes information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. The Client may electronically access Consultant's most recent Form MA and each most recent Form MA-I filed with the Commission at the following website:

www.sec.gov/edgar/searchedgar/companysearch.html

There have been no material changes to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed with the U. S. Securities and Exchange Commission ("SEC").

Municipal Securities Rulemaking Board Rule G-10 Disclosure

Pursuant to MSRB Rule G-10, on Investor and Municipal Advisory Client Education and Protection, Municipal Advisors are required to provide certain written information to their municipal entity and obligated person clients which include the following:

- Consultant is currently registered as a Municipal Advisor with the SEC and MSRB.
- Within the MSRB website at www.msrb.org, the Client may obtain the Municipal Advisory client brochure that is posted on the MSRB website. The brochure describes the protections that may be provided by the MSRB Rules along with how to file a complaint with financial regulatory authorities.