



**CITY COUNCIL
REGULAR MEETING
AGENDA**

JUNE 11, 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

ADDRESSING THE CITY COUNCIL:

Agenda Items: 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 which 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.

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 which 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.

At the time of publication, no Councilmembers intend to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Councilmember will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 238 241 697 502 820

Meeting Passcode: vQ2Qz2G4

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 405 240 824#

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.

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

- 6.1. Consideration of the Register of Demands for June 11, 2026

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

- 6.2. Consideration of the Minutes of January 29, 2026, Special Meeting

RECOMMENDED ACTION: Approve as submitted.

- 6.3. Consideration of a Professional Services Agreement with ADVANTEC Consulting Engineers, Inc. to provide on-call traffic engineering services, in an amount not to exceed \$200,000.00, through June 30, 2029

RECOMMENDED ACTION: Approve the Agreement.

- 6.4. Consideration of Resolution No. CC 2026-13 – A Resolution of the City Council of the City of Industry, California Approving and Establishing the Fiscal Year 2026-2027 Appropriations Limit, and Selecting the Growth in Non-Residential Assessed Valuation Due to New Construction and Population Growth Adjustment Factors for the City of Industry, Pursuant to Article XIII B of the California Constitution

RECOMMENDED ACTION: Adopt Resolution No. CC 2026-13

- 6.5. Consideration of a Professional Services Agreement with GDG Healthcare Architects, to provide architectural and engineering design services for the El Encanto Healthcare facility roof and building improvement project, in an amount not-to-exceed \$298,921.00 through June 30, 2029

RECOMMENDED ACTION: Approve the Agreement.

- 6.6. Consideration of Resolution No. 2026-15 - A Resolution of the City Council of the City of Industry, California, Approving and Adopting the City's Fiscal Year 2026-2027 Operating Budget and Fiscal Year 2026 – 2027 Capital Improvement Program Budget

RECOMMENDED ACTION: Adopt Resolution No. 2026-15

- 6.7. Consideration of Resolution No CC 2026-16 - a Resolution of the City Council of the City of Industry, California, Authorizing the Creation of a City Operating Reserve Fund, Special Revenue Operating Reserve, Enterprise Fund Operating Reserve, and a City Capital Improvement Reserve Fund, and Authorizing Certain Appropriations to the Various Funds

RECOMMENDED ACTION: Adopt Resolution No. CC 2026-16

- 6.8. Consideration of the Statement of Amended Investment Policy

RECOMMENDED ACTION: Approve the Amended Investment Policy.

7. ACTION ITEMS

- 7.1. Consideration of a Resolution approving Development Plan Application No. 23-05 with conditions of approval, for the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot tilt-up concrete industrial warehouse building and associated improvements, for the property located at 1015 South Azusa Avenue, City of Industry, California, and adopting a Notice of Exemption regarding same, and making findings in support thereof

RECOMMENDED ACTION: Adopt Resolution No. CC 2026-11.

8. PUBLIC HEARINGS

- 8.1. Consideration of Resolution No. CC 2026-14 - a Resolution of the City Council of the City of Industry, California, rescinding Resolution No. CC 2025-18 and adopting Salary Range Schedules for City Employees and City Elected and Appointed Officials for Fiscal Year 2026-2027

RECOMMENDED ACTION: Staff recommends the City Council adopt Resolution CC 2026-14, adopting the City of Industry's FY 2026-27 Salary Schedule, in line with the FY 27 Adopted Budget.

9. CLOSED SESSION

9.1. PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY TREASURER

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

Property: Industry Hills Expo Center, Generally Located at
16200 E. Temple Ave, City of Industry, CA 91744

Agency Negotiators: Joshua Nelson, Executive Director
James M. Casso, General Counsel

Negotiating Parties: Los Angeles Organizing Committee for the
Olympic and Paralympic Games 2028 dba LA28

Under Negotiation: Price and terms of payment

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, June 25, 2026, at 9:00 AM.

ITEM NO. 6.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF JUNE 11, 2026**

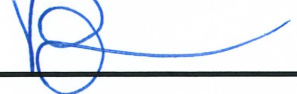
FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	4,646,766.27
103	PROP A FUND	55,651.45
107	MEASURE W FUND	28,292.39
120	CAPITAL IMPROVEMENTS	945,645.32
TOTAL ALL FUNDS		5,676,355.43

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNT	3,589,538.41
PROP/A	PROP A - CKING ACCOUNT	55,651.45
M/W	MEASURE W - CKING ACCOUNT	28,292.39
WFBK	WELLS FARGO - CKING ACCOUNT	2,002,873.18
TOTAL ALL BANKS		5,676,355.43

APPROVED PER CITY MANAGER



DATE

6-4-26

**CITY OF INDUSTRY
BANK OF AMERICA
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITYGEN.CHK - City General				
WT1474	05/22/2026		CAL-PERS	\$89,538.41
	Invoice	Date	Description	Amount
	JUN-26	05/22/2026	CALPERS MEDICAL PREMIUM FOR JUNE 2026	\$89,538.41
24615	05/28/2026		CITY OF INDUSTRY	\$3,500,000.00
	Invoice	Date	Description	Amount
	5/28/2026	05/28/2026	TRANSFER FUNDS-CITY REG 5/28/26	\$3,500,000.00

Checks	Status	Count	Transaction Amount
	Total	2	\$3,589,538.41

**CITY OF INDUSTRY
PROP A
June 11, 2026**

Check	Date		Payee Name	Check Amount
PROPA.CHK - Prop A Checking				
90783	05/27/2026		WALNUT VALLEY WATER DISTRICT	\$41.98
	Invoice	Date	Description	Amount
	5659080	05/13/2026	4/1-4/30/26 SVC-PLATFORM METROLINK BREA CYN RD	\$41.98
90784	06/03/2026		SOUTHERN CALIFORNIA EDISON	\$213.05
	Invoice	Date	Description	Amount
	2026-00001992	05/22/2026	4/23-5/21/26 SVC-600 S BREA CYN RD B	\$213.05
90785	06/03/2026		WALNUT VALLEY WATER DISTRICT	\$439.80
	Invoice	Date	Description	Amount
	5658116	05/12/2026	4/1-4/30/26 SVC-BREA CYN RD	\$439.80
90786	06/11/2026		CNC ENGINEERING	\$48,967.50
	Invoice	Date	Description	Amount
	515287	05/28/2026	ANNUAL BUS STOP ADA IMPROVEMENTS	\$12,590.00
	515288	05/28/2026	METROLINK STATION COMMUTER RAIL STATION	\$967.50
	515289	05/28/2026	FULLERTON RD GRADE SEPARATION	\$19,622.50
	515290	05/28/2026	FAIRWAY DR GRADE SEPARATION	\$235.00
	515291	05/28/2026	TURNBULL CYN GRADE SEPARATION	\$15,552.50
90787	06/11/2026		INDUSTRY SECURITY SERVICES	\$5,989.12
	Invoice	Date	Description	Amount
	SG-ML-2091	05/22/2026	SECURITY SVC-METROLINK	\$2,852.00
	SG-ML-2092	05/29/2026	SECURITY SVC-METROLINK	\$3,137.12

CITY OF INDUSTRY
PROP A
June 11, 2026

Check	Date	Payee Name	Check Amount
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PROPA.CHK - Prop A Checking

Checks	Status	Count	Transaction Amount
	Total	5	\$55,651.45

**CITY OF INDUSTRY
MEASURE W
June 11, 2026**

Check	Date		Payee Name	Check Amount
MEASUREW.WF.CHK - Measure W Wells Fargo Checking				
300211	06/11/2026		CNC ENGINEERING	\$4,588.75
	Invoice	Date	Description	Amount
	515285	05/28/2026	FOUR GRADE SEPARATION PUMP STATIONS	\$1,890.00
	515286	05/28/2026	CATCH BASIN RETROFITS-PHASE 3	\$2,698.75
300212	06/11/2026		LOS ANGELES COUNTY PUBLIC WOR	\$23,703.64
	Invoice	Date	Description	Amount
	PW-26051106423	05/11/2026	PUMP HOUSE MAINT	\$22,769.83
	PW-26051106454	05/11/2026	PUMP HOUSE MAINT	\$933.81

Checks	Status	Count	Transaction Amount
	Total	2	\$28,292.39

**CITY OF INDUSTRY
WELLS FARGO WIRE TRANSFERS
June 11, 2026**

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
WT10108	05/28/2026			WELLS FARGO	\$19,292.52
	Invoice	Date	Description		Amount
	4/3-5/3/26-J	05/03/2026	CREDIT CARD EXPENSE P/E 5/3/26-JOSH		\$4,969.11
	4/3-5/3/26-S	05/03/2026	CREDIT CARD EXPENSE P/E 5/3/26-SAM		\$3,069.28
	4/3-5/3/26-B	05/03/2026	CREDIT CARD EXPENSE P/E 5/3/26-BING		\$417.71
	4/3-5/3/26-V	05/03/2026	CREDIT CARD EXPENSE P/E 5/3/26-VERONICA		\$10,836.42

Checks	Status	Count	Transaction Amount
	Total	1	\$19,292.52

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87403	05/26/2026		L A COUNTY REGISTRAR-RECORDER	\$25.00
	Invoice	Date	Description	Amount
	5/7/2026A	05/07/2026	FILING FEE-NOTICE OF EXEMPTION FOR MP 25 09	\$25.00
87404	05/27/2026		FRONTIER	\$437.37
	Invoice	Date	Description	Amount
	2026-00001938	05/10/2026	5/10-6/9/26 SVC-600 BREA CYN RD	\$437.37
87405	05/27/2026		LA PUENTE VALLEY COUNTY WATER	\$41,080.39
	Invoice	Date	Description	Amount
	2026-00001930	05/01/2026	2/17-4/16/26 SVC-220 HACIENDA BLVD	\$108.98
	2026-00001931	05/01/2026	2/17-4/16/26 SVC-220 HACIENDA BLVD	\$108.98
	2026-00001945	05/01/2026	2/17-4/16/26 SVC-1 AZUSA WAY (IRRI)	\$1,108.01
	2026-00001946	05/01/2026	2/17-4/16/26 SVC-285 HACIENDA BLVD (IRRI)	\$169.58
	2026-00001947	05/01/2026	2/17-4/16/26 SVC-HACIENDA & STAFFORD ST (I)	\$1,093.65
	2026-00001948	05/01/2026	2/17-4/16/26 SVC-HACIENDA & STAFFORD ST (IRR)	\$1,004.77
	2026-00001949	05/01/2026	2/17-4/16/26 SVC-211 HACIENDA BLVD (IRRI)	\$351.38
	2026-00001950	05/01/2026	2/17-4/16/26 SVC-HUDSON AVE (IRRI)	\$762.37
	2026-00001951	05/01/2026	2/17-4/16/26 SVC-STAFFORD ST (IRRI)	\$1,441.09
	2026-00001952	05/01/2026	2/17-4/16/26 SVC-220 HACIENDA BLVD (IRRI)	\$1,016.89
	2026-00001953	05/01/2026	2/17-4/16/26 SVC-NELSON AVE (IRRI)	\$2,750.05
	2026-00001954	05/01/2026	2/17-4/16/26 SVC-SOTRO ST (IRRI)	\$2,624.81
	2026-00001955	05/01/2026	2/17-4/16/26 SVC-15651 STAFFORD ST	\$3,141.93
	2026-00001956	05/01/2026	2/17-4/16/26 SVC-RAUSCH RD (IRRI)	\$706.90
	2026-00001957	05/01/2026	2/17-4/16/26 SVC-RAUSCH RD (IRRI)	\$775.58
	2026-00001958	05/01/2026	2/17-4/16/26 SVC-STAFFORD & OLD VALLEY (I)	\$2,087.49
	2026-00001959	05/01/2026	2/17-4/16/26 SVC-15716 RAUSCH RD	\$331.18

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
	2026-00001960	05/01/2026 2/17-4/16/26 SVC-ALONG RAILROAD TRACK (I)	\$988.61
	2026-00001961	05/01/2026 2/17-4/16/26 SVC-PROCTOR & EL ENCANTO (I)	\$386.65
	2026-00001962	05/01/2026 2/17-4/16/26 SVC-HACIENDA BLVD (IRRI)	\$108.98
	2026-00001963	05/01/2026 2/17-4/16/26 SVC-15415 DON JULIAN RD (IRRI)	\$7,696.76
	2026-00001964	05/01/2026 2/17-4/16/26 SVC-15414 DON JULIAN RD (IRRI)	\$1,441.09
	2026-00001965	05/01/2026 2/17-4/16/26 SVC-15414 DON JULIAN RD	\$317.97
	2026-00001966	05/01/2026 2/17-4/16/26 SVC-VALLEY BLVD (IRRI)	\$173.62
	2026-00001967	05/01/2026 2/17-4/16/26 SVC-15415 DON JULIAN RD (IRRI)	\$2,171.52
	2026-00001968	05/01/2026 2/17-4/16/26 SVC-201 STAFFORD ST (IRRI)	\$4,062.30
	2026-00001969	05/01/2026 2/17-4/16/26 SVC-DON JULIAN RD	\$3,851.48
	2026-00001970	05/01/2026 2/17-4/16/26 SVC-PARRIOT & DON JULIAN RD (I)	\$297.77
87406	05/27/2026	ROWLAND WATER DISTRICT	\$3,037.76
	Invoice	Date Description	Amount
	2026-00001932	05/06/2026 3/23-4/22/26 SVC-AZUSA AVE	\$195.90
	2026-00001933	05/06/2026 3/23-4/22/26 SVC-AZUSA AVE - CENTER	\$201.49
	2026-00001934	05/06/2026 3/23-4/22/26 SVC-930 S AZUSA AVE	\$864.45
	2026-00001935	05/06/2026 3/23-4/22/26 SVC-17401 E VALLEY BLVD	\$794.60
	2026-00001936	05/06/2026 3/23-4/22/26 SVC-18044 ROWLAND ST	\$529.97
	2026-00001937	05/06/2026 3/23-4/22/26 SVC-HURLEY ST & VALLEY BLVD	\$451.35
87407	05/27/2026	SOUTHERN CALIFORNIA EDISON	\$533.68
	Invoice	Date Description	Amount
	2026-00001939	05/11/2026 4/1-4/30/26 SVC-600 S BREA CYN-METROLINK	\$57.69
	2026-00001940	05/12/2026 4/13-5/11/26 SVC-122 N PUENTE AVE U1 PED	\$76.78
	2026-00001941	05/12/2026 4/13-5/11/26 SVC-575 BALDWIN PARK BLVD U	\$102.68
	2026-00001942	05/13/2026 4/14-5/12/26 SVC-490 S 7TH U	\$109.97

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2026-00001943	05/13/2026	4/14-5/12/26 SVC-504 S 6TH AVE U TC1	\$85.89
	2026-00001944	05/12/2026	4/13-5/11/26 SVC-122 N PUENTE AVE U1	\$100.67
87408	05/27/2026		WALNUT VALLEY WATER DISTRICT	\$3,686.55
	Invoice	Date	Description	Amount
	5658145	05/12/2026	4/1-4/30/26 SVC-IRR 820 FAIRWAY DR	\$99.05
	5658195	05/12/2026	4/1-4/30/26 SVC-LEMON AVE N OF CURRIER RD	\$164.70
	5658310	05/12/2026	4/1-4/30/26 SVC-60 FWY INTERCHANGE FAIRWAY DR	\$48.06
	5658230	05/12/2026	4/1-4/30/26 SVC-BREA CYN RD & OLD RANCH RD	\$88.70
	5658246	05/12/2026	4/1-4/30/26 SVC-FERRERO & GRAND EAST RAMP	\$1,120.49
	5658291	05/12/2026	4/1-4/30/26 SVC-21350 VALLEY-MEDIAN	\$179.90
	5658292	05/12/2026	4/1-4/30/26 SVC-GRAND CROSSING EAST	\$79.58
	5658293	05/12/2026	4/1-4/30/26 SVC-GRAND CROSSING WEST	\$88.70
	5658294	05/12/2026	4/1-4/30/26 SVC-BAKER PKWY & GRAND NW CNR	\$813.45
	5658301	05/12/2026	4/1-4/30/26 SVC-E/S GRAND S/O BAKER PKWY	\$150.73
	5658307	05/12/2026	4/1-4/30/26 SVC-BREA CYN N OF RR TRKS	\$461.50
	5658308	05/12/2026	4/1-4/30/26 SVC-BREA CYN N OF CURRIER	\$108.86
	5659326	05/13/2026	4/1-4/30/26 SVC-1004 FAIRWAY DR GRADE SEP	\$58.30
	5659312	05/13/2026	4/1-4/30/26 SVC-NOGALES PUMP STN	\$99.05
	5659061	05/13/2026	4/1-4/30/26 SVC-PUMP STN BREA CYN	\$58.30
	5659081	05/13/2026	4/1-4/30/26 SVC-PUMP STN NW CHERYL LN/MAYO	\$67.18
87409	05/28/2026		AIRESPRING INC	\$1,570.02
	Invoice	Date	Description	Amount
	209009344	05/16/2026	INTERNET SVC-HOMESTEAD	\$1,570.02
87410	05/28/2026		STATE COMPENSATION INSURANCE F	\$4,338.49

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	1003593865	05/21/2026	WORKERS COMP PREMIUM FOR JUNE 2026	\$4,338.49
87411	06/01/2026		FIDELITY SECURITY LIFE INSURANCE	\$1,262.06
	Invoice	Date	Description	Amount
	167373570	06/01/2026	VISION PREMIUM FOR JUNE 2026	\$1,262.06
87412	06/01/2026		HUMANA INSURANCE COMPANY	\$7,060.97
	Invoice	Date	Description	Amount
	389690209	05/13/2026	DENTAL PREMIUM FOR JUNE 2026	\$7,060.97
87413	06/01/2026		MMASC	\$130.00
	Invoice	Date	Description	Amount
	15711	05/20/2026	SUMMER SESSION EVENT-YVETTE	\$130.00
87414	06/01/2026		MUTUAL OF OMAHA - PAYMENT PROC	\$9,503.73
	Invoice	Date	Description	Amount
	2104413751	05/14/2026	LIFE INS PREMIUM FOR JUNE 2026	\$9,503.73
87415	06/01/2026		UNUM LIFE INSURANCE COMPANY OF	\$11,730.40
	Invoice	Date	Description	Amount
	6/1-6/30/26	05/18/2026	LONG TERM CARE PREMIUM FOR JUNE 2026	\$11,730.40
87416	06/03/2026		AT & T	\$179.00
	Invoice	Date	Description	Amount
	0171495114	05/23/2026	4/19-5/18/26 SVC-600 S BREA CYN-METROLINK	\$179.00

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87417	06/03/2026		FRONTIER	\$603.05
	Invoice	Date	Description	Amount
	2026-00001996	05/16/2026	5/16-6/15/26 SVC-BREA CYN PUMP STN	\$140.85
	2026-00001997	05/19/2026	5/19-6/18/26 SVC-FOLLOW'S CAMP	\$139.07
	2026-00001998	05/16/2026	5/16-6/15/26 SVC-PH AUTO PLAZA	\$323.13
87418	06/03/2026		SAN GABRIEL VALLEY WATER CO.	\$2,238.93
	Invoice	Date	Description	Amount
	2026-00001999	05/21/2026	4/21-5/20/26 SVC-336 EL ENCANTO	\$46.60
	2026-00002000	05/19/2026	4/16-5/18/26 SVC-123 IRRIG WORKMAN MILL	\$346.27
	2026-00002001	05/19/2026	4/16-5/18/26 SVC-13756 VALLEY BLVD	\$243.20
	2026-00002002	05/19/2026	4/16-5/18/26 SVC-132 IRRIG PUENTE	\$500.85
	2026-00002003	05/18/2026	4/15-5/14/26 SVC-14329 VALLEY	\$1,102.01
87419	06/03/2026		SOCALGAS	\$126.26
	Invoice	Date	Description	Amount
	2026-00002004	05/26/2026	4/21-5/21/26 SVC-13756 VALLEY BLVD	\$14.79
	2026-00002005	05/19/2026	4/15-5/15/26 SVC-610 S BREA CYN	\$20.71
	2026-00002006	05/19/2026	4/15-5/15/26 SVC-1004 U FAIRWAY DR	\$14.79
	2026-00002029	05/27/2026	4/22-5/22/26 SVC-15415 E DON JULIAN	\$75.97
87420	06/03/2026		SOUTHERN CALIFORNIA EDISON	\$20,782.43
	Invoice	Date	Description	Amount
	2026-00002007	05/20/2026	4/17-5/17/26 SVC-VARIOUS SITES	\$4,898.41
	2026-00002008	05/21/2026	4/13-5/11/26 SVC-VARIOUS SITES	\$135.71
	2026-00002009	05/21/2026	4/17-5/17/26 SVC-VARIOUS SITES	\$180.60
	2026-00002010	05/21/2026	4/22-5/20/26 SVC-VARIOUS SITES	\$102.55

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2026-00002011	05/22/2026	4/23-5/21/26 SVC-1004 U FAIRWAY DR	\$821.63
	2026-00002012	05/22/2026	4/23-5/21/26 SVC-580 BREA CYN RD	\$20.90
	2026-00002013	05/22/2026	4/23-5/21/26 SVC-1007 LAWSON ST TC1	\$81.97
	2026-00002014	05/22/2026	4/6-5/7/26 SVC-VARIOUS SITES	\$759.17
	2026-00002015	05/18/2026	4/17-5/17/26 SVC-17635 GALE AVE	\$2,866.56
	2026-00002016	05/18/2026	4/17-5/17/26 SVC-1023 U FAIRWAY DR	\$272.21
	2026-00002017	05/18/2026	4/17-5/17/26 SVC-VARIOUS SITES	\$150.52
	2026-00002018	05/18/2026	4/17-5/17/26 SVC-18311 RAILROAD ST PMP PMP	\$187.78
	2026-00002019	05/18/2026	4/17-5/17/26 SVC-18311 RAILROAD ST PED	\$2.11
	2026-00002020	05/18/2026	4/17-5/17/26 SVC-1341 FULLERTON RD	\$188.42
	2026-00002021	05/18/2026	4/17-5/17/26 SVC-VARIOUS SITES	\$5,492.53
	2026-00002022	05/18/2026	4/17-5/17/26 SVC-VARIOUS SITES	\$100.43
	2026-00002023	05/18/2026	4/17-5/17/26 SVC-PECK RD S/O PELLISSIER	\$39.52
	2026-00002024	05/18/2026	4/14-5/12/26 SVC-VARIOUS SITES	\$2,129.12
	2026-00002025	05/20/2026	4/17-5/17/26 SVC-15653 MAYOR DAVE WAY U EV	\$32.34
	2026-00002026	05/19/2026	4/20-5/18/26 SVC-900 NOGALES U	\$1,384.58
	2026-00002030	05/26/2026	4/22-5/20/26 SVC-1015 NOGALES ST	\$764.09
	2026-00002031	05/27/2026	4/27-5/26/26 SVC-VARIOUS SITES	\$171.28
87421	06/03/2026		SUBURBAN WATER SYSTEMS	\$1,054.58
	Invoice	Date	Description	Amount
	181004939252	05/26/2026	4/24-5/26/26 SVC-AZUSA & GEMINI	\$981.78
	180062344975	05/21/2026	4/23-5/21/26 SVC-205 HUDSON	\$72.80
87422	06/03/2026		T-MOBILE	\$670.18
	Invoice	Date	Description	Amount
	2026-00002027	05/23/2026	YAL & TONNER CYN HOT SPOT PAST DUE	\$339.31

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	IN149-2821	06/02/2026	6/1-6/30/26 SVC-TONNER GUARD SHACK	\$20.87
	2026-00002032	05/21/2026	4/21-5/20/26 SVC-TONNER GUARD SHACK	\$310.00
87423	06/03/2026		WALNUT VALLEY WATER DISTRICT	\$2,252.47
	Invoice	Date	Description	Amount
	5658264	05/12/2026	4/1-4/30/26 SVC-BAKER PKWY MTR #1	\$348.39
	5658265	05/12/2026	4/1-4/30/26 SVC-BAKER PKWY MTR #2	\$226.29
	5658271	05/12/2026	4/1-4/30/26 SVC-GRAND AVE CROSSING	\$288.49
	5658272	05/12/2026	4/1-4/30/26 SVC-GRAND AVE CROSSING	\$147.96
	5658274	05/12/2026	4/1-4/30/26 SVC-22002 VALLEY BLVD	\$815.26
	5658332	05/12/2026	4/1-4/30/26 SVC-21627 GRAND CROSSING PKWY #3	\$215.92
	5658333	05/12/2026	4/1-4/30/26 SVC-21627 GRAND CROSSING PKWY #4	\$210.16
87424	06/11/2026		ABA ETHOS, LLC	\$8,000.00
	Invoice	Date	Description	Amount
	4123009-06	02/28/2026	CONSULTANT SVC-IH MOUNTAIN BIKING TRAIL	\$2,000.00
	4123009-07	03/31/2026	CONSULTANT SVC-IH MOUNTAIN BIKING TRAIL	\$2,000.00
	4123009-08	04/30/2026	CONSULTANT SVC-IH MOUNTAIN BIKING TRAIL	\$2,000.00
	4123009-09	05/30/2026	CONSULTANT SVC-IH MOUNTAIN BIKING TRAIL	\$2,000.00
87425	06/11/2026		ACORN TECHNOLOGY SERVICES	\$23,480.76
	Invoice	Date	Description	Amount
	13583	06/01/2026	NETWORK MAINT	\$23,480.76
87426	06/11/2026		ALFARO COMMUNICATIONS CONSTRI	\$322,368.07
	Invoice	Date	Description	Amount
	#7CITY-1442-R	06/01/2026	RETENTION-NELSON AVE INTERSECTION IMPROVEM	\$322,368.07

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WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87427	06/11/2026		BLAKE AIR CONDITIONING COMPANY	\$385.25
	Invoice	Date	Description	Amount
	70497	05/18/2026	ADJUST HVAC WATER LINE-CITY HALL	\$385.25
87428	06/11/2026		BUSINESS LIFE MAGAZINE	\$2,250.00
	Invoice	Date	Description	Amount
	53422	05/18/2026	AD FOR MAY 2026 MOBILITY	\$2,250.00
87429	06/11/2026		CAL-PERS	\$22,075.50
	Invoice	Date	Description	Amount
	100000018312504	06/01/2026	CALPERS-MONTHLY SUM FOR PLAN ID 1226	\$19,917.75
	100000018312514	06/01/2026	CALPERS-MONTHLY SUM FOR PLAN ID 26791	\$1,134.83
	100000018312522	06/01/2026	CALPERS-MONTHLY SUM FOR PLAN ID 15030	\$1,022.92
87430	06/11/2026		CASC ENGINEERING AND CONSULTIN	\$3,180.00
	Invoice	Date	Description	Amount
	0055020	04/30/2026	IS/MND FOR 184 S 6TH ST	\$3,180.00
87431	06/11/2026		CELEBRATION HOLIDAY STUDIO	\$4,008.30
	Invoice	Date	Description	Amount
	042826	04/28/2026	WIND BREAKER BANNER BRACKET	\$4,008.30
87432	06/11/2026		CINTAS CORPORATION LOC 693	\$889.82
	Invoice	Date	Description	Amount
	4270125926	05/22/2026	DOOR MATS	\$82.62
	4271031503	06/01/2026	DOOR MATS	\$84.16

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	9374725264	05/31/2026	WATER COOLERS-CITY HALL	\$246.94
	9374725266	05/31/2026	LEASE FOR 2 AED MACHINES-CITY HALL	\$296.33
	9374725260	05/31/2026	WATER COOLER-TREASURY	\$56.30
	9374822417	05/31/2026	LEASE FOR AED MACHINE-HOMESTEAD	\$123.47
87433	06/11/2026		CITY OF INDUSTRY-PAYROLL ACCT	\$175,000.00
	Invoice	Date	Description	Amount
	PR P/E 5/22/26	05/28/2026	REPLENISH PAYROLL P/E 5/22/26	\$175,000.00
87434	06/11/2026		CIVIC PUBLICATIONS, INC.	\$25,041.00
	Invoice	Date	Description	Amount
	1988	05/14/2026	ADVERTISING-2026 STATE OF THE CITY	\$15,541.00
	1983	05/06/2026	ADVERTISING-EARTH DAY	\$9,500.00
87435	06/11/2026		CNC ENGINEERING	\$167,316.25
	Invoice	Date	Description	Amount
	515199	05/28/2026	SOLAR INSTALLATION AT CITY HALL	\$2,655.00
	515200	05/28/2026	CITYWIDE ADA SELF-EVALUATION/TRANSITION PLAN	\$3,705.00
	515201	05/28/2026	KELLA AVE STORM DRAIN	\$21,673.75
	515202	05/28/2026	GALE AVE REALIGNMENT	\$300.00
	515203	05/28/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$3,442.50
	515204	05/28/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$1,190.00
	515205	05/28/2026	GENERAL ENG SVC 5/11-5/24/26	\$43,417.50
	515206	05/28/2026	GENERAL ENG SVC-BACKFLOW DEVICE MAINT	\$425.00
	515208	05/28/2026	GENERAL ENG SVC-STREET LIGHTS	\$3,657.50
	515209	05/28/2026	GENERAL ENG SVC-STREETLIGHT KNOCKDOWNS	\$32.50
	515210	05/28/2026	GENERAL ENG SVC-STREET LIGHT IMPROVE AT PROJ	\$5,940.00

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515211	05/28/2026	GENERAL ENG SVC-STREETLIGHT IMPROVE AT ROWI	\$740.00
515212	05/28/2026	GENERAL ENG SVC-FIELD OPERATIONS SERVICES	\$9,725.00
515213	05/28/2026	GENERAL ENG SVC-STREET INSPECTIONS	\$6,710.00
515214	05/28/2026	GENERAL ENG SVC-COUNTER SERVICE	\$10,910.00
515215	05/28/2026	GENERAL ENG SVC-TRAFFIC	\$5,607.50
515216	05/28/2026	GENERAL ENG SVC-PERMITS	\$17,410.00
515217	05/28/2026	GENERAL ENG SVC-PLAN CHECKING	\$3,545.00
515218	05/28/2026	NPDES STORM WATER	\$1,110.00
515219	05/28/2026	SEWER MANAGEMENT SYSTEM	\$2,897.50
515220	05/28/2026	GENERAL ENG SVC-13530 NELSON AVE WAREHOUSE	\$380.00
515221	05/28/2026	GENERAL ENG SVC-3951 CAPITOL AVE	\$1,680.00
515222	05/28/2026	GENERAL ENG SVC-15010 & 15100 NELSON AVE	\$2,265.00
515223	05/28/2026	GENERAL ENG SVC-17411 COLIMA RD	\$210.00
515224	05/28/2026	GENERAL ENG SVC-184 S 6TH AVE & 14436 VALLEY BL	\$1,160.00
515225	05/28/2026	GENERAL ENG SVC-16425 GALE AVE	\$420.00
515226	05/28/2026	GENERAL ENG SVC-16207,16233, & 16253 GALE AVE	\$985.00
515227	05/28/2026	TONNER CYN PROPERTY	\$1,312.50
515228	05/28/2026	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$510.00
515229	05/28/2026	COLIMA RD WIDENING	\$945.00
515230	05/28/2026	NELSON AVENUE RESURFACING	\$5,505.00
515231	05/28/2026	15660 MAYOR DAVE WAY (YAL BUILDING)	\$150.00
515232	05/28/2026	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$1,057.50
515233	05/28/2026	CITY ADMINSTRATIVE OFFICES	\$440.00
515234	05/28/2026	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$150.00
515242	05/28/2026	EL ENCANTO IMPROVEMENTS AND MAINT	\$502.50
515243	05/28/2026	EL ENCANTO CONVALESCENT HOSPITAL SITE IMPRO'	\$662.50
515244	05/28/2026	EL ENCANTO CONVALESCENT HOSPITAL SITE IMPRO'	\$290.00

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	515245	05/28/2026	EL ENCANTO ROOF REFURB	\$3,597.50
87436	06/11/2026		CNC ENGINEERING	\$203,968.75
	Invoice	Date	Description	Amount
	515235	05/28/2026	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEME	\$450.00
	515236	05/28/2026	ELECTRIC VEHICLE CHARGING STATIONS-CITY HALL	\$1,922.50
	515237	05/28/2026	HOMESTEAD MUSEUM IMPROVEMENTS	\$260.00
	515238	05/28/2026	HOMESTEAD MUSEUM UPGRADES	\$727.50
	515239	05/28/2026	HOMESTEAD MUSEUM IRRIGATION RETROFIT TO REC	\$1,645.00
	515240	05/28/2026	SIGNING & STRIPING IMPROVEMENTS	\$1,465.00
	515241	05/28/2026	METROLINK-MAINT OF PARKING LOT	\$272.50
	515246	05/28/2026	SAN JOSE AVE RECONSTRUCTION	\$7,087.50
	515247	05/28/2026	INDUSTRY HILLS FUEL TANKS DISPENSING	\$300.00
	515248	05/28/2026	HIGHWAY BRIDGE PROGRAM FUNDING	\$335.00
	515249	05/28/2026	NELSON AVE OVER PUENTE CREEK	\$3,538.75
	515250	05/28/2026	BRIDGE WIDENING-ANAHEIM PUENTE RD BRIDGE	\$6,395.00
	515251	05/28/2026	FISCAL YEAR BUDGET	\$2,782.50
	515252	05/28/2026	BIXBY DR PCC PAVEMENT	\$10,795.00
	515253	05/28/2026	FOLLOW'S CAMP PROJECT	\$600.00
	515254	05/28/2026	TARGET SPEED SURVEY	\$235.00
	515255	05/28/2026	2024 CITYWIDE SPEED SURVEY	\$2,310.00
	515256	05/28/2026	CARTEGRAPH MGMT	\$30,020.00
	515257	05/28/2026	GRAND AVE SLOPE RECONSTRUCTION-FERRERO TO	\$3,270.00
	515258	05/28/2026	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY	\$2,700.00
	515259	05/28/2026	MOUNTAIN BIKING TRAIL AT INDUSTRY HILLS	\$3,390.00
	515260	05/28/2026	DEL VALLE AND HILL STREET STORM DRAIN/STREET I	\$1,070.00
	515261	05/28/2026	2022-2023 ANNUAL PAVEMENT REHABILITATION	\$18,037.50

**CITY OF INDUSTRY
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Check	Date	Payee Name	Check Amount	
CITY.WF.CHK - City General Wells Fargo				
515262	05/28/2026	RED CURB REFURBISHMENT AT VARIOUS LOCATIONS	\$470.00	
515263	05/28/2026	DON JULIAN RD IMPROVEMENTS	\$2,880.00	
515264	05/28/2026	INTELLIGENT TRANSPORTATION SYSTEM	\$235.00	
515265	05/28/2026	RAILROAD STREET PAVEMENT REHABILITATION	\$32,872.50	
515266	05/28/2026	MUSEUM-HEALTH CAMPUS MASTER SITE PLANNING	\$2,040.00	
515267	05/28/2026	2024-2025 ANNUAL PAVEMENT REHABILITATION	\$9,072.50	
515268	05/28/2026	2024-2025 ANNUAL SLURRY SEAL	\$6,260.00	
515269	05/28/2026	AZUSA WAY BIKE PATH IMPROVEMENTS	\$3,932.50	
515270	05/28/2026	STREET LIGHT BANNER INSTALLATION	\$3,595.00	
515271	05/28/2026	NINTH AVENUE SEWER LINE IMPROVEMENTS	\$4,872.50	
515272	05/28/2026	PUENTE HILLS AUTO ASSOCIATION SIGNS	\$1,605.00	
515273	05/28/2026	STONER CREEK RD IMPROVEMENTS	\$28,130.00	
515274	05/28/2026	HIGHWAY PERFORMANCE MONITORING SYSTEM	\$3,350.00	
515275	05/28/2026	GRAND AVE BRIDGE WIDENING AT SAN JOSE CREEK	\$4,560.00	
515276	05/28/2026	ALAMEDA CORRIDOR EAST RELATED PROJECTS	\$170.00	
515277	05/28/2026	NOGALES GRADE SEPARATION	\$315.00	
87437	06/11/2026	DEPT OF ANIMAL CARE & CONTROL	\$5,950.23	
	Invoice	Date	Description	Amount
	5/25/2026	05/25/2026	SHELTER COST-APR 2026	\$5,950.23
87438	06/11/2026	DUTHIE POWER SERVICES	\$2,758.07	
	Invoice	Date	Description	Amount
	S155108	04/24/2026	REPLACE BLOCK HEATER & TEMP SENSOR-EL ENCAN	\$2,758.07
87439	06/11/2026	ELISE CALVO	\$101.30	
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	6/1/2026	06/01/2026	REIMBURSE FOR TRAVEL EXPENSE-MOODY'S CONFE	\$101.30
87440	06/11/2026		ENTERPRISE MAPS LLC	\$7,405.00
	Invoice	Date	Description	Amount
	1065	05/26/2026	AMAZON WEB SERVICES	\$7,405.00
87441	06/11/2026		ENVIRONMENTAL SYSTEMS RESEAR	\$29,300.00
	Invoice	Date	Description	Amount
	900262768	05/27/2026	ENTERPRISE AGRMT FEE FY 26/27	\$29,300.00
87442	06/11/2026		FEDERAL EXPRESS CORP.	\$158.06
	Invoice	Date	Description	Amount
	9-317-49374	05/29/2026	MESSENGER SVC	\$158.06
87443	06/11/2026		FUEL PROS, INC.	\$250.00
	Invoice	Date	Description	Amount
	81658	05/20/2026	INDUSTRY HILLS FUEL STN MAINT	\$250.00
87444	06/11/2026		FULLERTON ELECTRIC	\$1,987.60
	Invoice	Date	Description	Amount
	38654	05/21/2026	VARIOUS ELECTRIC MAINT-CITY HALL	\$1,987.60
87445	06/11/2026		GEO-ADVANTEC, INC.	\$27,805.00
	Invoice	Date	Description	Amount
	5560	05/26/2026	GEO SVC-STONER CREEK RD IMPROVEMENTS	\$27,805.00
87446	06/11/2026		GMS ELEVATOR SERVICES, INC	\$169.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	129825	05/01/2026	ELEVATOR MAINT-CITY HALL (MAY 2026)	\$169.00
87447	06/11/2026		GROUP C MEDIA, INC.	\$5,750.00
	Invoice	Date	Description	Amount
	38481	05/12/2026	AD IN BUSINESS FACILITIES PUBLICATION	\$5,750.00
87448	06/11/2026		HADDICK'S TOWING, INC.	\$252.00
	Invoice	Date	Description	Amount
	3103	05/29/2026	TOWING SVC-ILLEGAL DUMPSTER	\$126.00
	3106	05/29/2026	TOWING SVC-ILLEGAL DUMPSTER	\$126.00
87449	06/11/2026		HANNA INTERPRETING SERVICES LLC	\$3,780.00
	Invoice	Date	Description	Amount
	728241	04/30/2026	INTERPRETING SVC-APR 2026	\$3,780.00
87450	06/11/2026		INDUSTRY BUSINESS COUNCIL	\$124,980.21
	Invoice	Date	Description	Amount
	FEBRUARY 2026	05/20/2026	EXPENSE REIMBURSEMENT-FEB 2026	\$124,980.21
87451	06/11/2026		INDUSTRY SECURITY SERVICES	\$72,142.74
	Invoice	Date	Description	Amount
	SG-COI#2-2092	05/22/2026	SECURITY SVC-VARIOUS CITY SITES	\$23,600.30
	SG-COI#1-2091	05/22/2026	SECURITY SVC 5/15-5/21/26	\$11,385.70
	SG-COI#1-2092	05/29/2026	SECURITY SVC 5/22-5/28/26	\$11,916.32
	SG-COI#2-2093	05/29/2026	SECURITY SVC-VARIOUS CITY SITES	\$25,240.42

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87452	06/11/2026		JEFF PARRIOTT PHOTOGRAPHIC SER	\$8,286.64
	Invoice	Date	Description	Amount
	COI0526	06/01/2026	PROF SVC-HOMESTEAD	\$8,286.64
87453	06/11/2026		JOE A. GONSALVES & SON	\$11,000.00
	Invoice	Date	Description	Amount
	164388	05/27/2026	LEGISLATIVE SVC-MAY 2026	\$11,000.00
87454	06/11/2026		L A COUNTY DEPT OF PUBLIC WORKS	\$91,635.06
	Invoice	Date	Description	Amount
	IN260000828	05/21/2026	BLDG & SAFETY-ONE STOP SHOP FOR MAR 2026	\$86,568.96
	IN260000825	05/13/2026	ACCIDENT-AZUSA AVE @ TEMPLE AVE	\$295.02
	IN260000827	05/13/2026	ACCIDENT-TEMPLE AVE @ VINELAND AVE	\$204.79
	IN260000808	05/13/2026	ACCIDENT-CALIFORNIA AVE @ NELSON AVE	\$3,999.54
	IN260000818	05/13/2026	ACCIDENT-NOGALES ST @ SAN JOSE AVE	\$566.75
87455	06/11/2026		LA PUENTE VALLEY COUNTY WATER	\$290.98
	Invoice	Date	Description	Amount
	BS;05/26	05/20/2026	WATER MONITORING-BOY SCOUTS RESERVE	\$290.98
87456	06/11/2026		LOS ANGELES COUNTY PUBLIC WORI	\$99,479.39
	Invoice	Date	Description	Amount
	PW-26051106687	05/11/2026	TRAFFIC SIGNAL MAINT	\$29,843.29
	PW-26051106688	05/11/2026	TRAFFIC SIGNAL MAINT	\$6,599.72
	PW-26051106689	05/11/2026	TRAFFIC SIGNAL MAINT	\$2,656.17
	PW-26051106401	05/11/2026	CATCH BASIN RETROFITS-PHASE 2	\$455.93
	PW-26051106425	05/11/2026	UPDATE TRAFFIC SIGNAL TIMING SHEETS	\$617.14

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	PW-26051106428	05/11/2026	LITTER/DEBRIS REMOVAL	\$362.00
	PW-26051106429	05/11/2026	CONCRETE REPAIRS	\$1,562.72
	PW-26051106430	05/11/2026	STORM DRAIN MAINT	\$13,144.44
	PW-26051106431	05/11/2026	INSPECTION OF SIDEWALK	\$6,964.06
	PW-26051106432	05/11/2026	PAVEMENT PATCHING	\$4,334.01
	PW-26051106404	05/11/2026	REVIEW DESIGN PLANS-GRADE SEPARATION	\$18,442.01
	PW-26051106448	05/11/2026	INSTALL SOLAR POWER SIGNS	\$16.15
	PW-26051106457	05/11/2026	TRAFFIC SIGNING REPAIRS	\$220.90
	PW-26051106433	05/11/2026	STREET MAINT/INSPECTION	\$10,276.91
	PW-26051106435	05/11/2026	EMERGENCY CALL OUT ROAD SVC	\$76.59
	PW-26051106446	05/11/2026	KITS MONITORING OF TRAFFIC SIGNALS	\$339.52
	PW-26051106495	05/11/2026	REPAIR SEWER LINE	\$1,254.44
	PW-26051106492	05/11/2026	SEWER SYSTEM MANAGEMENT PLAN	\$2,313.39
87457	06/11/2026		MARK THOMAS & COMPANY, INC.	\$2,207.00
	Invoice	Date	Description	Amount
	60007	05/19/2026	STRUCTURAL ENG DESIGN SVC-FOLLOW'S CAMP	\$2,207.00
87458	06/11/2026		MICHAEL GREUBEL	\$159.50
	Invoice	Date	Description	Amount
	5/13/2026	05/13/2026	REIMBURSE FOR TRAVEL EXPENSE-CONTRACT CITIE	\$159.50
87459	06/11/2026		MORTISE & TENON BUILDING CORP	\$14,998.50
	Invoice	Date	Description	Amount
	539	05/04/2026	KITCHEN PAINT REPAIRS-EL ENCANTO	\$14,998.50
87460	06/11/2026		MR PLANT & INTERIOR BOTANICAL DI	\$885.00

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	JUNE 25283	06/01/2026	PLANT MAINT-JUN 2026	\$885.00
87461	06/11/2026		MX GRAPHICS, INC.	\$428.03
	Invoice	Date	Description	Amount
	37684	05/29/2026	ALUMINUM SIGNS-MP 06 18 10	\$428.03
87462	06/11/2026		NELSON, JOSHUA	\$471.26
	Invoice	Date	Description	Amount
	5/21/2026	05/21/2026	REIMBURSE FOR TRAVEL EXPENSE-SCAG ANNUAL CO	\$151.53
	5/21/2026A	05/21/2026	REIMBURSE FOR TRAVEL EXPENSE-CONTRACT CITIE	\$319.73
87463	06/11/2026		NEXTIVA, INC.	\$2,440.01
	Invoice	Date	Description	Amount
	40006306737	05/27/2026	CITY HALL PHONE SVC	\$2,136.15
	40006300869	05/24/2026	PHONE SVC FOR YAL	\$303.86
87464	06/11/2026		NINYO & MOORE GEOTECHNICAL COI	\$14,979.90
	Invoice	Date	Description	Amount
	318653	04/09/2026	GEO SVC-ANAHEIM-PUENTE RD	\$11,267.40
	315589	02/09/2026	GEO SVC-ANAHEIM-PUENTE RD	\$3,712.50
87465	06/11/2026		OLMOS PROFESSIONAL SERVICES	\$8,782.00
	Invoice	Date	Description	Amount
	570	05/29/2026	JANITORIAL SVC-CITY HALL	\$5,500.00
	571	05/29/2026	JANITORIAL SVC-IBC	\$1,467.00
	572	05/29/2026	JANITORIAL SVC-YAL	\$1,815.00

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
87466	06/11/2026		PACIFIC PALMS CONFERENCE RESOF	\$11,023.29
	Invoice	Date	Description	Amount
	113839	03/28/2026	WOMAN OF THE YEAR BREAKFAST	\$11,023.29
87467	06/11/2026		PASCO DOORS	\$5,628.09
	Invoice	Date	Description	Amount
	104905	05/20/2026	AUTOMATIC DOOR SVC-EL ENCANTO	\$5,628.09
87468	06/11/2026		PLACEWORKS	\$19,296.25
	Invoice	Date	Description	Amount
	IND-22.15-17	04/30/2026	CEQA FOR 17871 CASTLETON ST	\$7,776.25
	IND-22.16-18	04/30/2026	CEQA FOR 1600 AZUSA AVE	\$11,520.00
87469	06/11/2026		PROGRESSIVE TRAIL DESIGN, LLC	\$331,194.72
	Invoice	Date	Description	Amount
	1749	05/22/2026	MOUNTAIN BIKE TRAIL DESIGN-PHASE II	\$15,000.00
	1740	04/27/2026	MOUNTAIN BIKE TRAIL DESIGN-PHASE IIIA	\$316,194.72
87470	06/11/2026		RICOH USA, INC.	\$3,881.11
	Invoice	Date	Description	Amount
	597352495	05/31/2026	COPIER LEASE 6/15-7/14/26	\$3,881.11
87471	06/11/2026		SAN GABRIEL VALLEY LGBTQ CENTE	\$1,500.00
	Invoice	Date	Description	Amount
	5/20/2026	05/20/2026	SPONSORSHIP-BRUNCH BY THE BRIDGE EVENT	\$1,500.00

**CITY OF INDUSTRY
WELLS FARGO BANK
June 11, 2026**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
87472	06/11/2026	SOUTH COAST A.Q.M.D.		\$1,362.70
	Invoice	Date	Description	Amount
	4719558	05/01/2026	FLAT FEE EMISSION FY 26/27-EL ENCANTO	\$176.41
	4717892	05/01/2026	ICE EM ELEC & BOILER FEES-EL ENCANTO	\$1,186.29
87473	06/11/2026	TBS CLEANING SERVICES		\$595.00
	Invoice	Date	Description	Amount
	15715	06/01/2026	JANITORIAL SVC-HOMESTEAD	\$595.00

Checks	Status	Count	Transaction Amount
	Total	71	\$1,983,580.66

ITEM NO. 6.2

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 29, 2026
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CALL TO ORDER

The Special Meeting of the City Council of the City of Industry, California, was called to order by Mayor Cory C. Moss at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Mayor Moss.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Council Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Cory C. Moss, Mayor
Michael Greubel, Mayor Pro Tem
Steve Marcucci, Council Member
Mark Radecki, Council Member
Newell W. Ruggles, Council Member

STAFF PRESENT: Joshua Nelson, City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, City Clerk.

PRESENTATIONS

HOMESTEAD QUARTERLY UPDATE

Museum Director, Paul Spitzzeri from Homestead Museum provided a presentation and was available to answer any questions.

LOS ANGELES COUNTY SHERIFFS -INDUSTRY STATION

Captain Glen Emory of the Los Angeles County Sheriff's Department addressed the Council and introduced the new Operations Lieutenant, Sharif Morsi.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 29, 2026
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CONSENT CALENDAR

Mayor Moss asked for a staff report on Item No. 6.2 and 6.3.

6.1. CONSIDERATION OF THE REGISTER OF DEMANDS FOR JANUARY 22, 2026

RECOMMENDED ACTION: *Ratify the Register of Demands for January 22, 2026.*

With regards to the Consent Calendar, Council Member Radecki recused himself from voting on check number 86629 for item 6.1 (Register of Demands) due to a potential or actual financial conflict of interest due to he is currently employed by Square Root Golf and Landscape.

6.2 CONSIDERATION OF AMENDMENT NO. 2 TO A PROFESSIONAL SERVICES AGREEMENT WITH BOWSER GEOSPATIAL, LLC., EXTENDING THE TERM THROUGH JUNE 30, 2029, INCREASING THE COMPENSATION BY \$200,000, AND AMENDING THE RATE SCHEDULE TO REFLECT THE CONSULTANT'S UPDATED RATES

RECOMMENDED ACTION: *Approve the Amendment.*

Director of Public Works, Mathew Hudson provided a staff report and was available to answer any questions.

Mayor Moss inquired about past issues with addressing, particularly as it relates to first responders and City addresses and asked whether updates are being considered or addressed on an ongoing basis.

Director of Public Works, Mathew Hudson, responded that the matter is currently being reviewed.

6.3 CONSIDERATION OF THE ANNUAL FINANCIAL REPORTS FOR THE CITY OF INDUSTRY FOR YEAR ENDING JUNE 30, 2025

RECOMMENDED ACTION: *Instruct Staff to present a summary of the Annual Financial Reports for the year ending June 30, 2025, to the City Council, and receive and file the Reports.*

Director of Finance, Yamini Pathak provided a staff report and was available to answer any questions.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 29, 2026
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Mayor Moss asked if anyone from the public had comments or questions on the consent calendar, there were none.

MOTION BY COUNCIL MEMBER RUGGLES, AND SECOND BY COUNCIL MEMBER RADECKI TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COUNCIL MEMBERS:	MARCUCCI, RADECKI, RUGGLES MPT/GREUBEL, M/MOSS
NOES:	COUNCIL MEMBERS:	NONE
ABSENT	COUNCIL MEMBERS:	NONE
ABSTAIN	COUNCIL MEMBERS:	NONE

ACTION ITEMS- NONE

PUBLIC HEARINGS-NONE

CLOSED SESSION

Mayor Moss asked if there were any Public Comments on closed session 9.1. There were none.

City Clerk Gutierrez-Robles announced there was a need for Closed Session as follows:

- 9.1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation; Pursuant to Government Code Section 54956.9(d)(2) 1 potential case

Mayor Moss recessed the meeting into Closed Session at 9: 34 a.m.

Mayor Moss reconvened the meeting at 9:55 a.m.

City Attorney Casso reported out of Closed Session.
With regard to Closed Session Item No. 9.1 no reportable action.
Nothing further to report.

CITY COUNCIL SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 29, 2026
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CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

CITY COUNCIL COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the City Council adjourned at 9:55 a.m.

CORY C. MOSS
MAYOR

JULIE GUTIERREZ-ROBLES
CITY CLERK

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
Uendra Joshi, Senior Project Manager

DATE: June 11, 2026

SUBJECT: Consideration of a Professional Services Agreement with ADVANTEC Consulting Engineers, Inc. to provide on-call traffic engineering services, in an amount not to exceed \$200,000.00, through June 30, 2029

Background:

Advantec Consulting Engineers, Inc. (“ADVANTEC”) has provided traffic engineering services to the City and the Successor Agency on a variety of projects. Advantec provides data collection, field inventory, Intelligent Transportation System (“ITS”) master plan report, technology assessment report, data analysis related to traffic engineering services.

Discussion:

Advantec recently completed the City’s ITS master plan, in which the plan identifies future planning and improvements related to traffic engineering. Staff recommends approving a Professional Services Agreement with ADVANTEC to provide on-call traffic engineering services through June 30, 2029, in an amount not to exceed \$200,000.00, to support the implementation of the ITS master plan, as well as support on general traffic engineering services and capital improvement projects, if requested. The scope of services includes on-call traffic engineering the design and review of traffic signals, signing and striping plans, signal interconnect plans, traffic handling plans, traffic evaluations, traffic engineering support on capital improvement projects, and construction support.

Fiscal Impact:

The fiscal impact is \$200,000.00 for three years. This on-call contract will be funded by the proposed general fund budget for the Fiscal Year 2026-2027 in the amount of \$75,000.00.

(Account # 100-623-5900, JN-6206). Additionally, capital improvement project funds will be applied to specific projects once assigned by Staff.

Recommendation:

Staff recommends that the City Council approve the Professional Services Agreement with ADVANTEC Consulting Engineers, Inc.

Exhibits:

1. Professional Services Agreement with ADVANTEC Consulting Engineers, Inc., dated June 11, 2026

CITY OF INDUSTRY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is made and effective as of June 11, 2026 (“Effective Date”), between the City of Industry, a municipal corporation (“City”) and ADVANTEC Consulting Engineers, Inc. (“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, 2029, 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 traffic engineering 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 Two Hundred Thousand dollars (\$200,000.00) 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 other than for 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 (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.

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: ADVANTEC Consulting Engineers, Inc.
1200 Roosevelt
Irvine, CA 92620
Attention: Carlos A. Ortiz, Chief Operating Officer

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

“CONSULTANT”
ADVANTEC Consulting Engineers, Inc.

By: _____
Joshua Nelson, City Manager

By: _____
Carlos Ortiz, Chief Operating Officer

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

Consultant shall provide, at a minimum, but not limited to the following City-wide services related to general traffic engineering and capital improvement projects:

- ✓ Provide full plans, specifications, and estimates (PS&E) for Traffic/Transportation/Intelligent Transportation System (“ITS”) engineering projects
- ✓ Prepare and/or review traffic and transportation planning studies
- ✓ Prepare and/or review intersection and roadway safety studies
- ✓ Prepare speed survey and traffic volume studies
- ✓ Prepare and/or review traffic signal timing and signal coordination plans, and signal operations analysis
- ✓ Prepare conceptual design plans/exhibits
- ✓ Provide cost estimating and value engineering services
- ✓ Provide construction support services related to traffic engineering and (ITS) improvements
- ✓ Provide plan check review services related to traffic engineering and ITS Design
- ✓ Provide constructability review
- ✓ Provide site access and traffic circulation review
- ✓ Provide emergency operations planning and design review
- ✓ Attend meetings on behalf of City
- ✓ Conduct field reviews related to design plans and studies
- ✓ Other related items for review, comments and recommendations

EXHIBIT B
RATE SCHEDULE

Classification	Rate
Principal	\$390 / hour
Senior Project Manager/Senior Engineer VIII	\$330 / hour
Senior Project Manager/ Senior Engineer VII	\$270 / hour
Project Manager/ Senior Engineer VI	\$230 / hour
Project Manager/ Engineer V-3	\$210 / hour
Project Manager/ Engineer V-2	\$190 / hour
Project Manager/ Engineer V-1	\$170 / hour
Associate Engineer IV	\$150 / hour
Associate Engineer III	\$140 / hour
Assistant Engineer II	\$130 / hour
Assistant Engineer I	\$115 / hour
Administrative III	\$150 / hour
Administrative II	\$125 / hour
Administrative I	\$105 / hour

The above mentioned rates shall be increased annually, beginning January 1, 2028, at a rate of 5 percent.

Mileage	Current Rate per IRS
In-House Plotting (Mylar)	\$20.00 per D-size sheet
In-House Plotting (Bond)	\$10.00 per D-size sheet

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.

ITEM NO. 6.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yamini Pathak, Finance Director

DATE: June 11, 2026

SUBJECT: Consideration of Resolution No. CC 2026-13 – A Resolution of the City Council of the City of Industry, California Approving and Establishing the Fiscal Year 2026-2027 Appropriations Limit, and Selecting the Growth in Non-Residential Assessed Valuation Due to New Construction and Population Growth Adjustment Factors for the City of Industry, Pursuant to Article XIIB of the California Constitution

Background:

The appropriations limit is a State-mandated requirement for all cities that must be approved by the City Council prior to the start of the fiscal year. The appropriations limit sets the City's annual cap for spending tax proceeds for the fiscal year.

In accordance with the provisions set forth in Government Code Section 7910, 15 days prior to the meeting adopting the appropriations limit, documentation used in the determination of the appropriations limit and other necessary determinations must be made available to the public.

Discussion:

The FY 2026-27 ("FY 27") appropriations limit was calculated by using the growth in the non-residential assessed valuation due to new construction within the City and the City's population growth adjustment factors. The 2026-2027 growth rate has been calculated to be 1.14870 which increases the appropriations limit to \$1,411,845,293. The public notice regarding the availability of documents related to the appropriations limit was posted to the City's bulletin board and website on May 21, 2026.

The appropriations limit calculation is attached to this Staff Report and was developed in accordance with the FY 27 Proposed Operating Budget. Based on the calculation and City's adopted budget levels, the City will be well under the cap for FY 27.

Fiscal Impact:

The appropriations limit of \$1,411,845,293 will be established for FY 2026-27. There is no fiscal impact associated with this report.

Recommendation:

Staff recommends the City Council adopt Resolution No. CC 2026-13, approving the Appropriations Limit for FY 2026-27.

Exhibits:

- 1. COI Resolution FY 26-27 Appropriations Limit
- 2. Exhibit A - Apropriation Limit Calculation FY26-27

RESOLUTION NO. CC 2026-13

CONSIDERATION OF RESOLUTION NO. CC 2026-13 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING AND ESTABLISHING THE FISCAL YEAR 2026-2027 APPROPRIATIONS LIMIT, AND SELECTING THE GROWTH IN NON-RESIDENTIAL ASSESSED VALUATION DUE TO NEW CONSTRUCTION AND POPULATION GROWTH ADJUSTMENT FACTORS FOR THE CITY OF INDUSTRY, PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION

WHEREAS, the appropriations limit is a State-mandated requirement for all cities, that must be approved by the City Council prior to the start of the fiscal year; and

WHEREAS, the appropriations limit sets the City's annual cap for spending tax proceeds for the fiscal year; and

WHEREAS, in accordance with the provisions set forth in Government Code Section 7910, 15 days prior to the meeting adopting the appropriations limit, documentation used in the determination of the appropriations limit and other necessary determinations must be made available to the public; and

WHEREAS, the City posted its public notice regarding the availability of documents related to the appropriations limit calculation to the City's bulletin board and website on May 21, 2026; and

WHEREAS, the Appropriations Limit was developed in accordance with the FY 2026-27 ("FY 27") Proposed Operating Budget; and

WHEREAS, the FY 27 Appropriations Limit was calculated by using the growth in the non-residential assessed valuation due to new construction within the City and the City's population growth adjustment factors. The 2026-2027 growth rate has been calculated to be 1.14870 which increases the appropriations limit to \$1,411,845,293.

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

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

Section 2. The appropriations limit of the City of Industry for the 2026-27 Fiscal Year is hereby approved and established at **\$1,411,845,293** pursuant to Article XIII B of the California Constitution.

Section 3. The Appropriations Limit was calculated by using the growth in the non-residential assessed valuation due to new construction within the City and the City's population growth adjustment factors, which was calculated to be 14.87 percent.

Section 4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part there for is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 5. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on June 11, 2026 by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

EXHIBIT A

ANNUAL APPROPRIATIONS LIMIT CALCULATION
FOR FISCAL YEAR 2026-27

Inflation Factor (Selected higher of the following):				
Growth in the California per capita personal income	4.95%	State Department of Finance		
Growth in the non-residential assessed valuation due to new construction within the City	14.87%	HDL Coren & Cone	1.1487 Factor	Selected for Calculation
Population Factor (Selected higher of the following):				
City	0.00%	State Department of Finance	1.0000 Factor	Selected for Calculation
County	-0.64%	State Department of Finance		

Annual Limits Calculation:

Appropriations Limit for Fiscal Year 2025-26: \$ 1,229,080,955 (A)

Adjustment Factors For Fiscal Year 2026-27:

Inflation Factor (B) Population Factor (C)

1.1487 1.0000

Combined Factor (B times C)

1.14870 0.14870 (D)

Adjustment for Inflation & Population (A times D): \$ 182,764,338

Appropriation Limit for Fiscal Year 2026-27: \$ 1,411,845,293



THE CITY OF INDUSTRY
NONRESIDENTIAL NEW CONSTRUCTION
 2024/25 TO 2025/26 TAX YEARS - IN PARCEL NUMBER ORDER
 FOR USE IN CALCULATING 2026/27 GANN LIMIT

Parcel	Use Category	Owner	Prior Year Improvements	Current Year Improvements	Percent Change
8125-014-039	Industrial	Centerpoint Properties Trust	0	730,000	+ 99,999.9%
8125-018-018	Commercial	Operating Eng Funds Inc Cotrustee Ope	5,006,615	5,756,414	+ 15.0%
8208-012-005	Industrial	Scg Dp Valley Llc	0	5,066,331	+ 99,999.9%
8208-027-020	Industrial	Lw Investments Llc	3,607,066	17,104,176	+ 374.2%
8264-003-015	Industrial	Quality Naturally Foods Inc	5,185,075	5,623,643	+ 8.5%
8264-008-073	Industrial	Duke Realty Lp	41,091,675	69,904,476	+ 70.1%
8264-019-018	Industrial	Morehouse Foods Inc	5,475,638	5,776,077	+ 5.5%
8264-025-049	Industrial	Fabulous Chestnut Llc	0	4,516,042	+ 99,999.9%
8264-025-050	Industrial	Fabulous Chestnut Llc	0	4,516,042	+ 99,999.9%
8264-025-051	Industrial	Fabulous Chestnut Llc	0	13,559,509	+ 99,999.9%
8264-025-052	Industrial	Fabulous Chestnut Llc	0	164,982	+ 99,999.9%
8264-025-053	Industrial	Forever Chestnut Llc	0	921,973	+ 99,999.9%
8264-025-054	Industrial	Forever Chestnut Llc	1,485,479	12,971,956	+ 773.3%
8264-025-055	Industrial	Forever Chestnut Llc	0	6,471,123	+ 99,999.9%
8264-025-056	Industrial	Forever Chestnut Llc	0	12,953,405	+ 99,999.9%
8264-025-057	Industrial	Forever Chestnut Llc	0	176,806	+ 99,999.9%
8264-025-065	Industrial	Xwn li Properties Llc	0	31,518,000	+ 99,999.9%
8561-020-004	Industrial	Custom Alloy Sales Inc	4,913,686	7,597,111	+ 54.6%
8760-002-014	Industrial	Industrial Park E Sub B Llc	20,712,532	21,770,069	+ 5.1%
19 Parcels Listed			87,477,766	227,098,135	+ 159.6%

This calculation reflects the 2025/26 increase in taxable values for this city due to non-residential new construction as a percentage of the total taxable value **Increase** (as of the 2025/26 lien year roll date). This percentage may be used as an alternative to the change in California per-capita personal income for calculating a taxing agency's annual adjustment of its Appropriation Limit pursuant to Article XIII B of the State Constitution as Amended by Proposition 111 in June, 1990.

Total Change in Non-Residential Valuation Due to New Development	139,620,369
Less Automatic 2.000% Assessors's Inflation Adjustment	-1,749,555
<u>Actual Change in Non-Residential Valuation</u>	<u>137,870,814</u>
Change in Total Assessed Value	927,483,483
= Alternate 2026/27 Appropriations Limit Factor	14.87%

Includes taxable primary parcels with known nonresidential use codes, no prior lien year transfers, and improvement value increases greater than 2.0% Change in Total Assessed Value is the assessed value change of the locally assessed secured and unsecured tax rolls.

Data Source: Los Angeles County Assessor 2025/26 Secured Tax Rolls

Prepared On 3/11/2026 By MW

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

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May 1, 2026

Dear Fiscal Officer:

Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2026, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2026–27. Attachment A provides the change in California's per capita personal income and an example for utilizing the factors to calculate the 2026–27 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2026.** Please note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

/s Erika Li
Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2026–27 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2026-27	4.95

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2026–27 appropriation limit.

2026–27:

Per Capita Cost of Living Change = 4.95 percent
Population Change = -0.14 percent

Per Capita Cost of Living converted to a ratio: $\frac{4.95 + 100}{100} = 1.0495$

Population converted to a ratio: $\frac{-0.14 + 100}{100} = 0.9986$

Calculation of factor for FY 2026–27: $1.0495 \times 0.9986 = 1.0480$

FISCAL YEAR 2026-27
 Attachment C
 Annual Percent Change in Population Minus Exclusions*
 January 1, 2025 to January 1, 2026, and Total Population January 1, 2026

City	County	Percent Change 25-26	Population Minus Exclusions 1-1-25	Population Minus Exclusions 1-1-26	Total Population 1-1-26
Incorporated	Alameda	-0.10	1,517,922	1,516,446	1,517,871
County Total	Alameda	-0.10	1,666,296	1,664,649	1,666,136
Incorporated	Alpine	0.08	1,181	1,182	1,183
County Total	Alpine	0.08	1,181	1,182	1,183
Incorporated	Amador	-0.32	13,950	13,906	17,452
County Total	Amador	-0.32	36,124	36,009	39,618
Incorporated	Butte	0.57	147,872	148,712	148,712
County Total	Butte	0.16	208,597	208,941	208,941
Incorporated	Calaveras	-0.31	3,524	3,513	3,513
County Total	Calaveras	-0.18	44,677	44,597	44,678
Incorporated	Colusa	0.64	12,140	12,218	12,218
County Total	Colusa	-0.29	22,067	22,003	22,003
Incorporated	Contra Costa	-0.32	990,465	987,296	987,296
County Total	Contra Costa	-0.31	1,167,422	1,163,807	1,163,891
Incorporated	Del Norte	5.55	4,015	4,238	6,407
County Total	Del Norte	-1.17	24,457	24,170	26,339
Incorporated	El Dorado	-0.40	32,017	31,890	31,900
County Total	El Dorado	-0.29	190,290	189,741	189,852
Incorporated	Fresno	0.13	876,731	877,848	882,585
County Total	Fresno	-0.03	1,036,409	1,036,135	1,041,676
Incorporated	Glenn	-0.51	15,097	15,020	15,020
County Total	Glenn	-0.58	29,200	29,031	29,031
Incorporated	Humboldt	0.45	63,499	63,783	63,947
County Total	Humboldt	-0.27	133,125	132,771	133,026
Incorporated	Imperial	-0.43	149,146	148,512	151,062
County Total	Imperial	-0.50	180,872	179,969	185,961
Incorporated	Inyo	0.08	3,849	3,852	3,852
County Total	Inyo	-0.12	18,739	18,717	18,780
Incorporated	Kern	0.40	606,249	608,671	621,207
County Total	Kern	0.10	911,416	912,368	927,328
Incorporated	Kings	-0.91	111,915	110,902	122,699
County Total	Kings	-1.19	137,446	135,814	153,754
Incorporated	Lake	-0.36	21,643	21,565	21,565
County Total	Lake	-0.34	66,914	66,687	66,793
Incorporated	Lassen	-1.15	9,217	9,111	12,063
County Total	Lassen	-1.13	23,626	23,359	27,318
Incorporated	Los Angeles	-0.44	8,882,668	8,843,448	8,854,102
County Total	Los Angeles	-0.64	9,889,470	9,825,852	9,837,286
Incorporated	Madera	-0.92	82,202	81,448	86,816
County Total	Madera	0.62	160,039	161,039	166,407
Incorporated	Marin	-0.75	189,008	187,596	187,771
County Total	Marin	-0.74	249,700	247,861	250,823
Incorporated	Mariposa	-0.18	16,864	16,833	16,846
County Total	Mendocino	-0.91	28,793	28,530	28,530
Incorporated	Mendocino	-0.77	89,275	88,584	88,591
County Total	Merced	0.27	205,992	206,538	206,538
Incorporated	Merced	-0.06	293,094	292,922	294,164
County Total	Modoc	-0.11	2,772	2,769	2,769
Incorporated	Modoc	-0.27	8,490	8,467	8,467
County Total	Mono	-0.68	7,083	7,035	7,035
Incorporated	Mono	-0.47	12,455	12,396	12,482
County Total	Monterey	-0.08	317,960	317,712	333,039
Incorporated	Monterey	-0.17	422,021	421,294	436,755
County Total	Napa	-0.10	113,159	113,044	113,588
Incorporated	Napa	-0.14	134,957	134,769	136,374
County Total	Nevada	-0.25	33,539	33,454	33,454
Incorporated	Nevada	-0.47	100,386	99,915	99,983
County Total	Orange	-0.38	3,042,572	3,030,989	3,031,166
Incorporated	Orange	-0.37	3,175,332	3,163,509	3,163,696
County Total	Placer	1.81	313,463	319,139	319,139
Incorporated	Placer	1.39	428,880	434,823	434,823
County Total	Plumas	-1.60	2,121	2,087	2,087
Incorporated	Plumas	-1.24	18,703	18,471	18,471
County Total	Riverside	0.40	2,074,473	2,082,856	2,087,121
Incorporated	Riverside	0.42	2,491,753	2,502,284	2,506,824
County Total	Sacramento	1.39	1,006,577	1,020,605	1,025,460
Incorporated	Sacramento	0.59	1,613,978	1,623,494	1,628,349
County Total	San Benito	0.53	46,070	46,314	46,314
Incorporated	San Benito	0.69	67,641	68,111	68,111
County Total	San Bernardino	0.01	1,898,167	1,898,407	1,917,639
Incorporated	San Bernardino	-0.06	2,190,011	2,188,660	2,216,685
County Total	San Diego	0.16	2,805,655	2,810,022	2,836,100
Incorporated	San Diego	0.04	3,277,428	3,278,871	3,344,322
County Total	San Francisco	0.15	843,973	845,226	845,658
Incorporated	San Francisco	0.15	843,973	845,226	845,658
County Total	San Joaquin	0.81	676,436	681,941	681,971
Incorporated	San Joaquin	0.61	812,788	817,705	820,125
County Total	San Luis Obispo	0.20	158,860	159,179	160,236
Incorporated	San Luis Obispo	-0.15	276,398	275,684	279,242
County Total	San Mateo	-0.03	686,397	686,163	686,296
Incorporated	San Mateo	-0.03	748,271	748,049	748,182
County Total	Santa Barbara	0.09	302,440	302,727	305,841
Incorporated	Santa Barbara	-0.14	439,499	438,902	444,974
County Total	Santa Clara	0.25	1,836,179	1,840,810	1,840,969
Incorporated	Santa Clara	0.23	1,927,151	1,931,578	1,932,468
County Total	Santa Cruz	-0.34	135,221	134,766	134,766
Incorporated	Santa Cruz	-0.62	262,636	261,008	261,069
County Total	Shasta	-0.02	115,438	115,418	115,539
Incorporated	Shasta	-0.18	182,089	181,764	181,934
County Total	Sierra	-0.92	763	756	756
Incorporated	Sierra	-0.44	3,167	3,153	3,153
County Total	Siskiyou	-0.59	19,416	19,301	19,301
Incorporated	Siskiyou	-0.33	43,248	43,104	43,153
County Total	Solano	-0.36	425,021	423,495	433,992
Incorporated	Solano	-0.37	442,422	440,799	452,050
County Total	Sonoma	0.11	353,341	353,713	353,713
Incorporated	Sonoma	-0.16	483,948	483,197	484,022
County Total	Stanislaus	0.01	448,012	448,062	448,062
Incorporated	Stanislaus	-0.19	558,243	557,159	557,159
County Total	Sutter	0.47	80,950	81,327	81,327
Incorporated	Sutter	0.40	101,270	101,679	101,679

Incorporated	Tehama	-0.15	23,058	23,024	23,024
County Total	Tehama	-0.30	64,812	64,620	64,764
County Total	Trinity	-0.29	15,831	15,785	15,844
Incorporated	Tulare	0.27	351,683	352,618	353,028
County Total	Tulare	0.17	488,328	489,154	489,610
Incorporated	Tuolumne	0.51	5,253	5,280	5,280
County Total	Tuolumne	-0.19	51,965	51,867	54,233
Incorporated	Ventura	-0.61	734,069	728,579	732,243
County Total	Ventura	-0.68	824,973	819,386	824,306
Incorporated	Yolo	0.23	190,788	191,225	191,225
County Total	Yolo	0.16	225,654	225,904	225,904
Incorporated	Yuba	0.26	16,776	16,819	16,819
County Total	Yuba	1.85	84,121	85,689	87,692

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

About the Data

FISCAL YEAR 2026-27
Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2025 to January 1, 2026, and Total Population January 1, 2026

City	County	Percent Change 25-26	Population Minus Exclusions 1-1-25	Population Minus Exclusions 1-1-26	Total Population 1-1-26
Alameda	Alameda	-0.06	79,301	79,252	80,023
Albany	Alameda	-0.24	20,814	20,564	20,564
Berkeley	Alameda	0.42	127,123	127,654	127,654
Dublin	Alameda	-0.19	74,480	74,335	74,769
Emeryville	Alameda	0.42	13,555	13,612	13,612
Fremont	Alameda	0.23	233,428	233,974	233,974
Hayward	Alameda	-0.51	162,383	161,557	161,557
Livermore	Alameda	-0.38	86,447	85,118	85,118
Newark	Alameda	-0.39	49,156	48,962	48,962
Oakland	Alameda	-0.03	429,512	429,371	428,591
Piedmont	Alameda	-0.36	10,841	10,802	10,802
Pleasanton	Alameda	-0.67	76,659	76,149	76,149
San Leandro	Alameda	0.05	87,387	87,431	87,431
Union City	Alameda	-0.55	87,036	86,665	86,665
Unincorporated	Alameda	-0.12	149,374	148,203	148,203
Incorporated	Alameda	-0.10	1,517,922	1,516,446	1,517,871
County Total	Alameda	-0.10	1,666,296	1,664,649	1,666,136
Unincorporated	Alpine	0.08	1,181	1,182	1,183
County Total	Alpine	0.08	1,181	1,182	1,183
Amador	Amador	-0.54	184	183	183
Chico	Amador	-0.29	5,101	5,086	5,086
Ione	Amador	-0.18	4,942	4,933	4,933
Jackson	Amador	-0.53	1,135	1,129	1,129
Plymouth	Amador	-0.50	2,688	2,575	2,575
Sutter Creek	Amador	-0.32	22,174	22,103	22,166
Unincorporated	Amador	-0.32	13,950	13,906	17,452
Incorporated	Amador	-0.32	36,124	36,009	39,618
County Total	Amador	-0.32	1,983	1,970	1,970
Biggs	Butte	0.08	108,026	108,113	108,113
Chico	Butte	-0.66	7,433	7,384	7,384
Gridley	Butte	-0.39	20,664	20,664	20,664
Oroville	Butte	9.24	9,686	10,581	10,581
Paradise	Butte	-0.82	60,725	60,229	60,229
Unincorporated	Butte	0.57	147,872	148,712	148,712
Incorporated	Butte	0.16	205,597	208,941	208,941
County Total	Butte	-0.31	3,524	3,513	3,513
Angels City	Calaveras	-0.17	41,153	41,084	41,165
Unincorporated	Calaveras	-0.31	3,524	3,513	3,513
Incorporated	Calaveras	-0.18	44,677	44,597	44,678
County Total	Calaveras	0.46	5,595	5,597	5,597
Colusa	Colusa	-1.43	9,927	9,785	9,785
Williams	Colusa	0.64	12,140	12,218	12,218
Unincorporated	Colusa	-0.29	22,067	22,003	22,003
Incorporated	Colusa	-0.27	118,756	118,440	118,440
County Total	Colusa	-0.39	66,332	65,070	65,070
Antioch	Contra Costa	-0.63	10,827	10,759	10,759
Brentwood	Contra Costa	-0.47	123,075	122,494	122,494
Clayton	Contra Costa	-0.14	43,250	43,190	43,190
Concord	Contra Costa	-0.43	26,280	26,166	26,166
Danville	Contra Costa	-0.34	26,413	26,323	26,323
El Cerrito	Contra Costa	-0.23	25,380	25,321	25,321
Hercules	Contra Costa	-0.69	36,774	36,521	36,521
Lafayette	Contra Costa	-0.58	16,760	16,662	16,662
Marina	Contra Costa	-0.13	47,100	47,039	47,039
Moraga	Contra Costa	-0.42	19,494	19,412	19,412
Oakley	Contra Costa	2.29	18,468	18,891	18,891
Pinole	Contra Costa	-0.57	76,922	76,484	76,484
Pittsburg	Contra Costa	0.82	33,646	33,853	33,853
Pleasant Hill	Contra Costa	-0.63	114,415	113,695	113,695
Richmond	Contra Costa	-0.62	31,664	31,468	31,468
San Pablo	Contra Costa	0.06	84,173	84,220	84,220
San Ramon	Contra Costa	-0.63	70,736	70,288	70,288
Walnut Creek	Contra Costa	-0.25	176,957	176,511	176,595
Unincorporated	Contra Costa	-0.32	990,485	987,296	987,296
Incorporated	Contra Costa	-0.31	1,167,422	1,163,937	1,163,891
County Total	Contra Costa	5.55	4,015	4,238	6,407
Rescend City	Del Norte	-2.49	20,442	19,932	19,932
Unincorporated	Del Norte	5.55	4,015	4,238	6,407
Incorporated	Del Norte	-1.17	24,457	24,170	26,339
County Total	Del Norte	-0.59	10,480	10,418	10,428
Placerville	El Dorado	-0.30	21,537	21,472	21,472
South Lake Tahoe	El Dorado	-0.27	158,273	157,851	157,952
Unincorporated	El Dorado	-0.40	32,017	31,890	31,900
Incorporated	El Dorado	-0.29	190,290	189,741	189,852
County Total	El Dorado	0.25	129,570	129,889	129,889
Clovis	Fresno	-0.92	13,433	13,309	17,692
Coalinga	Fresno	1.91	8,703	8,869	8,869
Firebaugh	Fresno	3.11	7,705	7,945	7,945
Fowler	Fresno	0.08	560,132	560,594	560,948
Fresno	Fresno	-0.99	6,957	6,888	6,888
Huron	Fresno	0.10	17,481	17,498	17,498
Kerman	Fresno	-0.08	13,358	13,347	13,347
Kingsburg	Fresno	-0.19	12,829	12,805	12,805
Mendota	Fresno	-0.76	9,752	9,578	9,578
Orange Cove	Fresno	-0.46	14,726	14,658	14,658
Parlier	Fresno	0.58	26,690	26,845	26,845
Redley	Fresno	1.01	27,130	27,403	27,403
Sanger	Fresno	-0.98	3,672	3,636	3,636
San Joaquin	Fresno	-0.44	24,593	24,484	24,484
Selma	Fresno	-0.67	159,978	158,287	159,011
Unincorporated	Fresno	0.13	876,731	877,848	882,585
Incorporated	Fresno	-0.03	1,036,409	1,036,135	1,041,676
County Total	Fresno	-0.30	8,658	8,632	8,632
Orland	Glenn	-0.79	6,439	6,388	6,388
Willows	Glenn	-0.65	14,103	14,011	14,011
Unincorporated	Glenn	-0.51	15,097	15,020	15,020
Incorporated	Glenn	-0.58	29,200	29,031	29,031
County Total	Glenn	2.99	19,002	19,570	19,570
Arcata	Humboldt	-0.78	1,158	1,149	1,149
Blue Lake	Humboldt	-0.51	26,132	25,999	26,163
Eureka	Humboldt	-0.15	1,367	1,365	1,365
Ferndale	Humboldt	-0.85	12,289	12,165	12,165
Fortuna	Humboldt	-1.01	3,257	3,224	3,224
Rio Dell	Humboldt	-1.02	294	291	291
Trinidad	Humboldt	-0.92	69,626	68,988	69,079
Unincorporated	Humboldt	0.45	63,499	63,763	63,947
Incorporated	Humboldt	-0.27	133,125	132,771	133,026
County Total	Humboldt	-0.44	28,937	28,810	28,810
Brawley	Imperial	-0.45	40,062	39,881	39,881
Calexico	Imperial	-0.94	3,528	3,493	3,493
Calipatria	Imperial	-0.68	45,988	45,675	45,716
El Centro	Imperial	-1.32	5,685	5,610	5,610
Helmville	Imperial	0.53	22,662	22,984	22,984
Imperial	Imperial	-1.29	2,096	2,059	2,059
Westmorland	Imperial	-0.85	31,726	31,457	31,457
Unincorporated	Imperial	-0.43	148,146	148,512	148,512
Incorporated	Imperial	-0.50	180,872	179,969	185,961
County Total	Imperial	0.08	3,849	3,852	3,852
Bishop	Inyo	-0.17	14,890	14,865	14,928
Unincorporated	Inyo	0.08	3,849	3,852	3,852
Incorporated	Inyo	-0.12	18,739	18,717	18,790
County Total	Inyo	-0.71	19,937	19,795	19,795
Arvin	Kern	0.35	421,377	422,853	422,853
Bakersfield	Kern	-0.77	13,243	13,141	13,141
California City	Kern	0.40	46,111	46,295	46,295
Delano	Kern	-0.78	1,023	1,015	1,015
Maricopa	Kern				

McFarland	Kern	0.72	14,232	14,334	14,334
Ridgecrest	Kern	-0.32	28,068	27,979	28,638
Shafter	Kern	5.24	23,283	24,502	24,545
Taft	Kern	-0.38	6,922	6,896	6,896
Tehachapi	Kern	-0.22	9,445	9,424	11,800
Wasco	Kern	-0.76	22,608	22,437	25,806
Unincorporated	Kern	-0.48	305,167	303,697	306,121
Incorporated	Kern	0.40	609,249	608,671	621,207
County Total	Kern	0.10	911,416	912,368	927,328
Arvin	Kings	-2.15	9,526	9,321	13,142
Corcoran	Kings	-0.81	13,639	13,528	21,504
Hanford	Kings	-0.45	61,113	60,837	60,837
Lemoore	Kings	-1.52	27,637	27,216	27,216
Unincorporated	Kings	-2.42	25,531	24,912	31,055
Incorporated	Kings	-0.91	111,915	110,902	122,699
County Total	Kings	-1.19	137,446	135,814	153,754
Clearlake	Lake	-0.35	16,701	16,642	16,642
Lakeport	Lake	-0.38	4,942	4,923	4,923
Unincorporated	Lake	-0.33	45,271	45,122	45,228
Incorporated	Lake	-0.36	21,843	21,565	21,565
County Total	Lake	-0.34	66,914	66,687	66,793
Susanville	Lassen	-1.15	9,217	9,111	12,063
Unincorporated	Lassen	-1.12	14,409	14,248	15,255
Incorporated	Lassen	-1.15	9,217	9,111	12,063
County Total	Lassen	-1.13	23,626	23,359	27,318
Agoura Hills	Los Angeles	-0.59	19,682	19,595	19,595
Alhambra	Los Angeles	-0.22	62,707	62,523	82,544
Arcadia	Los Angeles	1.36	56,325	57,095	57,095
Artesia	Los Angeles	-0.29	16,166	16,119	16,205
Avalon	Los Angeles	-0.40	3,461	3,447	3,447
Azusa	Los Angeles	-0.24	48,668	48,549	48,549
Baldwin Park	Los Angeles	-0.10	70,800	70,729	70,729
Bell	Los Angeles	-0.36	33,331	33,211	33,211
Bellflower	Los Angeles	-0.32	76,449	76,203	76,203
Bel Gardens	Los Angeles	-0.50	38,679	38,484	38,484
Beverly Hills	Los Angeles	-0.29	32,209	32,116	32,116
Bradbury	Los Angeles	-0.44	905	901	901
Burbank	Los Angeles	0.49	105,713	106,229	106,229
Calabasas	Los Angeles	-0.52	22,882	22,763	22,763
Carson	Los Angeles	-0.45	92,202	91,766	91,790
Cerritos	Los Angeles	-0.58	47,631	47,554	47,554
Claremont	Los Angeles	-0.29	38,372	38,262	38,262
Commerce	Los Angeles	-0.31	12,183	12,145	12,145
Compton	Los Angeles	-0.26	94,182	93,937	93,937
Covina	Los Angeles	-0.29	51,066	50,918	50,918
Cudahy	Los Angeles	0.01	22,232	22,234	22,234
Culver City	Los Angeles	0.22	40,640	40,730	40,730
Diamond Bar	Los Angeles	-0.48	53,796	53,538	53,538
Downey	Los Angeles	-0.14	112,442	112,279	112,279
Duarte	Los Angeles	0.09	23,637	24,841	24,841
El Monte	Los Angeles	-0.11	108,267	108,144	108,192
El Segundo	Los Angeles	-0.29	16,975	16,925	16,950
Gardena	Los Angeles	0.90	60,644	61,187	61,187
Glendale	Los Angeles	-0.27	193,810	193,286	193,286
Glendora	Los Angeles	-0.13	51,300	51,232	51,232
Hawaiian Gardens	Los Angeles	-0.26	13,564	13,529	13,529
Hawthorne	Los Angeles	-0.41	85,855	85,515	85,515
Hermosa Beach	Los Angeles	-0.28	19,250	19,196	19,196
Hidden Hills	Los Angeles	-0.17	1,741	1,738	1,738
Huntington Park	Los Angeles	0.00	53,172	52,951	52,981
Industry	Los Angeles	0.00	420	420	420
Inglewood	Los Angeles	-0.62	106,645	105,986	105,986
Irwindale	Los Angeles	-0.60	1,511	1,502	1,502
La Cañada Flintridge	Los Angeles	-0.38	20,071	19,994	19,994
La Habra Heights	Los Angeles	-0.65	5,529	5,493	5,493
Lakewood	Los Angeles	-0.16	80,718	80,585	80,585
La Mirada	Los Angeles	-0.49	48,234	47,998	47,998
Lancaster	Los Angeles	0.64	172,826	173,939	178,159
La Puente	Los Angeles	-0.40	37,388	37,237	37,237
La Verne	Los Angeles	-0.28	31,555	31,466	31,466
Lawndale	Los Angeles	0.19	31,072	31,130	31,130
Lomita	Los Angeles	-0.28	20,510	20,450	20,450
Long Beach	Los Angeles	-0.17	462,653	461,875	462,193
Los Angeles	Los Angeles	-0.87	3,834,752	3,801,319	3,806,201
Lynwood	Los Angeles	0.34	66,675	66,901	66,901
Malibu	Los Angeles	-0.70	10,672	9,637	9,637
Manhattan Beach	Los Angeles	-0.61	34,508	34,333	34,333
Maywood	Los Angeles	-0.56	24,585	24,448	24,448
Monrovia	Los Angeles	-0.21	39,177	39,094	39,094
Monterey Park	Los Angeles	0.60	62,619	62,994	62,994
Monterey Park	Los Angeles	-0.42	59,691	59,642	59,649
Norwalk	Los Angeles	-0.37	100,970	100,594	101,453
Palmdale	Los Angeles	-0.26	166,554	166,118	166,118
Palos Verdes Estates	Los Angeles	-0.48	13,079	13,016	13,016
Paramount	Los Angeles	-0.39	52,560	52,353	52,353
Pasadena	Los Angeles	-0.59	141,466	141,145	141,145
Pico Rivera	Los Angeles	-0.23	61,219	60,966	60,966
Pomona	Los Angeles	-0.05	154,762	154,680	154,680
Rancho Palos Verdes	Los Angeles	-0.53	41,111	40,893	40,893
Redondo Beach	Los Angeles	-0.10	68,528	68,460	68,460
Rolling Hills	Los Angeles	-0.24	1,691	1,677	1,677
Rolling Hills Estates	Los Angeles	1.60	8,601	8,739	8,739
Rossmore	Los Angeles	0.12	51,233	51,295	51,295
San Dimas	Los Angeles	-0.44	34,064	33,915	33,915
San Fernando	Los Angeles	-0.20	24,025	23,976	23,976
San Gabriel	Los Angeles	1.13	39,393	39,638	39,638
San Marino	Los Angeles	0.08	12,503	12,513	12,513
Santa Clarita	Los Angeles	0.11	232,635	232,883	232,883
Santa Fe Springs	Los Angeles	1.37	18,797	19,055	19,229
Santa Monica	Los Angeles	0.38	93,876	94,237	94,237
Sierra Madre	Los Angeles	-0.82	10,989	10,899	10,899
Signal Hill	Los Angeles	-0.56	11,430	11,366	11,366
South El Monte	Los Angeles	-0.02	19,493	19,489	19,489
South Gate	Los Angeles	0.06	93,411	93,467	93,467
South Pasadena	Los Angeles	-0.42	26,492	26,380	26,380
Temple City	Los Angeles	0.05	36,567	36,584	36,584
Torrance	Los Angeles	-0.47	144,041	143,363	143,363
Vernon	Los Angeles	-0.49	205	204	204
Walnut	Los Angeles	1.11	28,310	28,623	28,623
West Covina	Los Angeles	-0.56	108,546	108,937	108,937
West Hollywood	Los Angeles	-0.36	35,418	35,283	35,283
Westlake Village	Los Angeles	-0.63	8,219	8,167	8,167
Whittier	Los Angeles	-0.34	88,327	88,029	88,029
Unincorporated	Los Angeles	-2.42	1,006,802	982,404	983,184
Incorporated	Los Angeles	-0.44	8,882,668	8,843,448	8,894,102
County Total	Los Angeles	-0.64	9,889,470	9,825,852	9,877,286
Chowchilla	Madera	-0.40	13,744	13,689	19,057
Madera	Madera	-1.02	68,458	67,759	67,759
Unincorporated	Madera	2.25	77,837	79,591	79,591
Incorporated	Madera	-0.92	82,202	81,448	81,448
County Total	Madera	0.62	160,039	161,039	166,407
Belvedere	Marin	-0.72	2,073	2,058	2,058
Corte Madera	Marin	-0.81	9,891	9,900	9,910
Fairfax	Marin	-0.66	7,463	7,414	7,414
Larkspur	Marin	-0.98	12,772	12,650	12,650
Mill Valley	Marin	-0.79	13,803	13,694	13,694
Novato	Marin	-1.00	51,992	51,473	51,638
Ross	Marin	0.39	2,315	2,324	2,324
San Anselmo	Marin	-0.90	12,587	12,474	12,474
San Rafael	Marin	-0.49	60,194	59,850	59,890
Sausalito	Marin	-0.69	6,926	6,878	6,878
Tiburon	Marin	-0.80	8,912	8,841	8,841
Unincorporated	Marin	-0.70	60,692	60,265	63,052
Incorporated	Marin	-0.75	189,008	187,596	187,771
County Total	Marin	-0.74	249,700	247,861	250,823

Unincorporated	Mariposa	-0.18	16,664	16,833	16,846
County Total	Mariposa	-0.18	16,664	16,833	16,846
Fort Bragg	Mendocino	-0.90	7,207	7,142	7,142
Point Arena	Mendocino	-1.10	455	450	450
Ukiah	Mendocino	-0.93	16,290	16,138	16,138
Willits	Mendocino	-0.85	4,841	4,800	4,800
Unincorporated	Mendocino	-0.71	60,462	60,054	60,061
Incorporated	Mendocino	-0.91	28,793	28,530	28,530
County Total	Mendocino	-0.77	89,275	88,584	88,591
Alwiler	Merced	-0.58	31,993	31,806	31,806
Dos Palos	Merced	-0.89	5,736	5,685	5,685
Gustine	Merced	-0.83	6,005	5,955	5,955
Livingston	Merced	-0.76	14,512	14,402	14,402
Los Banos	Merced	0.33	49,091	49,255	49,255
Merced	Merced	0.79	98,655	99,435	99,435
Unincorporated	Merced	-0.82	87,102	86,384	87,616
Incorporated	Merced	0.27	205,992	206,538	206,538
County Total	Merced	-0.06	293,094	292,922	294,154
Alturas	Modoc	-0.11	2,772	2,769	2,769
Unincorporated	Modoc	-0.35	5,718	5,698	5,698
Incorporated	Modoc	-0.11	2,772	2,769	2,769
County Total	Modoc	-0.27	8,490	8,467	8,467
Mammoth Lakes	Mono	-0.68	7,083	7,035	7,035
Unincorporated	Mono	-0.20	5,372	5,361	5,447
Incorporated	Mono	-0.68	7,083	7,035	7,035
County Total	Mono	-0.47	12,455	12,396	12,482
Carmel-By-The-Sea	Monterey	-0.42	3,115	3,102	3,102
Del Rey Oaks	Monterey	-0.45	1,546	1,539	1,539
Gonzales	Monterey	-0.30	8,423	8,398	8,398
Greenfield	Monterey	1.78	20,552	20,918	20,918
King City	Monterey	0.87	14,245	14,369	14,369
Marina	Monterey	1.67	22,938	23,322	23,322
Monterey	Monterey	-0.17	24,127	24,087	24,087
Pacific Grove	Monterey	-0.53	14,974	14,894	14,894
Saltinas	Monterey	-0.57	160,784	159,866	159,866
Sand City	Monterey	-0.78	384	381	381
Seaside	Monterey	-0.36	26,438	26,342	31,681
Soledad	Monterey	0.29	20,434	20,494	27,065
Unincorporated	Monterey	-0.46	104,981	103,582	103,716
Incorporated	Monterey	-0.68	317,960	317,712	333,039
County Total	Monterey	-0.17	422,021	421,294	436,755
American Canyon	Napa	0.14	22,588	22,619	22,619
Callistoga	Napa	2.32	5,282	5,282	5,282
Napa	Napa	-0.31	78,045	77,803	77,803
St. Helena	Napa	-0.41	5,339	5,317	5,317
Yountville	Napa	-0.10	2,025	2,025	2,587
Unincorporated	Napa	-0.33	21,798	21,725	22,786
Incorporated	Napa	-0.10	113,159	113,044	113,588
County Total	Napa	-0.14	134,957	134,769	136,374
Grass Valley	Nevada	-0.66	13,326	13,238	13,238
Nevada City	Nevada	0.21	3,318	3,325	3,325
Truckee	Nevada	-0.02	16,895	16,891	16,891
Unincorporated	Nevada	-0.58	66,847	66,461	66,529
Incorporated	Nevada	-0.25	33,539	33,454	33,454
County Total	Nevada	-0.47	100,386	99,915	99,983
Aliso Viejo	Orange	-0.94	50,419	49,945	49,945
Anaheim	Orange	-0.06	340,665	340,353	340,433
Brea	Orange	-0.89	48,082	47,656	47,656
Buena Park	Orange	-0.44	83,219	82,850	82,850
Costa Mesa	Orange	-0.80	110,313	109,436	109,436
Cypress	Orange	-0.66	49,826	49,495	49,495
Dana Point	Orange	-0.83	32,539	32,268	32,268
Fountain Valley	Orange	-0.30	56,769	56,596	56,596
Fullerton	Orange	-0.48	140,801	140,224	140,224
Garden Grove	Orange	-0.34	171,646	171,055	171,077
Huntington Beach	Orange	-0.67	192,787	191,498	191,498
Irvine	Orange	0.03	317,652	317,744	317,744
Laguna Beach	Orange	-0.48	22,549	22,440	22,440
Laguna Hills	Orange	-0.89	30,547	30,275	30,275
Laguna Niguel	Orange	-0.89	65,167	64,590	64,590
Laguna Woods	Orange	-0.95	17,132	16,970	16,970
La Habra	Orange	-0.41	61,524	61,269	61,269
Lake Forest	Orange	-0.56	88,017	87,522	87,522
La Palma	Orange	-0.92	15,164	15,045	15,045
Los Alamitos	Orange	-0.66	12,030	11,951	11,951
Mission Viejo	Orange	-0.90	91,219	90,401	90,401
Newport Beach	Orange	-0.89	83,041	82,306	82,306
Orange	Orange	-0.54	141,825	141,053	141,063
Placentia	Orange	-0.20	53,723	53,613	53,613
Rancho Santa Margarita	Orange	-0.94	46,657	46,217	46,217
San Clemente	Orange	-0.79	63,133	62,636	62,636
San Juan Capistrano	Orange	-0.45	35,491	35,331	35,331
Santa Ana	Orange	0.00	312,796	312,808	312,808
Seal Beach	Orange	-0.85	24,621	24,411	24,488
Stanton	Orange	2.01	40,800	41,415	41,415
Tustin	Orange	-0.60	79,650	79,175	79,175
Villa Park	Orange	-0.28	5,757	5,741	5,741
Westminster	Orange	-0.15	90,625	90,490	90,490
Yorba Linda	Orange	-0.56	66,566	66,190	66,190
Unincorporated	Orange	-0.18	132,760	132,520	132,530
Incorporated	Orange	-0.38	3,042,572	3,030,989	3,031,166
County Total	Orange	-0.37	3,175,332	3,163,509	3,163,596
Auburn	Placer	-0.19	13,532	13,506	13,506
Colfax	Placer	-0.54	2,031	2,020	2,020
Lincoln	Placer	1.92	55,431	56,494	56,494
Loomis	Placer	-0.03	6,024	6,222	6,222
Rocklin	Placer	0.46	74,483	74,842	74,842
Roseville	Placer	2.66	161,162	165,455	165,455
Unincorporated	Placer	0.23	115,617	115,684	115,684
Incorporated	Placer	1.81	313,463	319,139	319,139
County Total	Placer	1.39	428,880	434,823	434,823
Portola	Plumas	-1.60	2,121	2,087	2,087
Unincorporated	Plumas	-1.19	16,582	16,384	16,384
Incorporated	Plumas	-1.60	2,121	2,087	2,087
County Total	Plumas	-1.24	18,703	18,471	18,471
Banning	Riverside	2.51	31,532	32,323	32,323
Beaumont	Riverside	0.31	59,710	59,896	59,896
Blythe	Riverside	-0.84	12,813	12,706	15,876
Calimesa	Riverside	-0.79	11,029	10,942	10,942
Canyon Lake	Riverside	-0.72	10,987	10,908	10,908
Cathedral City	Riverside	-0.50	51,679	51,422	51,458
Cocachella	Riverside	1.51	44,624	45,300	45,300
Corona	Riverside	-0.35	159,873	159,309	159,309
Desert Hot Springs	Riverside	0.59	33,432	33,629	33,629
Eastvale	Riverside	0.84	69,987	70,575	70,575
Hemet	Riverside	-0.39	91,839	91,479	91,479
Indian Wells	Riverside	-0.66	4,839	4,807	4,807
Indio	Riverside	-0.21	92,552	92,360	92,360
Jurupa Valley	Riverside	-0.76	106,120	105,291	105,349
Lake Elsinore	Riverside	1.15	73,637	74,483	74,483
La Quinta	Riverside	-0.31	38,934	38,815	38,815
Menifee	Riverside	1.76	115,913	117,847	117,847
Moreno Valley	Riverside	0.30	210,740	211,365	211,365
Murietta	Riverside	0.33	111,951	112,315	112,315
Norco	Riverside	0.12	22,250	22,277	23,276
Palm Desert	Riverside	1.29	51,662	52,326	52,326
Palm Springs	Riverside	-0.51	44,120	43,893	43,893
Perris	Riverside	-0.09	81,100	81,027	81,027
Rancho Mirage	Riverside	1.06	17,137	17,318	17,318
Riverside	Riverside	0.19	321,263	321,884	321,884
San Jacinto	Riverside	1.98	54,815	55,900	55,900
Temecula	Riverside	0.85	112,662	113,618	113,618
Wildomar	Riverside	3.93	37,373	38,841	38,841
Unincorporated	Riverside	0.51	417,280	419,428	419,703
Incorporated	Riverside	0.40	2,074,473	2,082,856	2,087,121

County Total	Riverside	0.42	2,491,753	2,502,284	2,508,824
Citrus Heights	Sacramento	-0.86	87,239	86,487	86,487
Elk Grove	Sacramento	2.07	184,495	188,319	188,319
Folsom	Sacramento	2.47	88,634	90,825	95,680
Galt	Sacramento	1.65	26,692	27,133	27,133
Isleton	Sacramento	-1.04	772	764	764
Rancho Cordova	Sacramento	1.78	65,789	87,312	87,312
Sacramento	Sacramento	1.28	532,956	539,765	539,765
Unincorporated	Sacramento	-0.74	607,401	602,889	602,889
Incorporated	Sacramento	1.39	1,006,577	1,020,605	1,025,460
County Total	Sacramento	0.59	1,613,678	1,623,494	1,628,349
Hollister	San Benito	0.56	43,985	44,233	44,233
San Juan Bautista	San Benito	-0.19	2,095	2,081	2,081
Unincorporated	San Benito	1.05	21,571	21,787	21,787
Incorporated	San Benito	0.53	46,070	46,314	46,314
County Total	San Benito	0.69	67,641	68,111	68,111
Adelanto	San Bernardino	-1.73	37,298	36,652	36,652
Apple Valley	San Bernardino	-0.53	75,633	75,229	75,229
Barstow	San Bernardino	-0.93	24,656	24,427	24,727
Big Bear Lake	San Bernardino	-0.79	4,959	4,920	4,920
Chino	San Bernardino	0.42	92,161	92,550	95,946
Chino Hills	San Bernardino	-0.58	77,626	77,191	77,191
Colton	San Bernardino	-0.70	53,219	52,844	52,844
Fontana	San Bernardino	0.60	218,460	219,774	219,774
Grand Terrace	San Bernardino	-0.90	12,933	12,817	12,817
Hesperia	San Bernardino	0.72	102,613	103,349	103,349
Highland	San Bernardino	-0.60	56,997	56,655	56,655
Loma Linda	San Bernardino	-0.18	25,399	25,354	25,400
Montclair	San Bernardino	2.19	37,557	38,378	38,378
Needles	San Bernardino	0.15	4,789	4,796	4,796
Ontario	San Bernardino	1.36	185,348	187,863	187,863
Rancho Cucamonga	San Bernardino	-0.24	176,846	176,418	176,418
Redlands	San Bernardino	-0.27	74,013	73,811	73,811
Rialto	San Bernardino	0.66	106,104	106,809	106,809
San Bernardino	San Bernardino	-0.46	221,973	220,961	222,292
Twentynine Palms	San Bernardino	-0.41	16,892	16,823	17,166
Upland	San Bernardino	-0.75	78,996	78,406	78,406
Victorville	San Bernardino	-0.63	136,737	135,871	139,680
Yucaipa	San Bernardino	-0.54	55,008	54,711	54,711
Yucca Valley	San Bernardino	-0.70	21,952	21,798	21,798
Unincorporated	San Bernardino	-0.55	291,844	290,253	299,046
Incorporated	San Bernardino	0.01	1,898,167	1,898,407	1,917,639
County Total	San Bernardino	-0.06	2,190,011	2,188,660	2,216,685
Carlsbad	San Diego	-0.13	116,022	115,867	115,867
Chula Vista	San Diego	0.41	281,598	282,738	282,999
Coronado	San Diego	-0.92	17,477	17,317	23,796
Del Mar	San Diego	-0.51	3,937	3,917	3,917
El Cajon	San Diego	-0.49	105,449	104,932	104,932
Encinitas	San Diego	-0.32	62,392	62,193	62,193
Escondido	San Diego	0.17	151,632	152,196	152,196
Imperial Beach	San Diego	-1.12	26,362	26,066	26,066
La Mesa	San Diego	-0.25	61,863	61,707	61,707
Lemon Grove	San Diego	-0.75	28,445	28,233	28,233
National City	San Diego	0.09	56,625	56,677	58,701
Oceanside	San Diego	-0.67	175,193	174,027	174,027
Poway	San Diego	-0.86	50,699	50,263	50,263
San Diego	San Diego	0.52	1,394,898	1,402,217	1,416,531
San Marcos	San Diego	-0.10	97,647	97,554	97,554
Santee	San Diego	-0.39	60,044	59,812	59,812
Satana Beach	San Diego	-0.91	13,060	12,941	12,941
Vista	San Diego	-0.56	101,934	101,365	101,365
Unincorporated	San Diego	-0.62	471,773	468,849	508,222
Incorporated	San Diego	0.16	2,805,655	2,810,022	2,830,100
County Total	San Diego	0.04	3,277,428	3,278,871	3,344,322
San Francisco	San Francisco	0.15	843,973	845,226	845,658
Incorporated	San Francisco	0.15	843,973	845,226	845,658
County Total	San Francisco	0.15	843,973	845,226	845,658
Escalon	San Joaquin	-0.75	7,359	7,304	7,304
Lathrop	San Joaquin	5.55	38,791	40,942	40,942
Lodi	San Joaquin	0.07	68,468	68,513	68,513
Manteca	San Joaquin	1.64	94,951	96,511	96,511
Mountain House	San Joaquin	5.64	29,048	30,687	30,687
Ripon	San Joaquin	-0.77	15,996	15,873	15,873
Stockton	San Joaquin	-0.20	323,047	322,406	322,436
Tracy	San Joaquin	0.94	98,776	99,705	99,705
Unincorporated	San Joaquin	-0.43	138,350	135,764	136,154
Incorporated	San Joaquin	0.81	676,436	681,941	681,971
County Total	San Joaquin	0.61	812,786	817,705	820,125
Arroyo Grande	San Luis Obispo	-0.79	17,622	17,780	17,780
Atascadero	San Luis Obispo	-0.19	29,182	29,127	30,184
El Paso de Robles (Paso Robles)	San Luis Obispo	1.20	31,151	31,525	31,525
Grover Beach	San Luis Obispo	-0.31	12,541	12,502	12,502
Morro Bay	San Luis Obispo	-0.69	10,379	10,307	10,307
Pismo Beach	San Luis Obispo	-0.89	7,836	7,773	7,773
San Luis Obispo	San Luis Obispo	0.63	49,849	50,165	50,165
Unincorporated	San Luis Obispo	-0.62	117,538	116,805	119,006
Incorporated	San Luis Obispo	0.20	158,660	159,179	160,236
County Total	San Luis Obispo	-0.15	276,398	275,984	279,242
Atherton	San Mateo	1.06	7,012	7,086	7,086
Belmont	San Mateo	-0.40	28,243	28,129	28,129
Brisbane	San Mateo	-0.34	4,678	4,682	4,682
Burlingame	San Mateo	2.76	31,568	32,438	32,438
Colma	San Mateo	-0.35	1,410	1,405	1,405
Daly City	San Mateo	-0.31	102,215	101,898	101,898
East Palo Alto	San Mateo	1.08	29,148	29,462	29,462
Foster City	San Mateo	-0.56	32,547	32,364	32,364
Half Moon Bay	San Mateo	0.86	11,309	11,406	11,406
Hillsborough	San Mateo	-0.46	11,301	11,249	11,249
Menlo Park	San Mateo	1.41	33,190	33,657	33,785
Millbrae	San Mateo	-0.47	23,171	23,062	23,062
Pacific	San Mateo	-0.46	37,241	37,088	37,073
Portola Valley	San Mateo	-0.07	4,328	4,325	4,325
Redwood City	San Mateo	-0.37	82,109	81,809	81,809
San Bruno	San Mateo	-0.37	42,567	42,411	42,411
San Carlos	San Mateo	-0.38	29,362	29,249	29,249
San Mateo	San Mateo	-0.33	104,361	104,020	104,020
South San Francisco	San Mateo	-0.29	65,431	65,239	65,239
Woodside	San Mateo	0.35	5,206	5,224	5,224
Unincorporated	San Mateo	0.02	61,674	61,686	61,686
Incorporated	San Mateo	-0.03	696,397	696,163	696,296
County Total	San Mateo	-0.03	748,271	748,049	748,182
Buellton	Santa Barbara	5.44	5,077	5,353	5,353
Carpinteria	Santa Barbara	-1.02	12,742	12,612	12,612
Goleta	Santa Barbara	-0.97	32,726	32,409	32,409
Guadalupe	Santa Barbara	0.83	8,721	8,649	8,649
Lompoc	Santa Barbara	-1.06	40,416	39,987	43,073
Santa Barbara	Santa Barbara	-0.78	85,723	85,055	85,083
Santa Maria	Santa Barbara	1.51	113,356	113,041	113,041
Solvang	Santa Barbara	-1.04	5,680	5,621	5,621
Unincorporated	Santa Barbara	-0.64	137,059	136,175	139,133
Incorporated	Santa Barbara	0.09	302,440	302,727	305,841
County Total	Santa Barbara	-0.14	439,499	438,902	444,974
Campbell	Santa Clara	-0.15	43,262	43,195	43,195
Cupertino	Santa Clara	-0.33	59,962	59,765	59,765
Gilroy	Santa Clara	-0.19	62,183	62,064	62,193
Los Altos	Santa Clara	-0.16	31,972	31,921	31,921
Los Altos Hills	Santa Clara	0.56	8,604	8,652	8,652
Los Gatos	Santa Clara	-0.44	33,440	33,293	33,293
Milpitas	Santa Clara	0.35	81,821	82,107	82,107
Monte Sereno	Santa Clara	0.00	3,642	3,642	3,642
Morgan Hill	Santa Clara	0.37	46,901	47,074	47,074
Mountain View	Santa Clara	1.83	86,944	88,533	88,533
Palo Alto	Santa Clara	0.12	68,888	68,974	69,004
San Jose	Santa Clara	-0.28	983,294	980,434	980,434
Santa Clara	Santa Clara	2.93	134,068	138,011	138,011

Saratoga	Sanja Clara	0.03	31,253	31,251	31,261
Sunnyvale	Sanja Clara	1.21	159,955	161,884	161,884
Unincorporated	Sanja Clara	-0.22	90,972	90,768	91,499
County Total	Sanja Clara	0.25	1,836,179	1,840,810	1,840,969
Capitola	Sanja Clara	0.23	1,927,151	1,931,578	1,932,468
Sanja Cruz	Sanja Cruz	-0.29	9,697	9,669	9,669
Scotts Valley	Sanja Cruz	0.10	62,999	63,065	63,065
Watsonville	Sanja Cruz	-1.03	11,699	11,578	11,578
Unincorporated	Sanja Cruz	-0.73	50,826	50,454	50,454
County Total	Sanja Cruz	-0.92	127,415	128,242	128,303
Anderson	Sanja Cruz	-0.34	135,221	134,766	134,766
Redding	Shasta	-0.62	262,636	261,008	261,069
Shasta Lake	Shasta	-0.28	11,081	11,050	11,050
Unincorporated	Shasta	0.06	94,119	94,173	94,294
County Total	Shasta	-0.42	10,238	10,195	10,195
Loyalton	Shasta	-0.46	66,651	66,346	66,395
Unincorporated	Shasta	-0.02	115,438	115,418	115,539
County Total	Shasta	-0.18	182,089	181,764	181,934
Sierra	Sierra	-0.92	763	756	756
Unincorporated	Sierra	-0.29	2,404	2,397	2,397
County Total	Sierra	-0.92	763	756	756
Dorris	Siiskiyou	-0.44	3,157	3,153	3,153
Dunsmuir	Siiskiyou	-0.49	820	816	816
Elna	Siiskiyou	-0.56	1,621	1,612	1,612
Fort Jones	Siiskiyou	-0.46	658	655	655
Montague	Siiskiyou	-0.60	663	659	659
Mount Shasta	Siiskiyou	-0.51	1,179	1,173	1,173
Tulelake	Siiskiyou	-0.46	3,145	3,130	3,130
Weed	Siiskiyou	-0.58	859	854	854
Yreka	Siiskiyou	-0.41	2,704	2,693	2,693
Unincorporated	Siiskiyou	-0.75	7,767	7,709	7,709
County Total	Siiskiyou	-0.12	23,832	23,803	23,852
Benicia	Solano	-0.59	19,418	19,301	19,301
Dixon	Solano	-0.33	43,248	43,104	43,153
Fairfield	Solano	-0.92	26,315	26,074	26,074
Rio Vista	Solano	0.92	20,380	20,567	20,567
Suisun City	Solano	-0.51	117,455	116,858	121,389
Vacaville	Solano	-0.36	10,382	10,345	10,345
Unincorporated	Solano	1.07	29,405	29,720	29,720
County Total	Solano	-0.73	97,944	97,229	103,195
Valejo	Solano	-0.36	123,140	122,702	122,702
Unincorporated	Solano	-0.56	17,401	17,304	18,058
County Total	Solano	-0.36	425,021	423,495	433,992
Cloverdale	Sonoma	-0.37	442,422	440,799	452,050
Colati	Sonoma	-0.11	8,729	8,719	8,719
Healdsburg	Sonoma	-0.83	7,325	7,264	7,264
Petaluma	Sonoma	0.44	11,156	11,205	11,205
Rehmet Park	Sonoma	-0.40	59,595	59,160	59,160
Santa Rosa	Sonoma	-0.29	44,318	44,191	44,191
Sebastopol	Sonoma	0.57	178,766	179,798	179,798
Sonoma	Sonoma	-0.77	7,407	7,350	7,350
Windsor	Sonoma	-0.44	10,575	10,528	10,528
Unincorporated	Sonoma	-0.59	25,650	25,498	25,498
County Total	Sonoma	-0.66	130,607	129,484	130,309
Ceres	Stanislaus	0.11	353,341	353,713	353,713
Hughson	Stanislaus	-0.16	483,948	483,197	484,022
Modesto	Stanislaus	-0.49	49,318	49,075	49,075
Unincorporated	Stanislaus	2.60	8,046	8,255	8,255
County Total	Stanislaus	-0.22	220,526	220,046	220,046
Oakdale	Stanislaus	-0.64	12,442	12,362	12,362
Patterson	Stanislaus	0.52	23,367	23,489	23,489
Riverbank	Stanislaus	1.06	26,108	26,386	26,386
Turlock	Stanislaus	1.50	26,200	26,594	26,594
Waterford	Stanislaus	-0.19	72,727	72,592	72,592
Unincorporated	Stanislaus	-0.18	9,278	9,261	9,261
County Total	Stanislaus	-1.03	110,231	109,097	109,097
Live Oak	Sutter	0.01	448,012	448,062	448,062
Yuba City	Sutter	-0.19	558,243	557,159	557,159
Unincorporated	Sutter	0.10	9,745	9,755	9,755
County Total	Sutter	0.52	71,205	71,572	71,572
Corning	Tehama	0.16	20,320	20,352	20,352
Red Bluff	Tehama	0.47	80,950	81,327	81,327
Tehama	Tehama	0.40	101,270	101,679	101,679
Unincorporated	Tehama	-0.32	8,205	8,179	8,179
County Total	Tehama	-0.04	14,428	14,422	14,422
Cambridge	Tehama	-0.47	425	423	423
Unincorporated	Tehama	-0.38	41,754	41,596	41,740
County Total	Tehama	-0.15	23,098	23,024	23,024
Unincorporated	Trinity	-0.30	64,812	64,620	64,764
County Total	Trinity	-0.29	15,831	15,785	15,844
Dinuba	Tulare	-0.29	15,831	15,785	15,844
Exeter	Tulare	1.59	26,149	26,566	26,566
Farmersville	Tulare	-0.17	10,305	10,287	10,287
Lindsay	Tulare	-0.65	10,406	10,338	10,338
Porterville	Tulare	-0.87	12,923	12,712	12,712
Tulare	Tulare	-0.26	63,732	63,565	63,719
Visalia	Tulare	0.61	72,495	72,936	72,936
Woodlake	Tulare	0.21	147,735	148,046	148,302
Unincorporated	Tulare	1.62	8,038	8,168	8,168
County Total	Tulare	-0.08	136,645	136,538	136,582
Unincorporated	Tulare	0.27	351,883	352,616	353,028
County Total	Tulare	0.17	488,328	489,154	489,610
Sonora	Tuolumne	0.51	5,253	5,280	5,280
Unincorporated	Tuolumne	-0.27	46,712	46,587	46,587
County Total	Tuolumne	0.51	5,253	5,280	5,280
Cambridge	Ventura	-0.19	51,965	51,867	54,233
Fillmore	Ventura	-0.30	66,973	66,764	66,764
Moorpark	Ventura	-1.19	17,125	16,992	16,992
Ojai	Ventura	-1.03	34,573	34,161	34,161
Oxnard	Ventura	-0.36	7,579	7,501	7,501
Port Hueneme	Ventura	-1.18	198,319	198,557	198,557
San Buenaventura (Ventura)	Ventura	-0.24	18,881	18,659	21,103
Santa Paula	Ventura	-0.24	108,270	108,011	108,061
Simi Valley	Ventura	0.75	31,738	31,976	31,976
Thousand Oaks	Ventura	-1.00	124,923	123,872	123,842
Unincorporated	Ventura	-1.14	122,698	121,286	121,286
County Total	Ventura	-1.21	90,904	89,807	92,063
Davis	Yolo	-0.61	734,069	729,579	732,243
West Sacramento	Yolo	-0.68	824,973	819,366	824,306
Winters	Yolo	0.44	65,712	66,002	66,002
Woodland	Yolo	0.69	55,376	55,871	55,871
Unincorporated	Yolo	0.26	8,007	8,028	8,028
County Total	Yolo	-0.60	61,693	61,324	61,324
Marysville	Yuba	-0.25	34,766	34,679	34,679
Whittland	Yuba	0.23	190,788	191,225	191,225
Unincorporated	Yuba	0.16	225,554	225,904	225,904
County Total	Yuba	-0.40	12,730	12,679	12,679
Unincorporated	Yuba	2.32	4,046	4,140	4,140
County Total	Yuba	2.26	67,345	68,870	70,873
Unincorporated	Yuba	0.26	16,776	16,819	16,819
County Total	Yuba	1.86	84,121	85,689	87,692

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

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
Arlene Lopez, Sr. Project Manager
James Cramsie, Sr. Director of Engineering

DATE: June 11, 2026

SUBJECT: Consideration of a Professional Services Agreement with GDG Healthcare Architects, to provide architectural and engineering design services for the El Encanto Healthcare facility roof and building improvement project, in an amount not-to-exceed \$298,921.00 through June 30, 2029

Background:

The El Encanto Healthcare facility, located at 555 South El Encanto Road, is in need of upgrades and improvements. The roof system of the facility was last replaced in 1992 and has exceeded its expected life, and numerous repairs and patches throughout the years have demonstrated the need for replacement. Schematic designs have been previously completed and final design work is necessary to ensure that the upgrades are done in compliance with any and all regulations required for a Skilled Nursing Facility.

Discussion:

GDG Healthcare Architects ("GDG") is an architectural firm specializing in healthcare facilities. Because the project includes the replacement of the entire roof system as well as the construction of a new covered patient walkway extension, a permit from the California Department of Health Care Access and Information ("HCAI") is required, and GDG would be the Architect of Record ("AOR") for this project.

The scope of work will include taking the schematic designs to refine and finalize construction documents for the HCAI submittal for the permit. GDG will prepare and submit permit applications and permit ready construction sets to HCAI and respond and address any comments received. Once the permit is obtained, GDG will also assist with construction

administration during the construction phase. Staff recommends approving the Professional Services Agreement with GDG in an amount of \$298,921.00 through June 30, 2029 for this project.

Fiscal Impact:

The fiscal impact is \$298,921.00. In the proposed Fiscal Year 2026-2027 Capital Improvement Project budget, \$500,000.00 is approved for this work (Account No. 120-712-5130) (CIP-FAC-18-015-B).

Recommendation:

Staff recommends that the City Council approve the Professional Services Agreement with GDG.

Exhibits:

1. Professional Services Agreement with GDG Healthcare Architects, dated June 11, 2026

CITY OF INDUSTRY

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is made and effective as of June 11, 2026 (“Effective Date”), between the City of Industry, a municipal corporation (“City”) and GDG Healthcare Architects, a California corporation (“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, 2029, 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 architectural 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 Two Hundred Ninety-Eight Thousand, Two Hundred Ninety-One Dollars (\$298,291.00) 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 other than for 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: Given Design Group, Inc.
190 S. Glassell Street, Suite 200
Orange, CA 92866
Attention: Jesse Given, President

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

“CONSULTANT”

GDG Healthcare Architects

By: _____
Joshua Nelson, City Manager

By: _____
Jesse Given, President

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 Consultant shall provide the following scope of work for the design services for the El Encanto Healthcare roof and building improvement project:

I. SCOPE OF WORK

1. Research and Development

- a. Identify and confirm project scope and project information with City
- b. Coordination with City and City's consultants
- c. Preliminary site meeting to review and document area where scope of work is intended
- d. Analyze corridor layouts and evaluate optimal placement of proposed solar tube skylights along the center of the corridor
- e. Coordination with City's project engineers to identify system impacts related to new roof penetrations and exterior roof façade and roof extensions
- f. Create and distribute preliminary CAD files and PDF's for design review by City

2. Schematic Design

- a. Identify and confirm project scope and project information with City
- b. Create CAD as-built documents for design and project consultant's backgrounds
- c. Design and Coordinate documents with City, City's consultants and project consultants
- d. (1) Site meeting with City, City's consultants, and project consultants to review project scope
- e. Coordination with Equipment Manufacturers and Representatives
- f. Coordination with finish material manufacturer representatives
- g. Distribute and review CAD files and PDFs for design review by Consultants, City, and Equipment Representatives

- h. Confirm schematic-level compliance with applicable building codes, accessibility requirements, and healthcare facility standards
 - i. Coordination with the City's consultants on the covered exterior canopy extensions, trellis structures and façade design and roof extensions
- 3. Design Development
 - a. Design and coordinate plans with City, City's consultants and project consultants
 - b. Refine and finalize interior and exterior lighting layout design and Coordinate with consultants for developing penetration, flashing and roof extension details
 - c. Issue progress plans to City for review
 - d. Develop design and produce documents to distribute and review with consultants
 - e. Teleconference calls with City, City's consultants and project consultants
 - f. Coordinate finishes with City, consultants, and equipment vendors
- 4. Construction Document
 - a. Prepare submittal documents, applicable codes, plans & project notes for HCAi submittal
 - b. Coordinate documents with City, City's consultants and project consultants
 - c. Teleconference calls with City, City's consultants and project consultants
 - d. Coordinate with City's and project consultants for development of details for roof modifications and extensions, exterior improvements and roof penetration details for Solatube skylights
- 5. Permitting/Bidding
 - a. Prepare and submit permit applications and permit ready sets to HCAi
 - b. Coordinate with project consultants, respond to plan-check comments, revise documents as required
 - c. Issue addenda and clarifications during contractor procurement
 - d. Attend (1) site visit during the bid-walk
 - e. Formally respond to Contractor RFIs during the bidding phase

- f. Deliverable: Approved permit and drawings for construction
6. Construction Administration
- a. Refer to project schedule for number estimated bi-weekly virtual construction meetings
 - b. Refer to project schedule for number estimated in-person site visits to review progress and prepare a field report
 - c. Review submittals, shop drawings, and equipment vendor drawings for design conformance
 - d. Review and respond to RFIs
 - e. Provide field observations and key milestone updates to the City (up to (3) additional site visits)
 - f. Assist in review of contractor pay applications
 - g. Assist in review of Change Orders
 - h. (1) in-person site visit to develop punch list and verify completion
 - i. Review of as-builts documentation provided by General Contractor
 - j. Provide as-built CAD and PDFs of completed work
7. Project Closeout
- a. Provide updated plans via AutoCAD and PDF Documentation
 - b. Review project documents submitted by the Contractor for accuracy and completeness
 - c. Provide all architectural forms and certifications required for the CoPA for formal project closure
 - d. Project Closeout documentation to include Punchlist, Verification of Punchlist Completion, COSC, Final Occupancy, and Post Occupancy Review

EXHIBIT B
RATE SCHEDULE

Research and Development	\$39,022.00
Schematic Design/Design Development	\$84,109.25
Construction Documents	\$80,673.50
HCAi Permit/Bidding	\$13,370.00
Construction Administration	\$57,762.25
Project Closeout	\$23,984.00

*Invoices will be submitted monthly and based on the percentage of work completed.

GDG Billing Rates for 2026

TITLE	HOURLY RATE
Principal-in-Charge	\$205.00
Associate Principal	\$195.00
Sr. Project Manager	\$185.00
Project Manager	\$175.00
Project Architect	\$160.00
Sr. Job Captain	\$155.00
Job Captain	\$135.00
Sr. Project Coordinator	\$130.00
Project Coordinator	\$120.00
REVIT/CAD Operators	\$110.00
Architectural Drafter	\$100.00
Office Administration	\$80.00

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.

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: June 11, 2026

SUBJECT: Consideration of Resolution No. 2026-15 - A Resolution of the City Council of the City of Industry, California, Approving and Adopting the City's Fiscal Year 2026-2027 Operating Budget and Fiscal Year 2026 – 2027 Capital Improvement Program Budget

Background:

The adoption of the budget is one of the most important matters the City undertakes each year, entailing a five-month process beginning in January/February, and culminating with the budget adoption in June. The City's Budget is an extremely important document, as it represents the City's financial operating plan and is a transparency vehicle to summarize the City's key fiscal resources, top budget priorities for the fiscal year, and planned programming and service levels for our residents, businesses and surrounding communities.

Discussion:

The budget for fiscal year 2026-2027 adheres to the City's financial policies. It is the City's policy to have a zero-based budget. The current year's budget reflects the use of the City's reserves to help balance the budget. Over the years, the City has been fiscally conservative with the intention of building up its reserves in order to face the economic challenges that are currently affecting California's economy. The City has approximately \$742.6 million of projected cash reserves to help face the effects of any slowdown and potential economic recession.

For certain expenditures, the FY 2026-2027 Budget proposed a 3.50 percent CPI increase over the estimated actual amounts of the FY 2025-2026. Certain revenue and expenditure amounts were also budgeted based upon known factors that would increase or decrease the amount different from the proposed CPI increase. Expenditures for all funds for the proposed FY 2026-2027 operating budget totaled approximately \$186,889,000.

Below is a summary of all fund groups, including the transfers.

CITY OF INDUSTRY
PROJECTED FUND BALANCES
FISCAL YEAR 2026-2027

	PROJECTED FUND BALANCE JUNE 30, 2026	REVENUES 2026-2027	EXPENDITURES 2026-2027	TRANSFER IN FROM OTHER FUNDS	TRANSFER OUT TO OTHER FUNDS	PROJECTED SURPLUS/ (DEFICIT)	PROJECTED FUND BALANCE JUNE 30, 2027
GENERAL FUND							
100 OPERATIONS	679,773,300	88,973,000	(84,167,000)	10,045,000	(49,567,300)	(16,716,300)	663,057,000
	<u>\$ 679,773,300</u>	<u>\$ 88,973,000</u>	<u>\$ (84,167,000)</u>	<u>\$ 10,045,000</u>	<u>\$ (49,567,300)</u>	<u>\$ (16,716,300)</u>	<u>\$ 663,057,000</u>
SPECIAL REVENUES							
101 STATE GAS TAX	\$ 7,300	\$ 34,000	\$ (34,000)	\$ -	\$ -	\$ -	\$ 7,300
102 MEASURE R	-	7,000	(7,000)	-	-	-	-
103 PROP A	915,800	61,000	(928,000)	-	-	(867,000)	48,800
104 PROP C	9,000	9,000	(9,000)	-	-	-	9,000
106 MEASURE M	-	8,000	(8,000)	-	-	-	-
107 MEASURE W	4,988,600	1,890,000	(4,230,000)	-	-	(2,540,000)	2,448,600
	<u>\$ 5,920,700</u>	<u>\$ 1,809,000</u>	<u>\$ (5,216,000)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (3,407,000)</u>	<u>\$ 2,513,700</u>
ENTERPRISE FUND							
160 INDUSTRY PROPERTY HOUSING AUTH	\$ 18,084,600	\$ 363,000	\$ (1,085,000)	\$ 1,522,000	\$ (800,000)	\$ -	\$ 18,084,600
161 CITY ELECTRIC	27,852,400	7,972,000	(6,548,000)	-	(7,590,000)	(6,166,000)	21,686,400
165 CARB - ELECTRIC	349,100	325,000	(760,000)	100,000	-	(335,000)	14,100
360 CIVIC RECREATIONAL INDUSTRIAL AUTH	574,500	5,000	(2,750,000)	14,898,700	(12,220,000)	(268,300)	308,200
361 EXPO CENTER	17,388,300	1,540,000	(2,350,000)	810,000	-	-	17,388,300
560 INDUSTRY PUBLIC UTILITIES COMMISSION	17,142,200	2,025,000	(2,007,000)	-	(2,070,000)	(2,052,000)	15,090,200
561 INDUSTRY PUBLIC UTILITIES COMMISSION	2,315,500	3,320,000	(3,251,000)	-	-	69,000	2,384,500
	<u>\$ 83,704,600</u>	<u>\$ 15,550,000</u>	<u>\$ (18,751,000)</u>	<u>\$ 17,130,700</u>	<u>\$ (22,680,000)</u>	<u>\$ (8,750,300)</u>	<u>\$ 74,854,300</u>
CAPITAL IMPROVEMENTS FUNDS							
120 CITY CAPITAL IMPROVEMENT	\$ 49,811,500	\$ 2,250,000	\$ (47,035,000)	\$ 8,397,600	\$ (12,210,000)	\$ (48,597,400)	\$ 1,014,100
121 CRIA CAPITAL IMPROVEMENT	(30,700)	-	(11,410,000)	11,410,000	-	-	(30,700)
122 ELECTRIC CAPITAL IMPROVEMENT	17,100	-	(7,490,000)	7,490,000	-	-	17,100
123 WATER CAPITAL IMPROVEMENT	(25,700)	-	(2,070,000)	2,070,000	-	-	(25,700)
124 IPHMA CAPITAL IMPROVEMENT	3,300	-	(800,000)	800,000	-	-	3,300
	<u>\$ 49,811,500</u>	<u>\$ 2,250,000</u>	<u>\$ (68,805,000)</u>	<u>\$ 30,167,600</u>	<u>\$ (12,210,000)</u>	<u>\$ (48,597,400)</u>	<u>\$ 1,014,100</u>
DEBT SERVICE							
135 TAX OVERRIDE	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
140 CITY OF INDUSTRY	50,810,500	2,000,000	(26,451,000)	37,150,000	(10,045,000)	2,654,000	53,464,500
440 INDUSTRY PUBLIC FACILITIES AUTHORITY	(5,332,800)	3,490,000	(3,499,000)	9,000	-	-	(5,332,800)
	<u>\$ 45,479,900</u>	<u>\$ 5,490,000</u>	<u>\$ (29,950,000)</u>	<u>\$ 37,159,000</u>	<u>\$ (10,045,000)</u>	<u>\$ 2,654,000</u>	<u>\$ 48,133,900</u>
PROJECTED ENDING FUND BALANCE	<u>\$ 854,490,000</u>	<u>\$ 112,072,000</u>	<u>\$ (186,889,000)</u>	<u>\$ 94,502,300</u>	<u>\$ (94,502,300)</u>	<u>\$ (74,817,000)</u>	<u>\$ 789,673,000</u>

General Fund

The General Fund is the main operating fund of the City. Staff has budgeted total revenues of \$87.0 million, expenditures of \$64.2 million, and net transfers out of \$39.5 million, which represents an approximate \$16.7 million decrease in fund balance for FY 2026-2027. The \$16.7 million decrease in fund balance will be funded by approximately \$622.2 million of projected cash and investments that the City has on hand. The City is in the process of reviewing potential income-generating alternatives to help bridge the deficit in future years.

As business activities recover within the City, the proposed FY 2026-2027 budget projects sales tax revenues with a two percent increase over the prior year. Staff will continually monitor the development of the economy and will propose mid-year budget adjustments as needed.

The proposed budget has general fund expenditures with a two percent increase with the prior year's amended budget, while the budgeted net transfers out has a 26 percent increase from the prior year's proposed budget amount. The FY 2026-2027 proposed net transfers out will be \$39.5 million compared to \$31.3 million as proposed in the prior year.

Special Revenue Funds

The City anticipates receiving approximately \$1.8 million in Special Revenue Funds during FY 2026-2027, as compared to \$1.9 million in the prior year.

Enterprise Funds

The Enterprise Funds FY 2026-2027 proposed budget for the Civic Recreational-Industrial

Authority, Industry Public Utilities Commission, and Industry Property and Housing Management Authority will be considered by their respective boards. Based on the Budget presented to the Council, the general fund will be funding the \$3.3 million deficit of the Civic-Recreational-Industrial Authority, and the \$722,000 deficit of City of Industry Property and Housing Management Authority.

Capital Improvement Funds

The City has budgeted approximately \$73.7 million in capital projects during FY 2026-2027. See the Capital Projects Fund budget for a listing of the proposed projects. City's CIP expenditures will be funded by \$48.5 million bond projected remainder of the proceeds from the 2015 Sales Tax Bond and \$2.3 million interest income earned on the remaining balance in cash and investments. \$4.2 million will be paid with Measure W funds, \$720,000 will be funded by Prop A funds, while the balance of \$9.6 million will be covered by Industry Public Utilities Enterprise Funds. The deficit of \$8.4 million will be funded by transfers from the general fund.

Debt Service

In accordance with the bond documents, the City will have collected sufficient sales tax revenues by June 30, 2026, which have been and will be deposited with the bond trustee to pay for 100 percent of the debt service payments for sales tax bonds.

The City has budgeted a total of net transfers in of \$27.1 million to pay for \$26.5 million of bond principal and interest payments, fully covering the required payments.

Fiscal Impact:

The FY 2026-2027 general fund budget totals \$64.2 million in expenditures, and \$39.5 million in net transfers out will be supported by \$87.0 million in revenues and \$16.7 million from available reserves.

The FY 2026-2027 Proposed CIP Program-Budget is \$73.7 million in total project costs that is supported by \$2.3 million in revenues, \$4.2 million will be paid for by Measure W funds, \$720,000 will be funded by Prop A funds, \$9.6 million will be covered by Industry Public Utilities Enterprise Funds, \$8.4 million will be covered by transfers from the general fund, and the difference of \$48.5 million will be made available from the 2015 Sales Tax Revenue bond proceeds.

Recommendation:

Staff recommends the City Council adopt Resolution No. 2026-15, adopting the Operating Budget and Proposed CIP Budget for the City of Industry for Fiscal Year 2026-2027.

Exhibits:

1. COI CC Resolution FY 2027 Budget
2. Proposed Budget Book - FINAL

RESOLUTION NO. CC 2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S FISCAL YEAR 2026-27 OPERATING BUDGET, AND FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM BUDGET

WHEREAS, the FY 2027-27 ("FY 2027") Operating Budget for the City of Industry ("City") was developed under the context of a "zero-based budget" policy approach, which aligns the budgets of the City's planned operations and services for the fiscal year to projected "realistic" costs of providing those services to the community; and

WHEREAS, the FY 2027 budget process was a collaborative, Citywide process in which all departments and affiliated entities were responsible for developing and submitting their budgets; and

WHEREAS, the FY 2027 Budget Process began in January 2026, during which time the Finance Department ("Finance") developed the budget policy, budget calendar, and prepared and distributed all budget instructions, budget forms, and capital project request forms to all departments; and

WHEREAS, City Departments submitted their budget proposals and capital budget requests to Finance by April 2026, and Finance then reviewed all department budget requests, making recommendations as needed; and

WHEREAS, in May 2026, the Finance Director and the City Manager reviewed each budget request with respect to the City's total budget and Citywide fiscal condition, and finalized the FY 2027 proposed Operating Budget; and

WHEREAS, Finance, Engineering and the City Manager also reviewed all capital project budget requests and finalized the FY 2027 Proposed Capital Improvement Program ("CIP") Budget; and

WHEREAS, on June 11, 2026, the City Council received a presentation on the FY 2027 proposed Operating Budget, and FY 2027 proposed CIP Budget for the City and all affiliated entities; and

WHEREAS, the FY 2027 Budget is a balanced budget and reflects the City Council's vision, commitment, and business plan as follows: operating the City in line with standard city business practices, governmental and fiscal transparency, and planning for the "now" and "future" in leading the City to continue to grow its presence as the economic and employment leader for the region.

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

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

Section 2. The FY 2027 Operating Budget totals **\$64,167,000** in expenditures, and **\$39,522,300** in net transfers out, and is supported by **\$86,973,000** in revenues and **\$16,716,300** in available reserves. The FY 2027 CIP Budget consists of **\$47,035,000** in total project costs that are supported by **\$2,250,000** in revenues. The City Council hereby adopts the FY 2027 Operating Budget and the FY 2027 CIP Budget, attached hereto as Exhibit A, and incorporated herein by reference.

Section 3. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 4. The City Clerk shall certify to the passage and adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry, at a regular meeting held on June 11, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk



Fiscal Year 2026-2027 Proposed Operating Budget

City of Industry | June 11, 2026

Elected or Appointed Officials – City of Industry City Council



Cory C. Moss
Mayor



Michael Greubel
Mayor Pro Tem



Steve Marcucci
Council Member



Mark D. Radecki
Council Member



Newell W. Ruggles
Council Member

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June 11, 2026



Honorable Mayor Moss and Members of the City Council:

The City of Industry’s Fiscal Year 2026–2027 budget reflects a balanced approach shaped by our core mission, strategic priorities, and the broader economic environment. External factors—including global market conditions, inflationary trends, regional economic activity, and changes in state and federal policy—continue to influence our financial outlook. By closely monitoring these conditions, we can make informed decisions that prioritize fiscal responsibility, adaptability, and long-term sustainability.

This year’s budget builds on past progress and reinforces our commitment to strategic infrastructure investments that support economic development and maintain the City of Industry’s role as a key driver of regional commerce. At the same time, these efforts are designed to enhance the quality of life for our residents and create a strong, supportive environment for businesses to grow and succeed.

FY 25-26 Highlights

- City’s Pavement Management Plan Update adoption, with an existing overall condition index for pavement, the OCI, of 75.9 (very good), and pavement projects constructed to improve the OCI to a goal of 90:
 - Annual slurry seal and rehabilitation projects Citywide

- Grand Avenue Reconstruction from Ferrero Parkway to Baker Parkway, and slope repair
- Nelson Avenue intersection improvements at Sunset Avenue and Puente Avenue
- Solar Panel Installation at the roofs of City Hall, IBC Building and the Post Office Building
- Electric Vehicle charging stations at City Hall and IBC Building
- ADA Transition Plan Updates ongoing
- Ongoing Expo Center Projects including the fire alarm system upgrades, trail lighting installation, perimeter security cameras installation, and Pavilion building upgrades
- Streetlight installations on Proctor Avenue from Valley to Turnbull and Newquist, and on Rowland Street and Ajax Avenue
- Housing roof replacement project
- Recognizing the sacrifice of our veterans through the support of the Annual Land of the Free Veteran’s Day event
- Providing training to law enforcement for autism communication and de-escalation tactics
- Providing assistance for food bank distribution
- Assisting with establishment of the Priceless Pets animal rescue center to provide adoption services and volunteer opportunities for San Gabriel Valley residents.
- Serving San Gabriel Valley youth and adults through at risk or special needs programs, and those struggling with emotional and/or mental challenges, and other family services, through the Industry Sheriff’s Station Youth Activities League, Delhaven Community Center, and other agencies
- Working with the Purist Group and Industry Hill Expo Center to provide gifts to family and children in need during the holiday season

FY 26-27 Highlights

- Pavement projects that will continue to improve the City’s OCI:
 - Temple Avenue Improvements
 - San Jose Avenue Reconstruction
 - Kella Avenue Storm Drain & Pavement Rehabilitation
 - Railroad Street Pavement Rehabilitation
 - Annual slurry seal and rehabilitation projects Citywide
- Ongoing Citywide ADA improvements, including Bus Stop ADA Upgrades (with Prop A funding)
- Various electric improvements for the City-owned electric utility, electric service improvements at the Industry Business Center, and WDAT studies and implementations
- Homestead Museum Irrigation Retrofit Project Phase 2
- Ongoing Expo Center Projects including the Grand Arena Audio-Visual upgrades, Expo Offices renovations, and Pavilion Building Upgrades
- Catch Basin Retrofits Phase III
- Civic Center Master Plan updates, Council Chambers Improvements & IBC Training Room
- Replacement of Steel Waterline Crossing over Brea Creek
- Turnbull Canyon Grade Separation Waterline Replacement

With the projects and services listed above and planned for the upcoming fiscal year, the FY 2026-2027 Proposed Operating Budget has been prepared to ensure the City of Industry remains fiscally sound.

Overview of the FY 2026-2027 Proposed Operating Budget

The Budget is developed based on projected, realistic costs of providing services to our community. The Budget Process is a collaborative process in which all departments contribute to developing and building

their budgets. and it is a four-month process, beginning in January of each year until budget adoption in May or June.

The FY 2026-2027 Proposed Citywide Budget (excluding the CIP Program Budget) totals \$112.9 million and is supported by \$108.1 million in total revenues across all City funds. The projected Citywide operating shortfall will be supported by available reserves and bond proceeds. The Proposed General Fund “Operating” Budget totals \$64.2 million and is supported by \$87.0 million in revenues. The General Fund budget, or “Operating Budget”, serves as the primary budget for core operations and typical municipal services provided to our residents and business community.

An overview of the City’s Proposed Citywide Budget, General Fund Budget, and other key funds are presented below.

In addition, with this proposed budget, the City continues to invest heavily into its capital infrastructure and regional improvements in the greater San Gabriel Valley region. The FY 2026-2027 Proposed CIP Budget totals about \$73.7 million. The CIP Budget is supported by the General Fund as well as proceeds from the 2015 Sales Tax Revenue bond issue of \$250 million, and other grant funding, such as Metro Call for Projects, Measures M, R and W, and Propositions A and C, to name a few. As such, some of the major projects planned for FY 2026-2027 include:

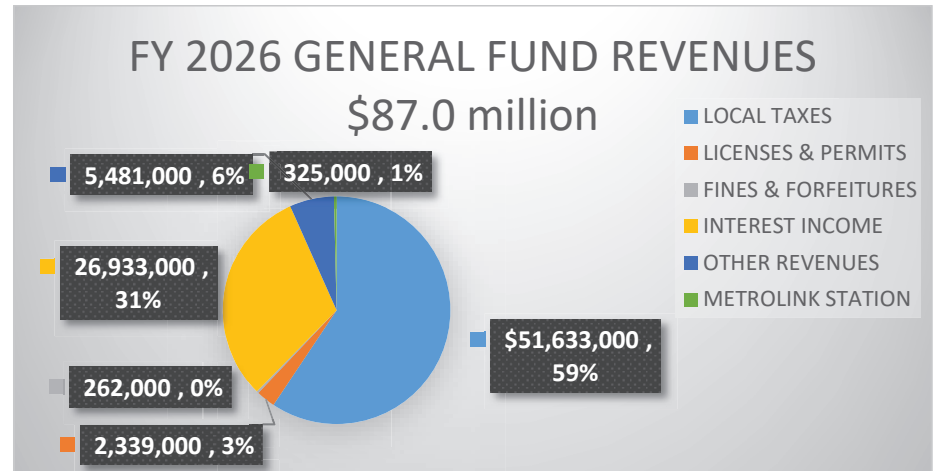
- **Street Widening, Reconstruction, Resurfacing and Slurry Seal –** The City continues to invest in improving the streets and proposes a budget of nearly \$31.2 million in FY 2026-2027, including Railroad Street Pavement Rehabilitation for \$11.3 million, Temple Avenue Improvements for \$1.7 million, first phase of the Bike Path project for \$4.4 million, San Jose Avenue Reconstruction for \$6.5 million, and ADA compliance projects for \$1 million.

- **IPUC – Electric Improvements** – The improvements of the electric utility infrastructure is critical and in FY 2026-2027, the proposed budget includes \$7.5 million for design and construction of several electric improvements, including planning electrical infrastructure improvements throughout the City and new WDAT planning and coordination.
- **IPUC – Water Improvements** – The City is committed to the improvement of the water system infrastructure and in FY 2026-2027, the proposed budget includes \$2.1 million in water improvements, including \$1.2 million for the waterline replacement project in conjunction with the Turnbull Canyon Grade Separation project, and funds for the Industry Hills Pressure Reducing Stations improvements and the Siesta Avenue waterline improvements.
- **Expo Center Facility Improvements** – The City has developed a master plan to address long-term deferred maintenance and capital improvements at the Expo Center. As such, the continued effort on the Expo Center improvements are an important part of the FY 2026-2027 CIP Budget, and the City is allocating \$11.4 million to continuous facility improvements at the Expo Center. In FY 2026-2027, planned upgrades include \$9.0 million of the upgrades to the audio-visual system at the Grand Arena and \$1.4 million for the completion of the Pavilion Building Upgrades.
- **Facilities and Civic Center Improvement** – The City makes continuous improvement to City facilities to better serve our communities. The City proposes a budget of \$3.7 million for facilities and civic center improvements in FY 2026-2027, including \$1.6 million for the undergrounding of SCE overhead powerlines at Del Valle and Hill Street and \$950,000 for Puente Hills Auto Association Signs. The City is also making a \$2.5 million investment of Mountain Biking Trail at Industry Hills, for the upcoming highly anticipated LA28 Summer Olympics.

FY 2026-2027 Proposed Budget Highlights

Revenues

The City of Industry continues to benefit from a solid and robust revenue base, which serves as the foundation for Industry’s economic vitality and stable economy over the last several years. The City is unique in its heavy reliance on its economic industries, and sales tax revenues account for over half of all General Fund revenues. Industry largely benefits from its auto, commercial, manufacturing, and consumer retail industries. However, other major revenue staples, such as Property Tax and Transient Occupancy Taxes (“TOT”), are performing well and continue to see consistent growth in line with the similar revenue growth in other cities. Outlined below is a summary of the City’s fiscal resources (revenues).



Expenditures

The FY 2026-2027 Proposed General Fund Budget represents the City’s operating plan to continue its business model to keep the City ascending as an economic driver and employment force in the region. As such, the FY 2026-2027 Proposed General Fund Budget totals \$64.2 million of expenditures and net transfers out of \$39.5 million. The City’s

operating budget is supported by on-going revenues of \$87.0 million, which represents approximately \$16.7 million decrease in fund balance for 2026-2027, as compared to a budgeted decrease of \$8.8 million decrease in 2025-2026. The City is projected to have approximately \$605.5 million of estimated cash and investments on hand at June 30, 2026. We continue to explore potential income generating alternatives to help bridge the deficit in future periods. Outlined below please find the key FY 2026-2027 Budget Highlights.

- **Cost of Living Adjustment (COLA)** – *One good sign for the overall economy is when there is a year-over-year increase in the region's Consumer Price Index for all Urban Consumers (CPI-U). The CPI-U increase for the past year in the Los Angeles-Long Beach-Anaheim region is approximately 3%. Accordingly, CPI-based COLA is being proposed for all employees.*
- **Continued Commitment to Public Safety** – *Public Safety continues to be the number one priority for the City. The FY 2026-2027 Budget reflects annual increases to the LA Sheriff's contract based on CPI. The Budget also reflects the City's commitment to supporting Sheriff's YAL by proposing funding to improve the recreation center.*
- **2015 Sales Tax Bond Proceeds of \$250 Million** – *In December 2015, the City issued bonds that resulted in approximately \$250 million of available bond proceeds from the 2015 Sales Tax Revenue bond issue. These bond proceeds can be utilized to support all capital infrastructure projects within the City limits. The City began appropriating funds from these bond proceeds beginning in FY 2018.*

In FY 2026-2027, the 2015 Sales Tax Bond Proceeds continues to be a major funding source for the Proposed CIP Budget, as

majority of the CIP expenditure will be funded by the bond proceeds and investment earnings. This will provide major relief and savings to the General Fund, as in years past, the General Fund would 100% support and subsidize all capital projects. Utilizing these bond proceeds is an invaluable resource to contributing to improving the City's major infrastructure & capital needs.

On behalf of the staff of the City of Industry, we thank the City Council for your continued leadership and thoughtful decision-making. Following a productive Fiscal Year 2025-2026, we are pleased to present the Proposed Operating Budget for Fiscal Year 2026-2027 for your consideration.

This budget reflects the priorities established by the City Council and the ongoing efforts of staff to advance those goals. We remain focused on fostering an environment where businesses can thrive, create quality, well-paying jobs, and pursue innovation. At the same time, we continue to strategically leverage resources to invest in regional infrastructure, supporting efficient goods movement and strengthening the City's role as a vital economic engine.

Respectfully Submitted,



Joshua Nelson,
City Manager

City Facts – Industry at a Glance

Incorporation

June 18, 1957

Form of Government

City of Industry is Charter City operating under the Council-Manager form of government.

Population

264 (2020 – U.S Census)

Area

12 square miles

Location

City of Industry is located in the East San Gabriel Valley (part of Los Angeles County), 22 miles from Downtown Los Angeles, 40 miles from Los Angeles International Airport (LAX), 45 miles to the Ports of Los Angeles and Long Beach, 30 miles to the nearest beach and 25 miles to the San Bernardino Mountains.

Located within the core of a 40 mile radius, encompassing Los Angeles, Orange County and the Inland Empire, City of Industry enjoys numerous resources for transportation, providing excellent support for firms located within the City.

City of Industry is bordered by four major freeways. The Pomona Freeway (60) intersects the Long Beach (710), San Gabriel River (605) and Orange (57) Freeways, providing direct access to Orange County markets. The San Bernardino (10) Freeway borders the City on the north.

Zoning

Zoning in the City is 92% industrial and 8% commercial. All businesses, including professions, stores, trades, services and any other occupation are required to obtain a use permit to conduct business in the City of Industry.

Building permits must be obtained for all new construction, renovation and improvements. City of Industry does not charge for building permits, but there is a fee charged by Los Angeles County, Building and Safety Department.

Public safety

City of Industry contracts with the L.A. County Sheriff's Department, L.A. County Fire Department, & L.A. County Animal Control Services.

Education

The following school districts, universities and colleges are located in the City's larger regional area.

<u>Elementary/Intermediate</u>	<u>Universities/Colleges</u>
Rowland Unified School District	Cal Poly of Pomona
Hacienda La Puente Unified School District	Azusa Pacific University
Bassett Unified School District	Claremont Colleges
West Covina Unified School District	University of La Verne
	University of Phoenix
<u>High School</u>	Mt. San Antonio College
Rowland Unified School District	Rio Hondo College
Hacienda La Puente Unified School District	Citrus College
Bassett Unified School District	
Bishop Amat Memorial High School	

Attractions and Amenities

The following amenities and community attractions are available to City's residents, business community, patrons, and general community at-large:

- Pacific Palms Hotel and Resort
- Expo Center at Industry Hills
- Workman Homestead and Temple
- Museum
- Pacific Palms Golf Course
- Puente Hills Mall
- Puente Hills Auto Mall



Utilities

City of Industry contracts with the following districts and companies for utilities it provides to its residents:

- La Puente Valley Water District – City of Industry's Waterworks System for Potable Water
- Rowland Water District – Recycled Water
- Valley Vista Services – Refuse & Waste Disposal
- Southern CA Edison – Electric
- Industry Public Utilities Commission (IPUC) – City Electric
- Southern CA Gas Company - Gas

Transportation

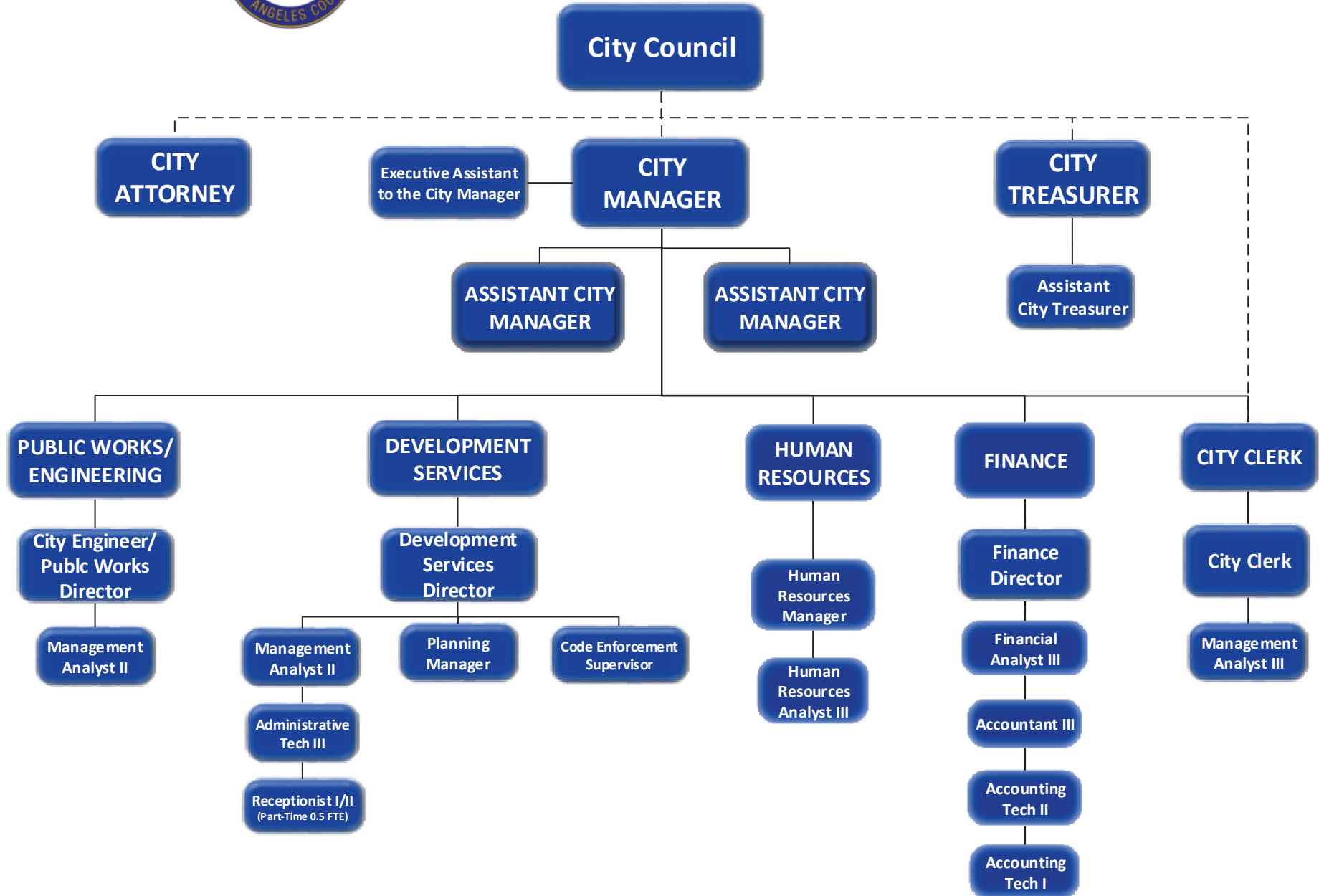
The following public transportation services are available in the City of Industry and its surrounding communities:

- Industry MetroLink Station – <https://metrolinktrains.com/>
- Foothill Transit – <http://foothilltransit.org/>
- LA Metro – <https://www.metro.net>
- Amtrak Fullerton Station – <https://www.amtrak.com/>
- LAX & Ontario International Airports





Organization Chart FY 2026 – 2027





Cash and Investment Balances

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
PROJECTED CASH AND INVESTMENT BALANCES
FISCAL YEAR 2026-2027

	PROJECTED CASH AND INVESTMENT BALANCE JUNE 30, 2026	REVENUES 2026- 2027	EXPENDITURES 2026- 2027	TRANSFER IN FROM OTHER FUNDS	TRANSFER OUT TO OTHER FUNDS	PROJECTED CASH BALANCE JUNE 30, 2027
<u>GENERAL FUND</u>						
100 OPERATIONS	\$ 622,221,000	\$ 86,973,000	\$ (64,167,000)	\$ 10,045,000	\$ (49,567,300)	\$ 605,504,700
	<u>\$ 622,221,000</u>	<u>\$ 86,973,000</u>	<u>\$ (64,167,000)</u>	<u>\$ 10,045,000</u>	<u>\$ (49,567,300)</u>	<u>\$ 605,504,700</u>
<u>SPECIAL REVENUES</u>						
101 STATE GAS TAX	\$ -	\$ 34,000	\$ (34,000)	\$ -	\$ -	\$ -
102 MEASURE R	-	7,000	(7,000)	-	-	-
103 PROP A	1,062,800	61,000	(928,000)	-	-	195,800
104 PROP C	9,000	9,000	(9,000)	-	-	9,000
106 MEASURE M	-	8,000	(8,000)	-	-	-
107 MEASURE W	5,271,500	1,690,000	(4,230,000)	-	-	2,731,500
	<u>\$ 6,343,300</u>	<u>\$ 1,809,000</u>	<u>\$ (5,216,000)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,936,300</u>
<u>ENTERPRISE FUND</u>						
160 INDUSTRY PROPERTY HOUSING AUTH	\$ -	\$ 363,000	\$ (1,085,000)	\$ 1,522,000	\$ (800,000)	\$ -
161 CITY ELECTRIC	9,884,900	7,972,000	(6,548,000)	-	(7,590,000)	3,718,900
165 CARB - ELECTRIC	349,100	325,000	(760,000)	100,000	-	14,100
360 CIVIC RECREATIONAL INDUSTRIAL AUTH	266,300	5,000	(2,750,000)	14,698,700	(12,220,000)	-
361 EXPO CENTER	-	1,540,000	(2,350,000)	810,000	-	-
560 INDUSTRY PUBLIC UTILITIES COMMISSION	5,510,900	2,025,000	(2,007,000)	-	(2,070,000)	3,458,900
561 INDUSTRY PUBLIC UTILITIES COMMISSION	1,553,700	3,320,000	(3,251,000)	-	-	1,622,700
	<u>\$ 17,564,900</u>	<u>\$ 15,550,000</u>	<u>\$ (18,751,000)</u>	<u>\$ 17,130,700</u>	<u>\$ (22,680,000)</u>	<u>\$ 8,814,600</u>
<u>CAPITAL IMPROVEMENTS FUNDS</u>						
120 CITY WIDE CAPITAL IMPROVEMENTS	\$ 48,597,400	\$ 2,250,000	\$ (47,035,000)	\$ 8,397,600	\$ (12,210,000)	\$ -
121 CRIA CAPITAL IMPROVEMENT	-	-	(11,410,000)	11,410,000	-	-
122 ELECTRIC CAPITAL IMPROVEMENT	-	-	(7,490,000)	7,490,000	-	-
123 WATER CAPITAL IMPROVEMENT	-	-	(2,070,000)	2,070,000	-	-
124 IPHMA CAPITAL IMPROVEMENT	-	-	(800,000)	800,000	-	-
	<u>\$ 48,597,400</u>	<u>\$ 2,250,000</u>	<u>\$ (68,805,000)</u>	<u>\$ 30,167,600</u>	<u>\$ (12,210,000)</u>	<u>\$ -</u>
<u>DEBT SERVICE</u>						
135 TAX OVERRIDE	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ 2,200
140 CITY OF INDUSTRY	47,871,200	2,000,000	(26,451,000)	37,150,000	(10,045,000)	50,525,200
440 INDUSTRY PUBLIC FACILITIES AUTHORITY	-	3,490,000	(3,499,000)	9,000	-	-
	<u>\$ 47,873,400</u>	<u>\$ 5,490,000</u>	<u>\$ (29,950,000)</u>	<u>\$ 37,159,000</u>	<u>\$ (10,045,000)</u>	<u>\$ 50,527,400</u>
PROJECTED ENDING CASH AND INVESTMENT BALANCE	<u>\$ 742,600,000</u>	<u>\$ 112,072,000</u>	<u>\$ (186,889,000)</u>	<u>\$ 94,502,300</u>	<u>\$ (94,502,300)</u>	<u>\$ 667,783,000</u>

CITY OF INDUSTRY
PROJECTED FUND BALANCES
FISCAL YEAR 2026-2027

	PROJECTED FUND BALANCE JUNE 30, 2026	REVENUES 2026-2027	EXPENDITURES 2026-2027	TRANSFER IN FROM OTHER FUNDS	TRANSFER OUT TO OTHER FUNDS	PROJECTED SURPLUS/ (DEFICIT)	PROJECTED FUND BALANCE JUNE 30, 2027
<u>GENERAL FUND</u>							
100 OPERATIONS	679,773,300	86,973,000	(64,167,000)	10,045,000	(49,567,300)	(16,716,300)	663,057,000
	<u>\$ 679,773,300</u>	<u>\$ 86,973,000</u>	<u>\$ (64,167,000)</u>	<u>\$ 10,045,000</u>	<u>\$ (49,567,300)</u>	<u>\$ (16,716,300)</u>	<u>\$ 663,057,000</u>
<u>SPECIAL REVENUES</u>							
101 STATE GAS TAX	\$ 7,300	\$ 34,000	\$ (34,000)	\$ -	\$ -	\$ -	\$ 7,300
102 MEASURE R	-	7,000	(7,000)	-	-	-	-
103 PROP A	915,800	61,000	(928,000)	-	-	(867,000)	48,800
104 PROP C	9,000	9,000	(9,000)	-	-	-	9,000
106 MEASURE M	-	8,000	(8,000)	-	-	-	-
107 MEASURE W	4,988,600	1,690,000	(4,230,000)	-	-	(2,540,000)	2,448,600
	<u>\$ 5,920,700</u>	<u>\$ 1,809,000</u>	<u>\$ (5,216,000)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (3,407,000)</u>	<u>\$ 2,513,700</u>
<u>ENTERPRISE FUND</u>							
160 INDUSTRY PROPERTY HOUSING AUTH	\$ 18,084,600	\$ 363,000	\$ (1,085,000)	\$ 1,522,000	\$ (800,000)	\$ -	\$ 18,084,600
161 CITY ELECTRIC	27,852,400	7,972,000	(6,548,000)	-	(7,590,000)	(6,166,000)	21,686,400
165 CARB - ELECTRIC	349,100	325,000	(760,000)	100,000	-	(335,000)	14,100
360 CIVIC RECREATIONAL INDUSTRIAL AUTH	574,500	5,000	(2,750,000)	14,698,700	(12,220,000)	(266,300)	308,200
361 EXPO CENTER	17,386,300	1,540,000	(2,350,000)	810,000	-	-	17,386,300
560 INDUSTRY PUBLIC UTILITIES COMMISSION	17,142,200	2,025,000	(2,007,000)	-	(2,070,000)	(2,052,000)	15,090,200
561 INDUSTRY PUBLIC UTILITIES COMMISSION	2,315,500	3,320,000	(3,251,000)	-	-	69,000	2,384,500
	<u>\$ 83,704,600</u>	<u>\$ 15,550,000</u>	<u>\$ (18,751,000)</u>	<u>\$ 17,130,700</u>	<u>\$ (22,680,000)</u>	<u>\$ (8,750,300)</u>	<u>\$ 74,954,300</u>
<u>CAPITAL IMPROVEMENTS FUNDS</u>							
120 CITY CAPITAL IMPROVEMENT	\$ 49,611,500	\$ 2,250,000	\$ (47,035,000)	\$ 8,397,600	\$ (12,210,000)	\$ (48,597,400)	\$ 1,014,100
121 CRIA CAPITAL IMPROVEMENT	(30,700)	-	(11,410,000)	11,410,000	-	-	(30,700)
122 ELECTRIC CAPITAL IMPROVEMENT	17,100	-	(7,490,000)	7,490,000	-	-	17,100
123 WATER CAPITAL IMPROVEMENT	(25,700)	-	(2,070,000)	2,070,000	-	-	(25,700)
124 IPHMA CAPITAL IMPROVEMENT	3,300	-	(800,000)	800,000	-	-	3,300
	<u>\$ 49,611,500</u>	<u>\$ 2,250,000</u>	<u>\$ (68,805,000)</u>	<u>\$ 30,167,600</u>	<u>\$ (12,210,000)</u>	<u>\$ (48,597,400)</u>	<u>\$ 1,014,100</u>
<u>DEBT SERVICE</u>							
135 TAX OVERRIDE	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
140 CITY OF INDUSTRY	50,810,500	2,000,000	(26,451,000)	37,150,000	(10,045,000)	2,654,000	53,464,500
440 INDUSTRY PUBLIC FACILITIES AUTHORITY	(5,332,800)	3,490,000	(3,499,000)	9,000	-	-	(5,332,800)
	<u>\$ 45,479,900</u>	<u>\$ 5,490,000</u>	<u>\$ (29,950,000)</u>	<u>\$ 37,159,000</u>	<u>\$ (10,045,000)</u>	<u>\$ 2,654,000</u>	<u>\$ 48,133,900</u>
PROJECTED ENDING FUND BALANCE	<u>\$ 864,490,000</u>	<u>\$ 112,072,000</u>	<u>\$ (186,889,000)</u>	<u>\$ 94,502,300</u>	<u>\$ (94,502,300)</u>	<u>\$ (74,817,000)</u>	<u>\$ 789,673,000</u>



Revenue Summaries

City of Industry | FY 2026/27 Proposed Budget

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
GENERAL FUND							
LOCAL TAXES	\$ 50,754,000	\$ 48,786,000	\$ 52,700,181	\$ 49,446,000	\$ 50,331,000	\$ 28,058,547	\$ 51,633,000
LICENSES & PERMITS	2,523,000	2,523,000	2,436,917	2,225,000	2,225,000	1,636,275	2,339,000
FINES & FORFEITURES	354,000	354,000	250,075	293,000	293,000	146,458	262,000
INTEREST INCOME	21,166,000	26,166,000	29,601,038	26,395,000	26,395,000	21,500,201	26,933,000
OTHER REVENUES	6,489,000	6,557,000	10,080,266	5,844,000	5,969,000	2,590,810	5,481,000
METROLINK STATION	210,000	300,000	315,978	250,000	250,000	231,459	325,000
TOTAL GENERAL FUND	<u>\$ 81,496,000</u>	<u>\$ 84,686,000</u>	<u>\$ 95,384,456</u>	<u>\$ 84,453,000</u>	<u>\$ 85,463,000</u>	<u>\$ 54,163,749</u>	<u>\$ 86,973,000</u>
SPECIAL REVENUE FUNDS							
GAS TAX FUND - 101	\$ 28,000	\$ 28,000	\$ 28,782	\$ 34,000	\$ 34,000	\$ 19,242	\$ 34,000
MEASURE R FUND -102	8,000	8,000	6,969	7,000	7,000	5,328	7,000
PROP A FUND - 103	31,000	113,000	96,031	111,000	111,000	36,848	61,000
PROP C FUND - 104	11,000	11,000	9,293	10,000	10,000	7,105	9,000
MEASURE M FUND - 106	9,000	9,000	7,895	8,000	8,000	6,035	8,000
MEASURE W FUND - 107	1,655,000	1,655,000	1,723,951	1,688,000	1,688,000	3,281,590	1,690,000
TOTAL SPECIAL REVENUES	<u>\$ 1,742,000</u>	<u>\$ 1,824,000</u>	<u>\$ 1,872,922</u>	<u>\$ 1,858,000</u>	<u>\$ 1,858,000</u>	<u>\$ 3,356,147</u>	<u>\$ 1,809,000</u>
ENTERPRISE FUNDS							
IPHMA - 160	\$ 363,000	\$ 363,000	\$ 469,433	\$ 369,000	\$ 369,000	\$ 239,481	\$ 363,000
IPUC ELECTRIC - 161	6,531,000	6,531,000	7,454,069	8,544,000	8,544,000	4,869,755	7,972,000
CARB - 165	489,000	489,000	381,515	354,000	354,000	323,313	325,000
CRIA - 360	4,000	4,000	4,145	5,000	5,000	2,025	5,000
CRIA - EXPO CENTER - 361	1,754,400	1,711,100	2,020,612	1,817,000	1,635,000	1,104,128	1,540,000
IPUC - RECLAIMED WATER - 560	1,245,300	1,245,300	1,875,039	1,391,000	2,036,000	1,626,505	2,025,000
IPUC - POTABLE WATER - 561	2,649,800	2,795,500	3,041,974	3,018,000	3,173,000	1,961,450	3,320,000
TOTAL ENTERPRISE FUNDS	<u>\$ 13,036,500</u>	<u>\$ 13,138,900</u>	<u>\$ 15,246,787</u>	<u>\$ 15,498,000</u>	<u>\$ 16,116,000</u>	<u>\$ 10,126,655</u>	<u>\$ 15,550,000</u>
CAPITAL IMPROVEMENTS FUND							
CITY CAPITAL IMPROVEMENTS - 120	\$ 7,224,000	\$ 7,224,000	\$ 4,585,002	\$ 6,714,000	\$ 3,000,000	\$ 1,953,791	\$ 2,250,000
CRIA CAPITAL IMPROVEMENT- 121	-	-	-	-	-	-	-
ELECTRIC CAPITAL IMPROVEMENT - 122	-	-	-	-	-	-	-
WATER CAPITAL IMPROVEMENT - 123	-	-	-	-	-	-	-
IPHMA CAPITAL IMPROVEMENT - 124	-	-	-	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS	<u>\$ 7,224,000</u>	<u>\$ 7,224,000</u>	<u>\$ 4,585,002</u>	<u>\$ 6,714,000</u>	<u>\$ 3,000,000</u>	<u>\$ 1,953,791</u>	<u>\$ 2,250,000</u>
DEBT SERVICE FUNDS							
DEBT SERVICE PROPERTY TAX OVERRIDE - 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CITY DEBT SERVICE - 140	-	2,000,000	2,656,806	-	-	1,045,846	2,000,000
IPFA - 440	3,562,000	3,562,000	3,411,352	3,528,000	3,528,000	5,155,673	3,490,000
TOTAL DEBT SERVICE FUND	<u>\$ 3,562,000</u>	<u>\$ 5,562,000</u>	<u>\$ 6,068,158</u>	<u>\$ 3,528,000</u>	<u>\$ 3,528,000</u>	<u>\$ 6,201,519</u>	<u>\$ 5,490,000</u>
TOTAL CITY FINANCIAL RESOURCES	<u>\$ 107,060,500</u>	<u>\$ 112,434,900</u>	<u>\$ 123,157,324</u>	<u>\$ 112,051,000</u>	<u>\$ 109,965,000</u>	<u>\$ 75,801,861</u>	<u>\$ 112,072,000</u>



Revenue Detail

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
GENERAL FUND							
LOCAL TAXES							
4010 SALES AND USE TAX	\$ 36,968,000	\$ 35,000,000	\$ 35,979,850	\$ 35,619,000	\$ 36,496,000	\$ 21,482,574	\$ 37,150,000
4020 PSAF	12,000	12,000	10,488	12,000	12,000	6,965	12,000
4021 COPS	242,000	242,000	194,663	200,000	200,000	201,537	209,000
4022 FRANCHISES	2,800,000	2,800,000	3,579,442	2,800,000	2,800,000	697,663	3,000,000
4023 DOCUMENTARY TRANSFER TAX	358,000	358,000	241,625	358,000	358,000	184,985	300,000
4024 TRANSIENT OCCUPANCY TAX	661,000	661,000	665,201	661,000	661,000	407,731	661,000
4025.01 PROPERTY TAX - SECURED & UNSECURED	2,220,000	2,220,000	2,227,423	2,220,000	2,220,000	1,137,412	2,220,000
4025.02 PROPERTY TAX - PRIOR YEARS	(49,000)	(49,000)	(3,308)	34,000	34,000	18,562	34,000
4025.03 PROP TAX - SUPPLEMENTAL ROLL PRIOR YEAR	-	-	(346)	-	8,000	6,293	-
4025.05 OTHER PROPERTY TAXES	-	-	(1,520)	-	-	-	-
4025.06 PROPERTY TAX - INTEREST, PENALTIES AND DELINQUENT TAXES	35,000	35,000	30,533	35,000	35,000	33,843	40,000
4025.07 PROP TAX - HOMEOWNER PROP TAX RELIEF	7,000	7,000	7,965	7,000	7,000	4,480	7,000
4025.08 PROP TAX - CO LIGHTNING MAIN. DIST. NO 10049	-	-	-	-	-	-	-
4027.02 PROPERTY TAX- PASS THROUGH	7,500,000	7,500,000	9,768,166	7,500,000	7,500,000	3,876,502	8,000,000
LOCAL TAXES TOTAL	<u>\$ 50,754,000</u>	<u>\$ 48,786,000</u>	<u>\$ 52,700,181</u>	<u>\$ 49,446,000</u>	<u>\$ 50,331,000</u>	<u>\$ 28,058,547</u>	<u>\$ 51,633,000</u>
LICENSES & PERMITS							
4029 MOTOR VEHICLE IN-LIEU TAX	\$ 1,000	\$ 1,000	\$ 679	2000	2000	\$ 659	\$ 2,000
4110 SALVAGE FEES & LICENSES	159,000	159,000	152,539	159,000	159,000	100,265	159,000
4120 BUILDING PERMITS	2,059,000	2,059,000	1,939,826	1,714,000	1,714,000	1,307,100	1,804,000
4120.01 MECHANICAL PERMITS	30,000	30,000	28,931	30,000	30,000	39,108	54,000
4120.02 PLUMBING PERMITS	20,000	20,000	19,411	20,000	20,000	9,827	20,000
4120.03 ELECTRICAL PERMITS	75,000	75,000	107,017	98,000	98,000	98,030	115,000
4120.04 STATE GREEN BUILDING FEE	2,000	2,000	(2,120)	2,000	2,000	706	2,000
4120.05 STATE STRONG MOTION FEE	12,000	12,000	4,698	12,000	12,000	554	3,000
4120.06 SEWER PERMITS	-	-	-	-	-	-	-
4122 MISCELLANEOUS FEES	33,000	33,000	45,389	54,000	54,000	14,979	40,000
4125 BUILDING PERMIT INSPECTION FEE	-	-	-	-	-	-	-
4130 INSPECTIONS, FEES & PLANS	24,000	24,000	29,102	26,000	26,000	4,971	20,000
4130.01 EXEMPTION FEES	-	-	-	-	-	-	-
4140.01 REFUSE COLLECTION REVENUE	-	-	-	-	-	-	-
4140.02 MISCELLANEOUS REFUSE FEES	-	-	-	-	-	-	-
4140.03 REFUSE BAD DEBT EXPENSE	-	-	-	-	-	-	-
4150 MOTOR VEHICLE LICENSES	108,000	108,000	111,445	108,000	108,000	60,076	120,000
LICENSES & PERMITS TOTAL	<u>\$ 2,523,000</u>	<u>\$ 2,523,000</u>	<u>\$ 2,436,917</u>	<u>\$ 2,225,000</u>	<u>\$ 2,225,000</u>	<u>\$ 1,636,275</u>	<u>\$ 2,339,000</u>
FINES & FORFEITURES							
4200 FINES AND FORFEITURES	\$ 163,000	\$ 163,000	\$ 124,033	\$ 130,000	\$ 130,000	\$ 76,721	\$ 130,000
4201 PARKING CITATION FINES	164,000	164,000	113,742	146,000	146,000	59,460	115,000
4202 VEHICLE IMPOUND/STORAGE F	19,000	19,000	8,800	10,000	10,000	6,562	10,000
4203 CODE VIOLATION CITATIONS	3,000	3,000	3,500	4,000	4,000	3,120	4,000
4204 BIN IMPOUND FEES	5,000	5,000	-	3,000	3,000	595	3,000
FINES & FORFEITURES TOTAL	<u>\$ 354,000</u>	<u>\$ 354,000</u>	<u>\$ 250,075</u>	<u>\$ 293,000</u>	<u>\$ 293,000</u>	<u>\$ 146,458</u>	<u>\$ 262,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
INTEREST INCOME							
4300.01 BANK INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4300.02 INTEREST INCOME	1,600,000	2,600,000	(1,014,450)	2,829,000	2,829,000	1,801,486	2,829,000
4300.03 INTEREST INCOME- WELLS CAPITAL	16,000,000	20,000,000	25,366,164	20,000,000	20,000,000	15,871,591	20,000,000
4300.04 GAIN/LOSS INVESTMENT VALUE	-	-	1,095,743	-	-	295,500	-
4305 INTERFUND INTEREST INCOME	3,562,000	3,562,000	3,546,053	3,562,000	3,562,000	3,527,898	3,500,000
4300.06 INVESTMENT EARNINGS - CEPPT - CALPERS	-	-	603,640	-	-	-	600,000
4321.01 INCREASE/DECREASE IN FMV OF INVESTMENT - WELLS CAPITAL	-	-	-	-	-	-	-
4330 LOAN INTEREST INCOME	4,000	4,000	3,889	4,000	4,000	3,726	4,000
INTEREST INCOME TOTAL	<u>\$ 21,166,000</u>	<u>\$ 26,166,000</u>	<u>\$ 29,601,038</u>	<u>\$ 26,395,000</u>	<u>\$ 26,395,000</u>	<u>\$ 21,500,201</u>	<u>\$ 26,933,000</u>
OTHER REVENUES							
4340 RENTAL INCOME	\$ 3,921,000	\$ 3,921,000	\$ 3,819,492	\$ 3,845,000	\$ 3,845,000	\$ 1,442,501	\$ 3,300,000
4341 HOMESTEAD MUSEUM INCOME	15,000	15,000	19,565	19,000	19,000	12,745	19,000
4355 OTHER INCOME	380,000	380,000	206,082	150,000	150,000	290,187	150,000
4360 LEASE REV- 2010 REFUND BOND	-	-	-	-	-	-	-
4413 CORONAVIRUS RELIF FUND PAYMENT	-	68,000	68,180	-	-	-	-
4415 OPEB - REIMBURSEMENT	656,000	656,000	722,251	700,000	825,000	825,586	825,000
4425 REIMBURSEMENTS	420,000	420,000	3,957,619	-	-	14,141	25,000
4427 REIMBURSEMENTS FROM SA	-	-	-	-	-	-	-
4428 IPUC - SALARY REIMBURSEMENT	906,000	906,000	906,000	934,000	934,000	-	966,000
4430 REFUNDS	21,000	21,000	8,768	21,000	21,000	5,650	21,000
4432 SA IUDA ADMIN ALLOCATION	14,000	14,000	13,060	14,000	14,000	-	14,000
4500 PROPERTY SALES	-	-	210,687	-	-	-	-
4600 FUEL SALES	156,000	156,000	148,563	161,000	161,000	-	161,000
OTHER REVENUES TOTAL	<u>\$ 6,489,000</u>	<u>\$ 6,557,000</u>	<u>\$ 10,080,266</u>	<u>\$ 5,844,000</u>	<u>\$ 5,969,000</u>	<u>\$ 2,590,810</u>	<u>\$ 5,481,000</u>
METROLINK STATION							
5000 SOLAR PROJECT ENERGY SALES	\$ 210,000	\$ 300,000	\$ 315,978	\$ 250,000	\$ 250,000	\$ 231,459	\$ 325,000
TOTAL GENERAL FUND	<u>\$ 81,496,000</u>	<u>\$ 84,686,000</u>	<u>\$ 95,384,456</u>	<u>\$ 84,453,000</u>	<u>\$ 85,463,000</u>	<u>\$ 54,163,749</u>	<u>\$ 86,973,000</u>
SPECIAL REVENUE FUNDS							
GAS TAX FUND							
4401 GAS TAX-2106	\$ 8,000	\$ 8,000	\$ 6,845	\$ 8,000	\$ 8,000	\$ 5,029	\$ 8,000
4402 GAS TAX-2107	4,000	4,000	3,873	5,000	5,000	2,568	5,000
4403 GAS TAX-2107.5	1,000	1,000	1,000	2,000	2,000	1,000	2,000
4404 GAS TAX-2103	5,000	5,000	4,451	6,000	6,000	2,720	6,000
4418 RMRA SECTION 2032	10,000	10,000	12,613	13,000	13,000	7,924	13,000
GAS TAX TOTAL	<u>\$ 28,000</u>	<u>\$ 28,000</u>	<u>\$ 28,782</u>	<u>\$ 34,000</u>	<u>\$ 34,000</u>	<u>\$ 19,242</u>	<u>\$ 34,000</u>
MEASURE R TAXES							
4405 MEASURE R TAXES	\$ 8,000	\$ 8,000	\$ 6,969	\$ 7,000	\$ 7,000	\$ 5,328	\$ 7,000
MEASURE R TOTAL	<u>\$ 8,000</u>	<u>\$ 8,000</u>	<u>\$ 6,969</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>	<u>\$ 5,328</u>	<u>\$ 7,000</u>
PROP A TAXES							
4300.01 BANK INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4300.02 INVESTMENT INTEREST INCOME	18,000	100,000	84,827	100,000	100,000	28,283	50,000
4406 PROP A TAXES	13,000	13,000	11,204	11,000	11,000	8,566	11,000
4411 PROP A (EXCHANGE)	-	-	-	0	0	-	-
PROP A TOTAL	<u>\$ 31,000</u>	<u>\$ 113,000</u>	<u>\$ 96,031</u>	<u>\$ 111,000</u>	<u>\$ 111,000</u>	<u>\$ 36,848</u>	<u>\$ 61,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND		ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PROP C TAXES								
4407 PROP C TAXES		\$ 11,000	\$ 11,000	\$ 9,293	\$ 10,000	\$ 10,000	\$ 7,105	\$ 9,000
	PROP C TOTAL	\$ 11,000	\$ 11,000	\$ 9,293	\$ 10,000	\$ 10,000	\$ 7,105	\$ 9,000
MEASURE M								
4412 MEASURE M TAXES		\$ 9,000	\$ 9,000	\$ 7,895	\$ 8,000	\$ 8,000	\$ 6,035	\$ 8,000
	MEASURE M TOTAL	\$ 9,000	\$ 9,000	\$ 7,895	\$ 8,000	\$ 8,000	\$ 6,035	\$ 8,000
MEASURE W								
4300.02 INVESTMENT INTEREST INCOME		\$ 55,000	\$ 55,000	\$ 96,973	\$ 88,000	\$ 88,000	\$ 45,464	\$ 90,000
4419 MEASURE W TAXES		1,600,000	1,600,000	1,626,979	1,600,000	1,600,000	3,236,126	1,600,000
	MEASURE W TOTAL	\$ 1,655,000	\$ 1,655,000	\$ 1,723,951	\$ 1,688,000	\$ 1,688,000	\$ 3,281,590	\$ 1,690,000
TOTAL SPECIAL REVENUE FUNDS		1,742,000	1,824,000	1,872,922	1,858,000	1,858,000	3,356,147	1,809,000
ENTERPRISE FUNDS								
IPHMA								
4300.02 INVESTMENT INTEREST INCOME		\$ 1,000	\$ 1,000	\$ 161	\$ 1,000	\$ 1,000	\$ 79	\$ 1,000
431 INTEREST INCOME - LEASES		-	-	9,050	-	-	-	-
4340 RENTAL INCOME		345,000	345,000	371,180	366,000	366,000	235,552	360,000
4355 OTHER INCOME		17,000	17,000	89,042	2,000	2,000	3,850	2,000
	IPHMA TOTAL	\$ 363,000	\$ 363,000	\$ 469,433	\$ 369,000	\$ 369,000	\$ 239,481	\$ 363,000
IPUC - ELECTRIC								
4103.01 ELECTRIC SALE - LARGE COMMERCIAL		\$ 3,822,000	\$ 3,822,000	\$ 4,240,017	\$ 4,660,000	\$ 4,660,000	\$ 2,771,497	\$ 4,660,000
4103.02 ELECTRIC SALES - LARGE GENERAL SERVICES		1,453,000	1,453,000	1,709,064	1,740,000	1,740,000	1,049,931	1,755,000
4103.03 ELECTRIC SALES - SMALL COMMERCIAL		148,000	148,000	184,910	185,000	185,000	131,698	205,000
4103.04 ELECTRIC SALES - RESIDENTIAL		17,000	17,000	17,259	17,000	17,000	10,907	170,000
4103.05 ELECTRIC SALES BAD DEBT		-	-	-	-	-	-	-
4103.06 ELECTRIC - ENERGY SETTLEMENT		693,000	693,000	918,237	1,542,000	1,542,000	697,446	882,000
4104 ELECTRIC METER REVENUE		-	-	-	-	-	-	-
4300.02 INVESTMENT INTEREST INCOME		398,000	398,000	383,481	400,000	400,000	208,276	300,000
4355 OTHER INCOME		-	-	1,102	-	-	-	-
	IPUC - ELECTRIC TOTAL	\$ 6,531,000	\$ 6,531,000	\$ 7,454,069	\$ 8,544,000	\$ 8,544,000	\$ 4,869,755	\$ 7,972,000
CARB								
4300.02 INVESTMENT INTEREST INCOME		\$ 49,000	\$ 49,000	\$ 27,314	\$ 37,000	\$ 37,000	\$ 15,616	\$ 25,000
4414 CARB FUND		440,000	440,000	354,201	317,000	317,000	307,697	300,000
	CARB FUND TOTAL	\$ 489,000	\$ 489,000	\$ 381,515	\$ 354,000	\$ 354,000	\$ 323,313	\$ 325,000
CRI A								
4300.02 INVESTMENT INTEREST INCOME		\$ 4,000	\$ 4,000	\$ 4,141	\$ 5,000	\$ 5,000	\$ 2,025	\$ 5,000
4300.02 INVESTMENT INTEREST		-	-	4	-	-	-	-
	CRIA TOTAL	\$ 4,000	\$ 4,000	\$ 4,145	\$ 5,000	\$ 5,000	\$ 2,025	\$ 5,000
EXPO SPEEDWAY								
8142 BAR SALES		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8156 VENDOR FEE		-	-	-	-	-	-	-
8157 PARKING FEES		-	-	-	-	-	-	-
	EXPO SPEEDWAY TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
EXPO BANQUET							
4440 MISCELLANEOUS INCOME	\$ 400	\$ 900	\$ 9,625	\$ 6,000	\$ 9,000	\$ 12,821	\$ 5,000
8141 BANQUET RENTALS	212,800	238,000	296,712	243,000	113,000	123,677	82,000
8142 BAR SALES	181,900	219,100	237,509	224,000	104,000	119,691	75,000
8164 SECURITY REVENUE	43,000	46,600	51,849	59,000	27,000	28,325	17,000
8165 CONCESSION SALES	1,300	1,600	2,196	2,000	-	547	-
8168 EQUIPMENT RENTAL - BANQUET	1,300	2,800	8,743	10,000	1,000	1,862	1,500
8189 BANQUET TULIP INS	7,300	8,500	8,665	11,000	1,000	1,500	1,500
EXPO BANQUET TOTAL	<u>\$ 448,000</u>	<u>\$ 517,500</u>	<u>\$ 615,299</u>	<u>\$ 555,000</u>	<u>\$ 255,000</u>	<u>\$ 288,423</u>	<u>\$ 182,000</u>
EXPO GRAND ARENA							
4444 MISCELLANEOUS ARENA INCOME	\$ 20,800	\$ 20,000	\$ 11,780	\$ 12,000	\$ 12,000	\$ 5,047	\$ 7,000
8035 SHOW BARN STALL RENTAL	79,100	51,400	60,370	58,000	55,000	25,133	53,000
8042 LIGHTING	19,000	21,700	29,128	30,000	25,000	10,243	21,000
8044 AUDIO/VIDEO TECH SUPPORT	-	5,000	5,000	5,000	6,000	2,700	3,000
8045 RV PARKING	57,600	66,200	74,612	68,000	63,000	25,905	41,000
8046 GROUND PREP FEE	2,600	1,300	2,500	2,000	1,000	-	3,000
8142 BAR SALES	502,600	382,600	459,519	391,000	485,000	334,080	511,000
8151 ARENA RENTALS	182,600	182,900	196,500	187,000	186,000	113,700	169,000
8153 SHAVINGS SALES	5,400	6,800	5,043	5,000	7,000	3,853	4,000
8155 CLEAN UP & TEAR DOWN FEES	32,200	39,700	52,677	49,000	48,000	24,425	48,000
8156 VENDDR FEE	45,600	46,300	44,272	42,000	40,000	19,229	36,000
8157 PARKING FEES	261,200	262,300	315,704	277,000	306,000	169,913	312,000
8158 OUTDOOR ARENA	4,200	8,000	6,900	7,000	4,000	-	-
8164 SECURITY REVENUE	77,900	82,800	105,387	106,000	113,000	66,949	110,000
8165 CONCESSION SALES	200	100	-	-	-	-	-
8168 EQUIPMENT RENTAL - BANQUET	12,000	14,600	15,748	15,000	21,000	14,002	21,000
8225 STAND BY OUTSIDE SERVICE FOR ARENA	2,200	1,100	-	7,000	4,000	-	-
EXPO GRAND ARENA TOTAL	<u>\$ 1,305,200</u>	<u>\$ 1,192,800</u>	<u>\$ 1,385,140</u>	<u>\$ 1,261,000</u>	<u>\$ 1,376,000</u>	<u>\$ 815,179</u>	<u>\$ 1,339,000</u>
EXPO ADMINISTRATIVE ACCOUNT							
4440 MISCELLANEOUS INCOME	\$ 1,200	\$ 800	\$ 20,173	\$ 1,000	\$ 4,000	\$ 526	\$ 19,000
EXPO ADMINISTRATIVE TOTAL	<u>\$ 1,200</u>	<u>\$ 800</u>	<u>\$ 20,173</u>	<u>\$ 1,000</u>	<u>\$ 4,000</u>	<u>\$ 526</u>	<u>\$ 19,000</u>
TOTAL EXPO CENTER	<u>\$ 1,754,400</u>	<u>\$ 1,711,100</u>	<u>\$ 2,020,612</u>	<u>\$ 1,817,000</u>	<u>\$ 1,635,000</u>	<u>\$ 1,104,128</u>	<u>\$ 1,540,000</u>
IPUC - RECLAIMED WATER							
4115 RECLAIMED WATER SALES	\$ 784,000	\$ 784,000	\$ 1,361,445	\$ 866,000	\$ 866,000	\$ 586,476	\$ 911,000
44116 RECLAIMED WATER SYSTEMS - CIP	175,000	175,000	212,197	196,000	271,000	207,081	322,000
4300.02 INVESTMENT INTEREST INCOME	278,000	278,000	298,760	324,000	324,000	140,989	292,000
4355 OTHER INCOME	8,300	8,300	2,637	5,000	575,000	691,959	500,000
IPUC - RECLAIMED WATER TOTAL	<u>\$ 1,245,300</u>	<u>\$ 1,245,300</u>	<u>\$ 1,875,039</u>	<u>\$ 1,391,000</u>	<u>\$ 2,036,000</u>	<u>\$ 1,626,505</u>	<u>\$ 2,025,000</u>
IPUC - POTABLE WATER							
4000 WATER SALE	\$ 1,497,600	\$ 1,643,300	\$ 1,763,781	\$ 1,749,000	\$ 1,890,000	\$ 1,111,955	\$ 1,905,000
4001 SERVICE CHARGES	837,800	837,800	926,513	922,000	922,000	571,146	1,040,000
4002 CUSTOMER CHARGES	40,300	40,300	57,543	40,000	40,000	115,420	39,000
4003 FIRE SERVICES DC CHARGES	179,600	179,600	201,079	206,000	220,000	106,840	230,000
4440 MISCELLANEOUS INCOME	94,500	94,500	93,058	101,000	101,000	56,090	106,000
IPUC - POTABLE WATER TOTAL	<u>\$ 2,649,800</u>	<u>\$ 2,795,500</u>	<u>\$ 3,041,974</u>	<u>\$ 3,018,000</u>	<u>\$ 3,173,000</u>	<u>\$ 1,961,450</u>	<u>\$ 3,320,000</u>
TOTAL ENTERPRISE FUNDS	<u>\$ 13,036,500</u>	<u>\$ 13,138,900</u>	<u>\$ 15,246,787</u>	<u>\$ 15,498,000</u>	<u>\$ 16,116,000</u>	<u>\$ 10,126,655</u>	<u>\$ 15,550,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CAPITAL IMPROVEMENTS FUND							
CITY CAPITAL IMPROVEMENTS							
4028 PROPERTY TAX DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4028.02 PROPERTY TAX OVERRIDE REVENUES PROJ #1	-	-	-	-	-	-	-
4028.03 PROPERTY TAX OVERRIDE REVENUES PROJ #2	-	-	-	-	-	-	-
4028.04 PROPERTY TAX OVERRIDE REVENUES PROJ #3	-	-	-	-	-	-	-
4300.02 INVESTMENT INTEREST INCOME	1,431,000	1,431,000	1,662,561	1,500,000	1,500,000	812,458	1,250,000
4300-03 US BANK INTEREST INCOME	4,113,000	4,113,000	2,922,441	3,500,000	1,500,000	1,141,333	1,000,000
4300-04 GAIN/LOSS	-	-	-	-	-	-	-
4355 OTHER INCOME	-	-	-	-	-	-	-
4408 PROP C - PROJECT GRAND FUNDS (MTA)	672,000	672,000	-	1,714,000	-	-	-
4409 REIMBURSEMENT	-	-	-	-	-	-	-
4427 REIMBURSEMENT FROM SA IUDA	1,008,000	1,008,000	-	-	-	-	-
TOTAL CAPITAL IMPROVEMENTS FUND	\$ 7,224,000	\$ 7,224,000	\$ 4,585,002	\$ 6,714,000	\$ 3,000,000	\$ 1,953,791	\$ 2,250,000
DEBT SERVICE FUNDS							
DEBT SERVICE PROPERTY TAX OVERRIDE							
4300.02 INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4028.02 PROPERTY TAX OVERRIDE REVENUES PROJECT 1	-	-	-	-	-	-	-
4028.03 PROPERTY TAX OVERRIDE REVENUES PROJECT 2	-	-	-	-	-	-	-
4028.04 PROPERTY TAX OVERRIDE REVENUES PROJECT 3	-	-	-	-	-	-	-
TAX OVERRIDE TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CITY DEBT SERVICE							
4038.10 PROPERTY TAX REVENUE RP# 1 CITY D/S (TAX OVERRIDE) U S BANK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4038.20 PROPERTY TAX REVENUE RP# 2 CITY D/S (TAX OVERRIDE) U S BANK	-	-	-	-	-	-	-
4038.30 PROPERTY TAX REVENUE RP# 3 CITY D/S (TAX OVERRIDE) U S BANK	-	-	-	-	-	-	-
4038.40 PROPERTY TAX REVENUE RP# 4 CITY D/S (TAX OVERRIDE) U S BANK	-	-	-	-	-	-	-
4038.50 PROPERTY TAX REVENUE TD#1 CITY D/S (TAX OVERRIDE) U S BANK	-	-	-	-	-	-	-
4300.01 BANK INTEREST INCOME	-	-	17	-	-	12	-
4300.02 INVESTMENT INTEREST INCOME	-	-	-	-	-	-	-
4300.03 US BANK INTEREST INCOME	-	2,000,000	2,656,788	-	-	1,045,834	2,000,000
CITY DEBT SERVICE TOTAL	\$ -	\$ 2,000,000	\$ 2,656,806	\$ -	\$ -	\$ 1,045,846	\$ 2,000,000
IPFA							
4300.03 US BANK INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4300.04 GAIN/LOSS	-	-	(134,701)	-	-	1,627,776	-
4300.05 INTEREST INCOME - CITY LOAN	3,562,000	3,562,000	3,546,053	3,528,000	3,528,000	3,527,898	3,490,000
4307 INTEREST INCOME SA IUDA BOND	-	-	-	-	-	-	-
IPFA TOTAL	\$ 3,562,000	\$ 3,562,000	\$ 3,411,352	\$ 3,528,000	\$ 3,528,000	\$ 5,155,673	\$ 3,490,000
TOTAL DEBT SERVICE FUNDS	\$ 3,562,000	\$ 5,562,000	\$ 6,068,158	\$ 3,528,000	\$ 3,528,000	\$ 6,201,519	\$ 5,490,000
TOTAL CITY FINANCIAL RESOURCES REVENUES	\$ 107,060,500	\$ 112,434,900	\$ 123,157,324	\$ 112,051,000	\$ 109,965,000	\$ 75,801,861	\$ 112,072,000



Schedule of Transfers

City of Industry | FY 2026/27 Proposed Budget

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET
FISCAL YEAR 2026-2027**

		<u>FUND</u>	<u>TRANSFERS IN</u>	<u>TRANSFERS OUT</u>
1)	CRIA - EXPO CENTER	361	810,000	
	CRIA- CAPITAL PROJECTS	360		(810,000)
2)	CRIA- CAPITAL PROJECTS	360	3,288,700	
	CITY GENERAL FUND	100		(3,288,700)
3)	CITY- IPHMA	160	722,000	
	CITY GENERAL FUND	100		(722,000)
4)	CITY - CAPITAL IMPROVEMENTS	120	8,397,600	
	CITY GENERAL FUND	100		(8,397,600)
5)	CITY- IPHMA	160	800,000	
	CITY - CAPITAL IMPROVEMENTS	120		(800,000)
	IPHMA - CAPITAL IMPROVEMENTS	124	800,000	
	CITY- IPHMA	160		(800,000)
6)	CARB - ELECTRIC	165	100,000	
	CITY ELECTRIC	161		(100,000)
7)	CRIA- CAPITAL PROJECTS	360	11,410,000	
	CITY - CAPITAL IMPROVEMENTS	120		(11,410,000)
	CRIA - CAPITAL IMPROVEMENTS	121	11,410,000	
	CRIA- CAPITAL PROJECTS	360		(11,410,000)
8)	ELECTRIC CAPITAL IMPROVEMENT	122	7,490,000	
	CITY ELECTRIC	161		(7,490,000)
9)	WATER CAPITAL IMPROVEMENT	123	2,070,000	
	CITY WATER	560		(2,070,000)
10)	CITY DEBT SERVICE	140	37,150,000	
	CITY GENERAL FUND	100		(37,150,000)
	CITY GENERAL FUND	100	10,045,000	
	CITY DEBT SERVICE	140		(10,045,000)
11)	PUBLIC FACILITIES AUTHORITY	440	9,000	
	CITY GENERAL FUND	100		(9,000)
			<u>94,502,300</u>	<u>(94,502,300)</u>



Expenditure Summaries

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

SUMMARY OF EXPENDITURES	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
GENERAL FUND							
ADMINISTRATIVE							
501 CITY COUNCIL	\$ 414,000	\$ 414,000	\$ 356,013	\$ 439,000	\$ 439,000	\$ 282,634	\$ 473,000
502 CITY CLERK	449,000	449,000	431,988	453,000	463,000	297,638	563,000
503 CITY MANAGER	1,853,000	1,841,000	1,834,048	1,859,000	1,936,000	1,362,838	2,046,000
507 CENTRAL SERVICES	1,809,000	2,154,000	1,143,914	2,211,000	1,420,000	1,087,222	1,490,000
508 HUMAN RESOURCES	2,277,000	2,001,500	1,995,690	1,256,000	2,023,000	1,567,357	2,009,000
520 CITY ATTORNEY	3,849,000	3,849,000	2,486,472	3,850,000	3,850,000	1,691,521	3,850,000
528 LEGISLATIVE	188,000	195,000	192,000	192,000	192,000	138,040	215,000
556 IUDA- ADMINISTRATIVE EXPENSES	189,000	224,000	109,510	183,000	74,000	35,754	74,000
ADMINISTRATION TOTAL	<u>\$ 11,028,000</u>	<u>\$ 11,127,500</u>	<u>\$ 8,549,635</u>	<u>\$ 10,443,000</u>	<u>\$ 10,397,000</u>	<u>\$ 6,463,004</u>	<u>\$ 10,720,000</u>
COMMUNITY SUPPORT & REGIONAL IMPROVEMENTS							
620 EL ENCANTO	\$ 6,536,000	\$ 6,536,000	\$ 4,353,015	\$ 6,246,000	\$ 6,246,000	\$ 1,121,464	\$ 4,128,000
621 COMMUNITY PROMOTION	2,431,000	2,546,000	3,088,279	2,744,000	2,827,075	1,284,468	2,897,000
626 HOMESTEAD MUSEUM	1,472,000	1,510,000	1,487,077	1,552,000	1,552,000	994,925	1,525,000
COMMUNITY SUPPORT & REGIONAL IMPROVEMENTS TOTAL	<u>\$ 10,439,000</u>	<u>\$ 10,592,000</u>	<u>\$ 8,928,371</u>	<u>\$ 10,542,000</u>	<u>\$ 10,625,075</u>	<u>\$ 3,400,857</u>	<u>\$ 8,550,000</u>
FINANCIAL SERVICES							
505 CITY TREASURER	\$ 749,000	\$ 764,000	\$ 759,650	\$ 718,000	\$ 818,000	\$ 631,361	\$ 916,000
506 FINANCE	1,931,000	1,953,000	1,622,388	2,074,000	2,089,000	1,184,263	2,067,000
525 INFORMATION TECHNOLOGY	1,242,000	1,242,000	991,591	1,219,000	1,239,000	664,039	1,269,000
FINANCIAL SERVICES TOTAL	<u>\$ 3,922,000</u>	<u>\$ 3,959,000</u>	<u>\$ 3,373,630</u>	<u>\$ 4,011,000</u>	<u>\$ 4,146,000</u>	<u>\$ 2,479,663</u>	<u>\$ 4,252,000</u>
DEVELOPMENT SERVICES							
504 ENGINEERING	\$ 740,000	\$ 492,000	\$ 405,078	\$ 532,000	\$ 490,000	\$ 335,411	\$ 524,000
521 PLANNING	1,055,000	1,063,000	892,934	1,039,000	1,039,000	550,142	1,056,000
526 DEVELOPMENT SERVICES	1,666,000	1,787,000	2,010,081	1,818,000	1,837,000	1,358,943	2,329,000
601 PUBLIC SAFETY	15,308,000	15,313,000	14,513,388	16,071,000	16,128,000	10,453,464	16,811,000
622 PUBLIC WORKS/ENGINEERING	3,896,500	3,904,500	4,580,236	4,361,000	4,361,000	2,808,992	4,365,000
623 STREETS AND ROADS	1,280,000	1,280,000	1,343,493	1,590,000	1,940,000	1,148,050	1,909,000
624 CONTRACTED SERVICES	4,680,000	4,680,000	5,896,604	4,615,000	4,615,000	2,838,343	5,635,000
625 CIVIC FINANCIAL CENTER	3,546,000	3,698,000	3,611,663	3,616,000	3,616,000	2,493,905	3,704,000
627 INDUSTRY HILLS	743,000	743,000	776,727	766,000	766,000	603,716	944,000
628 TRES HERMANOS- CHINO HILLS	871,000	1,024,000	1,047,300	1,035,000	1,435,000	1,108,154	1,584,000
629 STREET LIGHTS	773,000	798,000	1,227,210	1,105,000	1,105,000	529,424	1,131,000
DEVELOPMENT SERVICES TOTAL	<u>\$ 34,558,500</u>	<u>\$ 34,782,500</u>	<u>\$ 36,304,713</u>	<u>\$ 36,548,000</u>	<u>\$ 37,332,000</u>	<u>\$ 24,228,542</u>	<u>\$ 39,992,000</u>
METROLINK STATION							
350 ELECTRIC UTILITY - METROLINK DIVISION	\$ 409,000	\$ 424,000	\$ 506,777	\$ 444,000	\$ 543,000	\$ 300,928	\$ 653,000
GENERAL FUND TOTAL	<u>\$ 60,356,500</u>	<u>\$ 60,885,000</u>	<u>\$ 57,663,125</u>	<u>\$ 61,988,000</u>	<u>\$ 63,043,075</u>	<u>\$ 36,872,995</u>	<u>\$ 64,167,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

SUMMARY OF EXPENDITURES	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
SPECIAL REVENUE EXPENDITURES							
101 STREET IMPROVEMENTS	\$ 28,000	\$ 28,000	\$ 26,614	\$ 34,000	\$ 34,000	\$ 13,430	\$ 34,000
102 MEAS R - PUBLIC TRANSIT	8,000	8,000	6,969	7,000	7,000	2,936	7,000
103 PROP A- PUBLIC TRANSIT	369,000	424,000	631,513	808,000	1,058,000	442,979	928,000
104 PROP C- PUBLIC TRANSIT	11,000	11,000	9,293	10,000	10,000	3,915	9,000
106 MEAS M - PUBLIC TRANSIT	9,000	9,000	7,895	8,000	8,000	-	8,000
107 MEAS W - SAFE CLEAN WATER	2,695,000	1,945,000	212,435	4,410,000	4,410,000	851,141	4,230,000
SPECIAL REVENUES TOTAL	<u>\$ 3,120,000</u>	<u>\$ 2,425,000</u>	<u>\$ 894,720</u>	<u>\$ 5,277,000</u>	<u>\$ 5,527,000</u>	<u>\$ 1,314,400</u>	<u>\$ 5,216,000</u>
ENTERPRISE FUNDS							
160 IPHMA	\$ 1,080,000	\$ 1,083,000	\$ 740,714	\$ 1,003,000	\$ 1,003,000	\$ 630,045	\$ 1,085,000
161 IPUC - ELECTRIC	7,001,000	7,251,000	6,427,975	7,035,000	7,035,000	3,130,533	6,548,000
165 CARB	250,000	450,000	376,670	1,441,000	1,441,000	760,303	760,000
360 CIVIC RECREATIONAL INDUST AUTH	2,442,000	2,687,896	2,173,023	2,715,000	2,492,000	1,305,989	2,750,000
361 CIVIC RECREATIONAL INDUST AUTH - EXPO CENTER	2,428,800	2,610,200	3,228,279	2,726,000	2,440,000	1,710,258	2,350,000
560 IPUC - RECLAIMED WATER	1,425,000	1,425,000	2,019,432	1,353,000	1,784,000	950,865	2,007,000
561 IPUC - POTABLE WATER	2,602,200	2,616,800	2,456,186	2,737,000	2,893,000	1,214,047	3,251,000
ENTERPRISE TOTAL	<u>\$ 17,229,000</u>	<u>\$ 18,123,896</u>	<u>\$ 17,422,278</u>	<u>\$ 19,010,000</u>	<u>\$ 19,088,000</u>	<u>\$ 9,702,041</u>	<u>\$ 18,751,000</u>
CAPITAL IMPROVEMENTS FUNDS							
120 CITY CAPITAL IMPROVEMENTS	\$ 52,040,000	\$ 52,605,500	\$ 57,317,164	\$ 47,745,000	\$ 47,495,000	\$ 39,914,404	\$ 47,035,000
121 CRIA CAPITAL IMPROVEMENT	4,750,000	4,750,000	793,127	8,855,000	8,855,000	6,657,532	11,410,000
122 ELECTRIC CAPITAL IMPROVEMENT - 122	2,050,000	2,050,000	82,420	4,070,000	4,070,000	213,088	7,490,000
123 WATER CAPITAL IMPROVEMENT - 123	3,325,000	3,325,000	-	1,795,000	1,795,000	123,815	2,070,000
124 IPHMA CAPITAL IMPROVEMENT	700,000	700,000	91,120	800,000	800,000	422,712	800,000
CAPITAL IMPROVEMENTS TOTAL	<u>\$ 62,865,000</u>	<u>\$ 63,430,500</u>	<u>\$ 58,283,830</u>	<u>\$ 63,265,000</u>	<u>\$ 63,015,000</u>	<u>\$ 47,331,551</u>	<u>\$ 68,805,000</u>
DEBT SERVICE FUNDS							
140 CITY DEBT SERVICE	\$ 26,447,000	\$ 26,447,000	\$ 26,583,365	\$ 26,439,000	\$ 26,439,000	\$ 26,444,366	\$ 26,451,000
440 INDUSTRY PUBLIC FACILITIES AUTHORITY	3,571,200	3,571,200	3,555,533	3,536,000	3,536,000	3,535,030	3,499,000
DEBT SERVICES TOTAL	<u>\$ 30,018,200</u>	<u>\$ 30,018,200</u>	<u>\$ 30,138,897</u>	<u>\$ 29,975,000</u>	<u>\$ 29,975,000</u>	<u>\$ 29,979,396</u>	<u>\$ 29,950,000</u>
TOTAL CITY EXPENDITURES	<u>\$ 173,588,700</u>	<u>\$ 174,882,596</u>	<u>\$ 164,402,850</u>	<u>\$ 179,515,000</u>	<u>\$ 180,648,075</u>	<u>\$ 125,200,384</u>	<u>\$ 186,889,000</u>



Administrative Services

City of Industry | FY 2026/27 Proposed Budget

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CITY COUNCIL								
	5011 BOARD SALARIES	\$ 157,000	\$ 157,000	\$ 157,281	\$ 172,000	\$ 172,000	\$ 128,597	\$ 179,000
	5013 TELEPHONE	3,000	3,000	2,281	3,000	3,000	823	3,000
	5016 CALPERS - EMPLOYER	12,000	12,000	15,596	12,000	12,000	13,472	14,000
	5017 MEDICAL PREMIUMS	141,000	141,000	103,787	156,000	156,000	84,321	169,000
	5017.02 MEDICAL REIMBURSEMENTS	20,000	20,000	10,000	20,000	20,000	-	20,000
	5018 OFFICE SUPPLIES & POSTAGE	-	-	42	-	-	-	-
	5021 DUES AND SUBSCRIPTIONS	-	-	-	-	-	-	-
	5025 MISCELLANEOUS	-	-	-	-	-	-	-
	5027 MEDICARE	3,000	3,000	2,281	3,000	3,000	1,865	3,000
	5028 LIFE INSURANCE	12,000	12,000	11,758	11,000	11,000	8,270	12,000
	5030 STATE UNEMPLOYMENT	3,000	3,000	847	2,000	2,000	595	3,000
	5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	38	-	-	35	1,000
	5033 DENTAL PREMIUMS	12,000	12,000	5,693	11,000	11,000	4,064	12,000
	5034 VISION PREMIUMS	2,000	2,000	997	2,000	2,000	738	2,000
	5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	266	-	-	180	1,000
	5038 SUPPLEMENTAL UNUM INSURANCE	5,000	5,000	4,332	6,000	6,000	10,278	6,000
	5039 PARS - EMPLOYER	13,000	13,000	10,937	14,000	14,000	10,360	15,000
	5041 1959 SURVIVORS BENEFIT	1,000	1,000	121	-	-	86	1,000
	5570 PRINTING/PHOTOGRAPHS	-	-	-	-	-	-	-
	5610 TRAVEL AND MEETINGS	25,000	25,000	21,663	25,000	25,000	14,007	25,000
	5631 WORKERS COMPENSATION	3,000	3,000	8,093	2,000	2,000	2,833	3,000
	5695.01 COMPUTER SERVICES	-	-	-	-	-	2,112	4,000
	TOTAL	\$ 414,000	\$ 414,000	\$ 356,013	\$ 439,000	\$ 439,000	\$ 282,634	\$ 473,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT # ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CITY CLERK							
5001 SALARIES	\$ 264,000	\$ 264,000	\$ 272,740	\$ 271,000	\$ 271,000	\$ 190,878	\$ 322,000
5005 OVERTIME	-	-	-	-	-	-	-
5013 TELEPHONE	1,000	1,000	620	1,000	1,000	307	1,000
5016 CALPERS - EMPLOYER	24,000	24,000	32,061	24,000	24,000	23,498	29,000
5017 MEDICAL PREMIUMS	52,000	52,000	52,278	58,000	58,000	39,039	90,000
5017.02 MEDICAL REIMBURSEMENTS	8,000	8,000	4,000	8,000	8,000	1,000	8,000
5018 OFFICE SUPPLIES & POSTAGE	1,000	1,000	123	1,000	1,000	136	1,000
5020 CALPERS - EMPLOYEE	12,000	12,000	12,880	12,000	12,000	9,797	13,000
5021 DUES AND SUBSCRIPTIONS	29,000	29,000	22,628	29,000	29,000	4,473	29,000
5025 MISCELLANEOUS	-	-	-	-	-	-	-
5027 MEDICARE	5,000	5,000	3,955	5,000	5,000	2,768	6,000
5028 LIFE INSURANCE	4,000	4,000	3,593	3,000	3,000	2,213	4,000
5030 STATE UNEMPLOYMENT	1,000	1,000	308	1,000	1,000	186	1,000
5031.01 DISABILITY LONG TERM	2,000	2,000	2,131	2,000	2,000	1,350	3,000
5031.02 DISABILITY SHORT TERM	2,000	2,000	1,615	1,000	1,000	1,053	2,000
5032 STATE EMPLOYEMENT & TRAINING TAX	1,000	1,000	14	-	-	11	1,000
5033 DENTAL PREMIUMS	4,000	4,000	3,327	3,000	3,000	1,773	4,000
5034 VISION PREMIUMS	1,000	1,000	549	1,000	1,000	387	1,000
5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	78	-	-	48	1,000
5038 SUPPLEMENTAL UNUM INSURANCE	4,000	4,000	4,204	5,000	5,000	2,724	6,000
5039 PARS- EMPLOYER	8,000	8,000	6,997	8,000	8,000	6,215	12,000
5041 1959 SURVIVORS BENEFIT	1,000	1,000	48	-	-	30	1,000
5120.01 PROFESSIONAL SERVICES	8,000	8,000	2,362	8,000	8,000	2,990	8,000
5562 OFFICE EQUIPMENT & FURNITURE	3,000	3,000	-	3,000	3,000	-	1,000
5570 PRINTING & PHOTOGRAPHS	-	-	-	-	-	-	-
5610 TRAVEL AND MEETINGS	7,000	7,000	1,760	5,000	15,000	5,639	15,000
5631 WORKERS COMPENSATION	4,000	4,000	3,716	4,000	4,000	1,123	4,000
5640 ADVERTISING & PRINTING	2,000	2,000	-	-	-	-	-
5665 TUITION REIMBURSEMENT	-	-	-	-	-	-	-
5670 ELECTION EXPENSES	-	-	-	-	-	-	-
TOTAL	\$ 449,000	\$ 449,000	\$ 431,988	\$ 453,000	\$ 463,000	\$ 297,638	\$ 563,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CITY MANAGER								
5001	SALARIES	\$ 964,000	\$ 964,000	\$ 995,677	\$ 1,062,000	\$ 1,062,000	\$ 795,372	\$ 1,122,000
5001.02	SALARIES - PART - TIME	119,000	69,000	50,080	78,000	78,000	32,807	81,000
5005	OVERTIME	1,000	1,000	-	-	-	-	-
5006	CA MEAL PREMIUM	1,000	1,000	-	-	-	-	-
5007	VACATION BUYOUT	40,000	80,000	46,246	-	60,000	39,556	60,000
5008	SICK BUYOUT	39,000	39,000	16,840	-	25,000	15,493	25,000
5010	CAR ALLOWANCE	8,000	8,000	7,808	8,000	8,000	5,843	8,000
5013	TELEPHONE	4,000	4,000	2,997	4,000	4,000	1,355	4,000
5013.01	CELL PHONE ALLOWANCE	-	-	-	-	-	-	-
5013.02	TECHNOLOGY ALLOWANCE	3,000	3,000	1,952	3,000	3,000	1,461	3,000
5016	CALPERS - EMPLOYER	85,000	85,000	101,644	93,000	93,000	75,255	99,000
5017	MEDICAL PREMIUMS	149,000	149,000	150,418	163,000	163,000	117,805	179,000
5017.02	MEDICAL REIMBURSEMENTS	18,000	18,000	8,000	18,000	18,000	7,762	18,000
5018	OFFICE SUPPLIES & POSTAGE	1,000	1,000	819	1,000	1,000	362	1,000
5020	CALPERS - EMPLOYEE	38,000	38,000	42,983	42,000	42,000	31,417	44,000
5021	DUES AND SUBSCRIPTIONS	139,000	139,000	195,427	140,000	140,000	65,773	140,000
5022	EMPLOYEE TEAM BUILDING	7,000	7,000	2,203	3,000	3,000	1,388	3,000
5025	MISCELLANEOUS	6,000	6,000	5,940	7,000	7,000	5,220	9,000
5027	MEDICARE	18,000	18,000	16,525	19,000	19,000	13,230	21,000
5028	LIFE INSURANCE	9,000	17,000	15,646	12,000	12,000	11,324	13,000
5030	STATE UNEMPLOYMENT	4,000	4,000	924	4,000	4,000	595	4,000
5031.01	DISABILITY LONG TERM	7,000	7,000	7,043	8,000	8,000	5,232	9,000
5031.02	DISABILITY SHORT TERM	5,000	5,000	5,404	5,000	5,000	4,118	6,000
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	42	-	-	35	1,000
5033	DENTAL PREMIUMS	8,000	8,000	11,278	7,000	7,000	6,966	8,000
5034	VISION PREMIUMS	2,000	2,000	1,616	1,000	1,000	1,094	2,000
5035	DEFERRED COMPENSATION	24,000	24,000	23,000	24,000	24,000	23,500	25,000
5037	ACCIDENTAL DEATH INSURANCE	1,000	1,000	252	-	-	180	1,000
5038	SUPPLEMENTAL UNUM INSURANCE	8,000	8,000	8,330	12,000	12,000	8,729	12,000
5039	PARS - EMPLOYER	36,000	36,000	28,875	39,000	39,000	28,543	42,000
5040	PARS - ARS	2,000	2,000	1,568	2,000	2,000	1,230	2,000
5041	1959 SURVIVORS BENEFIT	1,000	1,000	93	-	-	69	1,000
5560	EQUIPMENT RENTAL	8,000	8,000	4,959	5,000	5,000	2,705	5,000
5565	SMALL Equipments & Supplies	-	-	65	-	-	-	-
5570	PRINTING & PHOTOGRAPHS	1,000	1,000	163	1,000	1,000	258	1,000
5610	TRAVEL AND MEETINGS	81,000	81,000	73,186	83,000	83,000	55,922	83,000
5620	VEHICLE EXPENSES	-	-	40	-	-	(39)	-
5631	WORKERS COMPENSATION	15,000	5,000	6,005	15,000	7,000	2,280	14,000
TOTAL		\$ 1,853,000	\$ 1,841,000	\$ 1,834,048	\$ 1,859,000	\$ 1,936,000	\$ 1,362,838	\$ 2,046,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CENTRAL SERVICES								
5001	SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5012	GENERAL INSURANCE AND BONDING	1,162,000	1,462,000	1,424,143	1,506,000	750,000	627,029	750,000
5013	TELEPHONE	2,000	2,000	2,153	3,000	3,000	1,773	3,000
5016	CALPERS - EMPLOYER	-	-	-	-	-	-	-
5017	MEDICAL PREMIUMS	-	-	14	-	-	-	-
5018	OFFICE SUPPLIES & POSTAGE	45,000	45,000	48,302	50,000	50,000	31,179	50,000
5021	DUES AND SUBSCRIPTIONS	6,000	6,000	3,960	6,000	6,000	3,737	6,000
5025	MISCELLANEOUS	1,000	1,000	2,527	4,000	4,000	1,825	4,000
5060.03	SPECIAL TAXES AND FEES	-	-	-	-	-	-	-
5062	BUILDING MAINTENANCE	194,000	194,000	176,907	194,000	194,000	136,153	212,000
5120.01	PROFESSIONAL SERVICES	74,000	74,000	48,162	75,000	75,000	49,604	78,000
5120.06	ADMINISTRATIVE EXPENSES- CEPPT CALPERS	-	-	13,613	-	-	-	-
5550	REPAIR AND MAINTENANCE EQUIPMENT	-	-	-	-	-	1,405	2,000
5560	EQUIPMENT RENTAL	27,000	27,000	26,187	27,000	27,000	18,261	29,000
5562	OFFICE EQUIPMENT & FURNITURE	-	45,000	44,966	45,000	10,000	-	5,000
5570	PRINTING & PHOTOGRAPHS	1,000	1,000	2,233	4,000	4,000	1,449	4,000
5610	TRAVEL AND MEETINGS	-	-	-	-	-	-	-
5620	VEHICLE EXPENSE	-	-	-	-	-	-	-
5730.01	UTILITIES - GAS	20,000	20,000	3,514	5,000	5,000	12,790	20,000
5730.02	UTILITIES - WATER	3,000	3,000	2,428	3,000	3,000	2,446	4,000
5730.03	UTILITIES - ELECTRIC	124,000	124,000	91,677	122,000	122,000	98,536	153,000
5740	PROPERTY TAXES AND ASSESSMENTS	-	-	1,538	3,000	3,000	1,199	3,000
5795	FILING/PERMIT FEES	-	-	-	-	-	225	-
5815	INSURANCE CLAIMS - ADMINISTRATIVE	17,000	17,000	34,776	18,000	18,000	3,716	18,000
5820	INSURANCE CLAIMS	-	-	(923,926)	-	-	-	-
5900	GENERAL ENGINEERING	60,000	60,000	67,790	60,000	60,000	40,571	63,000
6070	REFUSE DISPOSAL-RESIDENTS	65,000	65,000	72,950	86,000	86,000	55,325	86,000
9010	FURNITURE, EQUIPMENT & FIXTURES	8,000	8,000	-	-	-	-	-
TOTAL		<u>\$ 1,809,000</u>	<u>\$ 2,154,000</u>	<u>\$ 1,143,914</u>	<u>\$ 2,211,000</u>	<u>\$ 1,420,000</u>	<u>\$ 1,087,222</u>	<u>\$ 1,490,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
HUMAN RESOURCES								
	5001 SALARIES	\$ 404,000	\$ 404,000	\$ 370,049	\$ 244,000	\$ 244,000	\$ 194,958	\$ 137,000
	5005 OVERTIME	-	-	-	-	-	-	-
	5005.01 DOUBLE TIME	-	-	-	-	-	-	-
	5007 VACATION BUYOUT	-	-	27,864	-	-	2,297	4,000
	5008 SICK BUYOUT	-	-	99,628	-	-	-	-
	5013 TELEPHONE	1,000	1,000	442	1,000	1,000	-	-
	5016 CALPERS - EMPLOYER	134,000	234,000	222,813	120,000	240,000	212,231	113,000
	5016.02 CALPERS PENSION PREFUNDING	-	-	-	-	-	-	-
	5017 MEDICAL PREMIUMS	480,000	100,000	78,522	543,000	100,000	56,163	45,000
	5017.02 MEDICAL REIMBURSEMENTS	128,000	128,000	62,000	128,000	68,000	43,207	124,000
	5017.03 POST EMPLOYMENT BENEFIT	464,000	464,000	454,713	-	500,000	378,505	550,000
	5017.04 HRA TRUST RESERVES	443,000	443,000	472,000	-	650,000	520,791	800,000
	5018 OFFICE SUPPLIES & POSTAGE	1,000	1,000	337	1,000	1,000	79	1,000
	5020 CALPERS - EMPLOYEE	24,000	24,000	20,587	9,000	9,000	7,556	10,000
	5021 DUES AND SUBSCRIPTIONS	-	-	(180)	1,000	1,000	-	-
	5025 MISCELLANEOUS	-	-	104	1,000	1,000	50	1,000
	5027 MEDICARE	8,000	8,000	7,214	5,000	5,000	2,860	3,000
	5028 LIFE INSURANCE	16,000	16,000	15,980	14,000	14,000	10,433	13,000
	5030 STATE UNEMPLOYMENT	2,000	2,000	462	1,000	1,000	238	2,000
	5031.01 DISABILITY LONG TERM	3,000	5,700	2,870	2,000	2,000	1,438	1,000
	5031.02 DISABILITY SHORT TERM	2,000	3,800	2,165	1,000	1,000	1,121	1,000
	5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	21	-	-	14	1,000
	5033 DENTAL PREMIUMS	47,000	47,000	38,097	47,000	47,000	26,717	45,000
	5034 VISION PREMIUMS	9,000	9,000	6,745	8,000	8,000	5,036	8,000
	5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	(1,675)	-	-	36	1,000
	5038 SUPPLEMENTAL UNUM INSURANCE	49,000	49,000	64,464	64,000	64,000	48,601	63,000
	5039 PARS - EMPLOYER	9,000	9,000	10,352	9,000	9,000	7,194	-
	5041 1959 SURVIVORS BENEFIT	1,000	1,000	64	-	-	34	1,000
	5120.01 PROFESSIONAL SERVICES	10,000	10,000	15,774	15,000	15,000	11,735	15,000
	5120.02 LEGAL SERVICES	17,000	17,000	14,232	17,000	17,000	25,844	50,000
	5560 EQUIPMENT RENTAL	4,000	4,000	4,001	4,000	4,000	2,408	4,000
	5570 PRINTING/PHOTOGRAPHS	-	-	-	1,000	1,000	-	1,000
	5610 TRAVEL & MEETINGS	10,000	10,000	1,160	12,000	12,000	5,224	10,000
	5631 WORKERS COMPENSATION	6,000	6,000	4,885	3,000	3,000	1,710	2,000
	5665 TUITION REIMBURSEMENT	3,000	3,000	-	5,000	5,000	876	3,000
	TOTAL	\$ 2,277,000	\$ 2,001,500	\$ 1,995,690	\$ 1,256,000	\$ 2,023,000	\$ 1,567,357	\$ 2,009,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CITY ATTORNEY/LEGAL								
5120.01	PROFESSIONAL SERVICES	\$ 21,000	\$ 21,000	\$ 20,547	\$ 22,000	\$ 22,000	\$ 84,503	\$ 22,000
5120.02	LEGAL	3,825,000	3,825,000	2,464,051	3,825,000	3,825,000	1,606,143	3,825,000
	5610 TRAVEL AND MEETINGS	3,000	3,000	1,874	3,000	3,000	875	3,000
	TOTAL	<u><u>\$ 3,849,000</u></u>	<u><u>\$ 3,849,000</u></u>	<u><u>\$ 2,486,472</u></u>	<u><u>\$ 3,850,000</u></u>	<u><u>\$ 3,850,000</u></u>	<u><u>\$ 1,691,521</u></u>	<u><u>\$ 3,850,000</u></u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
LEGISLATIVE SERVICES								
5120.01	PROFESSIONAL SERVICES	\$ 63,000	\$ 63,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 50,040	\$ 78,000
	5830 LEGISLATIVE EXPENSES	125,000	132,000	132,000	132,000	132,000	88,000	137,000
	TOTAL	<u><u>\$ 188,000</u></u>	<u><u>\$ 195,000</u></u>	<u><u>\$ 192,000</u></u>	<u><u>\$ 192,000</u></u>	<u><u>\$ 192,000</u></u>	<u><u>\$ 138,040</u></u>	<u><u>\$ 215,000</u></u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT # ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
SUCCESSOR AGENCY - ADMINISTRATION							
5012 GENERAL INSURANCE & BONDING	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5018 OFFICE SUPPLIES & POSTAGE	-	-	-	-	-	-	-
5120.01 PROFESSIONAL SERVICES	119,000	119,000	35,545	119,000	50,000	24,460	50,000
5120.02 LEGAL SERVICES	10,000	10,000	8,143	10,000	10,000	7,925	10,000
5220 APPRAISAL FEES	-	45,000	45,000	-	-	-	-
5432 SA IUDA ADMIN EXPENSES	-	-	-	-	-	-	-
5570 PRINTING AND PHOTOGRAPHS	-	-	796	2,000	2,000	-	2,000
5730.02 UTILITIES - WATER	-	-	-	-	-	-	-
5900 GENERAL ENGINEERING	50,000	50,000	18,926	50,000	10,000	2,019	10,000
8510 PROPERTY MAINTENANCE	-	-	-	-	-	-	-
9750 FISCAL AGENT FEES	-	-	1,100	2,000	2,000	1,350	2,000
TOTAL	<u>\$ 189,000</u>	<u>\$ 224,000</u>	<u>\$ 109,510</u>	<u>\$ 183,000</u>	<u>\$ 74,000</u>	<u>\$ 35,754</u>	<u>\$ 74,000</u>



Community Support and Regional Improvements

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
EL ENCANTO								
5068	LANDSCAPE MAINTENANCE	\$ 148,000	\$ 148,000	\$ 116,617	\$ 141,000	\$ 141,000	\$ 80,800	\$ 141,000
5120.01	PROFESSIONAL SERVICES	1,000	1,000	407	1,000	1,000	407	25,000
5130	PLANNING, SURVEY AND DESIGN	-	-	-	-	-	-	-
5550	REPAIR AND MAINTENANCE EQUIPMENT	177,000	177,000	123,947	177,000	177,000	74,745	177,000
5795	FILING?PERMIT FEES	-	-	(559)	1,000	1,000	-	-
5900	GENERAL ENGINEERING	10,000	10,000	1,676	10,000	10,000	-	50,000
6120	SECURITY	606,000	606,000	592,629	622,000	622,000	460,568	716,000
6163	EL ENCANTO ADVANCES	5,300,000	5,300,000	3,325,000	5,000,000	5,000,000	450,000	2,750,000
8510	PROPERTY MAINTENANCE	244,000	244,000	178,434	244,000	244,000	54,944	244,000
9010	FURNITURE, EQUIPMENT & FIXTURES	50,000	50,000	14,864	50,000	50,000	-	25,000
TOTAL		\$ 6,536,000	\$ 6,536,000	\$ 4,353,015	\$ 6,246,000	\$ 6,246,000	\$ 1,121,464	\$ 4,128,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
COMMUNITY PROM. & ECONOMIC DEVLOP								
5120.01	PROFESSIONAL SERVICES	\$ 221,000	\$ 221,000	\$ 302,982	\$ 280,000	\$ 280,000	\$ 223,765	\$ 300,000
5560	EQUIPMENT RENTAL	-	-	-	-	-	-	-
5600	COMMUNITY PROMOTION	1,456,000	1,456,000	1,899,892	1,643,000	1,643,000	703,085	1,726,000
5601	COMMUNITY PROMOTION PAID BY CITY	150,000	250,000	293,170	250,000	250,000	110,604	300,000
5602	DONATIONS	371,000	386,000	396,313	371,000	454,075	184,514	371,000
5640	ADVERTISING AND PRINTING	233,000	233,000	195,921	200,000	200,000	62,500	200,000
	TOTAL	<u><u>\$ 2,431,000</u></u>	<u><u>\$ 2,546,000</u></u>	<u><u>\$ 3,088,279</u></u>	<u><u>\$ 2,744,000</u></u>	<u><u>\$ 2,827,075</u></u>	<u><u>\$ 1,284,468</u></u>	<u><u>\$ 2,897,000</u></u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
WORKMAN TEMPLE HOMESTEAD								
5013	TELEPHONE	\$ 12,000	\$ 12,000	\$ 11,786	\$ 12,000	\$ 12,000	\$ 9,693	\$ 12,000
5018	OFFIE SUPPLIES & POSTAGE	2,000	2,000	2,302	2,000	2,000	1,474	2,000
5021	DUES AND SUBSCRIPTIONS	1,000	1,000	2,557	3,000	3,000	1,428	2,000
5025	MISCELLANEOUS	8,000	8,000	-	5,000	5,000	-	4,000
5060.02	SPECIAL TAXES AND FEES - HOMESTEAD	-	-	-	-	-	-	-
5068	LANDSCAPE MAINTENANCE	270,000	270,000	293,537	308,000	308,000	177,331	270,000
5120.01	PROFESSIONAL SERVICES	74,000	74,000	68,092	55,000	55,000	58,595	74,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	-	2,000	800	2,000	2,000	-	2,000
5560	EQUIPMENT RENTAL	5,000	5,000	5,784	6,000	6,000	3,962	5,000
5565	SMALL EQUIPMENT & SUPPLIES	11,000	11,000	12,046	14,000	14,000	5,329	11,000
5610	TRAVEL AND MEETINGS	1,000	1,000	2,872	1,000	1,000	600	-
5640	ADVERTISING AND PRINTING	-	-	-	-	-	-	-
5695	COMPUTER SUPPLIES	15,000	15,000	366	5,000	5,000	337	-
5695.01	COMPUTER SERVICES	26,000	26,000	20,055	20,000	20,000	15,158	15,000
5695.03	COMPUTER - LICENSES	-	-	-	-	-	3,472	26,000
5730.01	UTILITIES - GAS	2,000	2,000	1,122	2,000	2,000	845	2,000
5730.03	UTILITIES - ELECTRIC	45,000	45,000	43,928	45,000	45,000	26,966	45,000
5740	PROPERTY TAXES AND ASSESSMENTS	-	1,000	112	1,000	1,000	93	1,000
5900	GENERAL ENGINEERING	30,000	30,000	16,348	30,000	30,000	7,511	30,000
6120	SECURITY	310,000	310,000	329,932	319,000	319,000	235,683	320,000
8500	MUSEUM AGREEMENT	607,000	607,000	592,324	625,000	625,000	409,819	607,000
8510	PROPERTY MAINTENANCE	41,000	66,000	68,057	75,000	75,000	25,660	75,000
8520	JANITORIAL SERVICE	12,000	12,000	7,573	12,000	12,000	4,760	12,000
9010	FURNITURE, EQUIPMENT & FIXTURES	-	-	-	-	-	-	-
9050	COLLECTIONS ACQUISITION	-	10,000	7,484	10,000	10,000	6,210	10,000
TOTAL		\$ 1,472,000	\$ 1,510,000	\$ 1,487,077	\$ 1,552,000	\$ 1,552,000	\$ 994,925	\$ 1,525,000



Financial Services

City of Industry | FY 2026/27 Proposed Budget

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CITY TREASURER								
	5001 SALARIES	\$ 428,000	\$ 428,000	\$ 430,016	\$ 438,000	\$ 438,000	\$ 335,543	\$ 454,000
	5005 OVERTIME	-	-	-	-	-	-	-
	5006 CA MEAL PREMIUM	-	-	-	-	-	-	-
	5013 TELEPHONE	3,000	3,000	1,831	3,000	3,000	344	3,000
	5016 CALPERS - EMPLOYER	53,000	113,000	125,224	53,000	153,000	139,911	206,000
	5017 MEDICAL PREMIUMS	75,000	75,000	75,418	82,000	82,000	62,639	90,000
	5017.02 MEDICAL REIMBURSEMENTS	8,000	8,000	4,000	8,000	8,000	3,428	8,000
	5018 OFFICE SUPPLIES & POSTAGE	-	-	68	-	-	66	-
	5020 CALPERS - EMPLOYEE	24,000	24,000	24,981	24,000	24,000	18,250	25,000
	5021 DUES AND SUBSCRIPTIONS	-	-	150	-	-	663	2,000
	5027 MEDICARE	5,000	5,000	6,235	5,000	5,000	4,865	6,000
	5028 LIFE INSURANCE	4,000	4,000	4,808	3,000	3,000	3,329	4,000
	5030 STATE UNEMPLOYMENT	1,000	1,000	308	1,000	1,000	238	1,000
	5031.01 DISABILITY LONG TERM	4,000	4,000	3,119	3,000	3,000	2,307	4,000
	5031.02 DISABILITY SHORT TERM	3,000	3,000	2,387	2,000	2,000	1,812	3,000
	5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	14	-	-	14	1,000
	5033 DENTAL PREMIUMS	6,000	6,000	5,690	5,000	5,000	3,939	6,000
	5034 VISION PREMIUMS	1,000	1,000	808	1,000	1,000	606	1,000
	5036 BANK FEES	76,000	31,000	29,705	32,000	32,000	25,302	40,000
	5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	116	-	-	72	1,000
	5038 SUPPLEMENTAL UNUM INSURANCE	2,000	2,000	2,682	3,000	3,000	2,415	4,000
	5039 PARS - EMPLOYER	12,000	12,000	9,894	12,000	12,000	9,094	13,000
	5041 1959 SURVIVORS BENEFIT	1,000	1,000	48	-	-	34	1,000
	5120.01 PROFESSIONAL SERVICES	19,000	19,000	9,871	19,000	19,000	6,010	19,000
	5550 REPAIR AND MAINTENANCE EQUIPMENT	-	-	-	-	-	-	-
	5560 EQUIPMENT RENTAL	8,000	8,000	7,618	8,000	8,000	4,645	8,000
	5565 SMALL EQUIPMENTS & SUPPLIES	-	-	237	-	-	-	-
	5570 PRINTING AND PHOTOGRAPHS	-	-	-	-	-	-	-
	5610 TRAVEL & MEETINGS	8,000	8,000	11,166	10,000	10,000	4,694	10,000
	5631 WORKERS COMPENSATION	6,000	6,000	3,257	6,000	6,000	1,140	6,000
	5695.04 COMPUTER - SOFTWARE	-	-	-	-	-	-	-
	TOTAL	\$ 749,000	\$ 764,000	\$ 759,650	\$ 718,000	\$ 818,000	\$ 631,361	\$ 916,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
FINANCE								
5001	SALARIES	\$ 721,000	\$ 721,000	\$ 710,865	\$ 845,000	\$ 845,000	\$ 567,164	\$ 807,000
5005	OVERTIME	1,000	1,000	-	-	-	-	-
5005.01	DOUBLE TIME	-	-	-	-	-	-	-
5006	CA MEAL PREMIUM	-	-	-	-	-	47	-
5007	VACATION BUYOUT	10,000	25,000	15,250	-	15,000	10,018	15,000
5008	SICK BUYOUT	-	-	-	-	-	-	-
5013	TELEPHONE	2,000	2,000	1,032	2,000	2,000	774	2,000
5016	CALPERS - EMPLOYER	55,000	55,000	54,709	64,000	64,000	40,363	62,000
5017	MEDICAL PREMIUMS	130,000	130,000	124,730	146,000	146,000	109,322	165,000
5017.02	MEDICAL REIMBURSEMENTS	20,000	20,000	10,000	20,000	20,000	3,468	20,000
5018	OFFICE SUPPLIES & POSTAGE	5,000	12,000	6,821	12,000	12,000	1,420	10,000
5021	DUES AND SUBSCRIPTIONS	4,000	4,000	719	3,000	3,000	465	1,000
5025	MISCELLANEOUS	7,000	7,000	6,366	7,000	7,000	4,804	7,000
5026	EPMC	-	-	-	-	-	-	-
5027	MEDICARE	13,000	13,000	10,529	14,000	14,000	8,369	15,000
5028	LIFE INSURANCE	7,000	7,000	7,212	7,000	7,000	5,004	7,000
5030	STATE UNEMPLOYMENT	3,000	3,000	770	2,000	2,000	595	3,000
5031.01	DISABILITY LONG TERM	6,000	6,000	5,314	6,000	6,000	3,957	6,000
5031.02	DISABILITY SHORT TERM	4,000	4,000	4,053	4,000	4,000	3,099	4,000
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	35	-	-	35	1,000
5033	DENTAL PREMIUMS	6,000	6,000	7,426	6,000	6,000	5,493	6,000
5034	VISION PREMIUMS	2,000	2,000	1,243	1,000	1,000	998	2,000
5037	ACCIDENTAL DEATH INSURANCE	1,000	1,000	158	-	-	108	1,000
5038	SUPPLEMENTAL UNUM INSURANCE	5,000	5,000	10,706	13,000	13,000	8,667	13,000
5039	PARS - EMPLOYER	60,000	60,000	49,688	70,000	70,000	45,686	67,000
5040	PARS - ARS	1,000	1,000	-	-	-	-	1,000
5041	1959 SURVIVORS BENEFIT	1,000	1,000	121	-	-	86	1,000
5120.01	PROFESSIONAL SERVICES	809,000	809,000	550,059	800,000	800,000	338,936	800,000
5560	EQUIPMENT RENTAL	15,000	15,000	12,165	15,000	15,000	6,948	15,000
5562	OFFICE EQUIPMENT & FURNITURE	4,000	4,000	-	4,000	4,000	-	4,000
5570	PRINTING AND PHOTOGRAPHS	2,000	2,000	749	2,000	2,000	-	2,000
5610	TRAVEL AND MEETINGS	16,000	16,000	17,050	20,000	20,000	15,605	20,000
5631	WORKERS COMPENSATION	10,000	10,000	8,093	11,000	11,000	2,833	10,000
5665	TUITION REIMBURSEMENT	10,000	10,000	6,527	-	-	-	-
TOTAL		\$ 1,931,000	\$ 1,953,000	\$ 1,622,388	\$ 2,074,000	\$ 2,089,000	\$ 1,184,263	\$ 2,067,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
INFORMATION TECHNOLOGY								
	5013 TELEPHONE	\$ 36,000	\$ 36,000	\$ 31,462	\$ 36,000	\$ 36,000	\$ 29,238	\$ 36,000
	5021 DUES AND SUBSCRIPTIONS	3,000	3,000	2,536	3,000	3,000	1,723	3,000
	5025 MISCELLANEOUS	-	-	74	-	-	-	-
	5120.01 PROFESSIONAL SERVICES	500,000	500,000	465,935	500,000	520,000	425,582	500,000
	5695 COMPUTER SUPPLIES	15,000	15,000	1,466	15,000	15,000	81	15,000
	5695.01 COMPUTER SERVICES	88,000	88,000	116,601	115,000	115,000	71,010	140,000
	5695.02 COMPUTER EQUIPMENTS	75,000	75,000	27,940	75,000	75,000	17,555	75,000
	5695.03 COMPUTER - LICENSES	325,000	325,000	130,777	275,000	275,000	52,804	275,000
	5695.04 COMPUTER - SOFTWARE	200,000	200,000	214,802	200,000	200,000	66,047	225,000
	TOTAL	<u><u>\$ 1,242,000</u></u>	<u><u>\$ 1,242,000</u></u>	<u><u>\$ 991,591</u></u>	<u><u>\$ 1,219,000</u></u>	<u><u>\$ 1,239,000</u></u>	<u><u>\$ 664,039</u></u>	<u><u>\$ 1,269,000</u></u>



Development Services

City of Industry | FY 2026/27 Proposed Budget

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
DEVELOPMENT SERVICES								
	5001 SALARIES	\$ 280,000	\$ 280,000	\$ 315,807	\$ 298,000	\$ 298,000	\$ 326,158	\$ 641,000
	5001.02 SALARIES-PART-TIME	-	116,000	52,894	115,000	115,000	57,576	-
	5007 VACATION BUYOUT	-	-	-	-	-	6,581	-
	5013 TELEPHONE	1,000	1,000	841	1,000	1,000	781	-
	5016 CALPERS - EMPLOYER	25,000	25,000	36,196	26,000	45,000	36,126	58,000
	5017 MEDICAL PREMIUMS	75,000	75,000	75,588	82,000	82,000	76,873	169,000
	5017.02 MEDICAL REIMBURSEMENTS	8,000	8,000	124,000	8,000	8,000	3,003	16,000
	5018 OFFICE SUPPLIES & POSTAGE	10,000	10,000	1,076	4,000	4,000	856	4,000
	5020 CALPERS - EMPLOYEE	12,000	12,000	14,240	13,000	13,000	14,339	30,000
	5021 DUES AND SUBSCRIPTIONS	1,000	1,000	1,642	2,000	2,000	425	2,000
	5026 EPMC	-	-	-	-	-	-	-
	5027 MEDICARE	6,000	6,000	5,346	7,000	7,000	5,660	12,000
	5028 LIFE INSURANCE	4,000	4,000	3,618	4,000	4,000	3,704	5,000
	5030 STATE UNEMPLOYMENT	2,000	2,000	630	1,000	1,000	682	3,000
	5031 DISABILITY	-	-	-	-	-	-	-
	5031.01 DISABILITY LONG TERM	2,000	2,000	2,435	2,000	2,000	2,467	5,000
	5031.02 DISABILITY SHORT TERM	2,000	2,000	1,847	1,000	1,000	1,924	4,000
	5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	28	-	-	38	1,000
	5033 DENTAL PREMIUMS	6,000	6,000	5,690	5,000	5,000	5,209	9,000
	5034 VISION PREMIUMS	1,000	1,000	808	1,000	1,000	765	2,000
	5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	82	-	-	80	1,000
	5038 SUPPLEMENTAL UNUM INSURANCE	3,000	3,000	3,804	5,000	5,000	5,420	11,000
	5039 PARS - EMPLOYER	10,000	10,000	8,475	9,000	9,000	7,532	19,000
	5041 1959 SURVIVORS BENEFIT	-	-	48	-	-	47	1,000
	5120.01 PROFESSIONAL SERVICES	1,200,000	1,200,000	1,328,199	1,200,000	1,200,000	786,963	1,300,000
	5560 EQUIPMENT RENTAL	5,000	5,000	3,642	5,000	5,000	2,098	5,000
	5562 OFFICE EQUIPMENT & FURNITURE	-	-	-	-	-	-	-
	5570 PRINTING AND PHOTOGRAPHS	1,000	1,000	-	1,000	1,000	134	1,000
	5610 TRAVEL AND MEETINGS	5,000	10,000	13,688	12,000	12,000	9,472	12,000
	5631 WORKERS COMPENSATION	4,000	4,000	3,734	6,000	6,000	1,123	8,000
	5640 ADVERTISING & PRINTING	1,000	1,000	5,687	5,000	5,000	2,909	5,000
	5665 TUITION REIMBURSEMENT	-	-	-	-	-	-	-
	5695 COMPUTER SUPPLIES	-	-	36	-	-	-	-
	5795 FILING/PERMIT FEES	-	-	-	5,000	5,000	-	5,000
	TOTAL	\$ 1,666,000	\$ 1,787,000	\$ 2,010,081	\$ 1,818,000	\$ 1,837,000	\$ 1,358,943	\$ 2,329,000

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
ENGINEERING								
	5001 SALARIES	\$ 463,000	\$ 303,000	\$ 279,065	\$ 328,000	\$ 328,000	\$ 234,813	\$ 340,000
	5001.02 SALARIES - PART - TIME	-	-	-	-	-	-	-
	5007 VACATION BUYOUT	5,000	5,000	4,375	-	-	4,642	8,000
	5010 CAR ALLOWANCE	-	-	-	-	-	-	-
	5013 TELEPHONE	1,000	1,000	620	1,000	1,000	307	1,000
	5016 CAL-PERS - EMPLOYER	35,000	35,000	24,836	25,000	25,000	20,551	26,000
	5017 MEDICAL PREMIUMS	112,000	44,000	37,709	82,000	40,000	31,319	45,000
	5017.02 MEDICAL REIMBURSEMENTS	8,000	8,000	4,000	8,000	8,000	1,209	8,000
	5018 OFFICE SUPPLIES & POSTAGE	2,000	2,000	1,253	2,000	2,000	939	2,000
	5021 DUES AND SUBSCRIPTIONS	-	2,000	1,036	2,000	2,000	653	2,000
	5025 MISCELLANEOUS	-	-	-	-	-	-	-
	5027 MEDICARE	9,000	9,000	4,110	6,000	6,000	3,472	6,000
	5028 LIFE INSURANCE	6,000	6,000	3,618	3,000	3,000	2,505	4,000
	5030 STATE UNEMPLOYMENT	2,000	2,000	308	1,000	1,000	238	2,000
	5031.01 DISABILITY - LONG TERM	3,000	3,000	2,190	2,000	2,000	1,660	3,000
	5031.02 DISABILITY - SHORT TERM	2,000	2,000	1,663	2,000	2,000	1,294	2,000
	5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	14	-	-	14	1,000
	5033 DENTAL PREMIUMS	8,000	8,000	2,845	5,000	5,000	1,969	6,000
	5034 VISION PREMIUMS	2,000	2,000	404	1,000	1,000	303	1,000
	5037 ACCIDENTAL DEATH INSURANCE	1,000	1,000	82	-	-	54	1,000
	5038 SUPPLEMENTAL UNUM INSURANCE	2,000	2,000	1,290	2,000	2,000	893	2,000
	5039 PARS - EMPLOYER	39,000	17,000	19,627	27,000	27,000	18,929	28,000
	5041 1959 SURVIVORS BENEFIT	1,000	1,000	48	-	-	34	1,000
	5560 EQUIPMENT RENTAL	5,000	5,000	3,092	5,000	5,000	1,790	5,000
	5565 SMALL EQUIPMENT & SUPPIES	3,000	3,000	516	3,000	3,000	-	3,000
	5570 PRINTING AND PHOTOGRAPHS	1,000	1,000	76	1,000	1,000	-	1,000
	5610 TRAVEL AND MEETINGS	20,000	20,000	9,339	20,000	20,000	7,252	20,000
	5631 WORKERS COMPENSATION	7,000	7,000	1,628	4,000	4,000	570	4,000
	5665 TUITION REIMBURSEMENT	2,000	2,000	1,336	2,000	2,000	-	2,000
	TOTAL	\$ 740,000	\$ 492,000	\$ 405,078	\$ 532,000	\$ 490,000	\$ 335,411	\$ 524,000

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PLANNING								
5011	BOARD SALARIES	\$ -	\$ -	\$ 264	\$ -	\$ -	\$ (1,327)	\$ -
5016	CALPERS EMPLOYER	-	-	-	-	-	-	1,000.00
5017	MEDICAL PREMIUMS	110,000	110,000	102,845	124,000	124,000	87,002	131,000
5017.02	MEDICAL REIMBURSEMENTS	20,000	20,000	10,000	20,000	20,000	2,000	20,000
5018	OFFICE SUPPLIES & POSTAGE	-	-	-	-	-	-	-
5021	DUES AND SUBSCRIPTIONS	17,000	17,000	30,800	17,000	17,000	-	17,000
5027	MEDICARE	3,000	3,000	837	3,000	3,000	642	3,000
5028	LIFE INSURANCE	6,000	6,000	5,997	6,000	6,000	4,244	6,000
5030	STATE UNEMPLOYMENT	3,000	3,000	813	2,000	2,000	474	3,000
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	36	-	-	25	1,000
5033	DENTAL PREMIUMS	9,000	9,000	6,956	8,000	8,000	4,730	9,000
5034	VISION PREMIUMS	2,000	2,000	1,113	1,000	1,000	883	2,000
5037	ACCIDENTAL DEATH INSURANCE	1,000	1,000	130	-	-	90	1,000
5038	SUPPLEMENTAL UNUM INSURANCE	15,000	15,000	17,872	22,000	22,000	13,137	22,000
5040	PARS - ARS	3,000	3,000	2,165	2,000	2,000	1,659	3,000
5120.01	PROFESSIONAL SERVICES	775,000	775,000	588,353	750,000	750,000	381,823	750,000
5120.05	PROFESSIONAL SERVICES - REIMBURSABLE DE	-	-	50,514	-	-	-	-
5130	PLANNING, SURVEY AND DESIGN	1,000	1,000	-	-	-	-	-
5410	PLANNING COMMISSION	56,000	60,000	57,472	59,000	59,000	45,575	62,000
5560	EQUIPMENT RENTAL	9,000	9,000	5,458	9,000	9,000	3,338	9,000
5570	PRINTING & PHOTOGRAPHS	-	-	-	-	-	-	-
5610	TRAVEL AND MEETINGS	8,000	8,000	-	-	-	-	-
5631	WORKERS COMPENSATION	1,000	5,000	8,093	1,000	1,000	5,774	1,000
5640	ADVERTISING AND PRINTING	10,000	10,000	-	10,000	10,000	-	10,000
5795	FILING FEES	5,000	5,000	3,217	5,000	5,000	75	5,000
8510	PROPERTY MAINTENANCE	-	-	-	-	-	-	-
	TOTAL	<u>\$ 1,055,000</u>	<u>\$ 1,063,000</u>	<u>\$ 892,934</u>	<u>\$ 1,039,000</u>	<u>\$ 1,039,000</u>	<u>\$ 550,142</u>	<u>\$ 1,056,000</u>

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT # ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PUBLIC SAFETY							
5001 SALARIES	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 64,512	\$ 114,000
5001.02 SALARIES - PART TIME	169,000.00	169,000.00	83,317.09	218,000.00	118,000.00	9,113.60	219,000.00
5005 OVERTIME	-	-	491	-	-	-	-
5006 CA MEAL PREMIUM	-	-	47	-	-	-	-
5013 TELEPHONE	7,000	7,000	3,003	4,000	4,000	1,956	4,000
5016 CALPERS - EMPLOYER	5,000	5,000	6,128	8,000	15,000	10,428	12,000
5017 MEDICAL PREMIUMS	-	-	-	-	34,000	27,924	45,000
5017.02 MEDICAL REIMBURSEMENT	-	-	-	-	-	-	4,000
5020 CALPERS - EMPLOYEE	3,000	3,000	3,026	-	7,000	5,192	8,000
5027 MEDICARE	3,000	3,000	1,216	5,000	5,000	1,068	6,000
5028 LIFE INSURANCE	-	-	-	1,000	1,000	747	2,000
5030 STATE UNEMPLOYMENT	2,000	2,000	308	2,000	2,000	119	2,000
5031.01 DISABILITY - LONG TERM	-	-	-	-	1,000	544	1,000
5031.02 DISABILITY - SHORT TERM	-	-	-	-	1,000	424	1,000
5032 STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	14	-	-	7	1,000
5033 DENTAL PREMIUMS	-	-	-	-	3,000	1,263	3,000
5034 VISION PREMIUMS	-	-	-	-	1,000	236	1,000
5035 ACCIDENTAL DEATH INSURANCE	-	-	-	-	1,000	16	1,000
5036 SUPPLEMENTAL UNUM INSURANCE	-	-	-	-	2,000	1,597	-
5039 PARS - EMPLOYER	-	-	-	9,000	9,000	-	-
5040 PARS - ARS	7,000	7,000	-	8,000	8,000	-	9,000
5041 1959 SURVIVORS BENEFIT	1,000	1,000	24	-	-	17	1,000
5120.01 PROFESSIONAL SERVICES	1,000	1,000	590	1,000	1,000	220	-
5120.02 LEGAL SERVICES	30,000	30,000	16,582	30,000	30,000	12,053	19,000
5550 REPAIR AND MAINTENANCE EQUIPMENT	-	-	-	-	-	-	-
5565 SMALL EQUIPMENT & SUPPLIES	5,000	5,000	-	5,000	5,000	1,342	3,000
5570 PRINTING & PHOTOGRAPHS	1,000	1,000	2,963	5,000	5,000	76	1,000
5610 TRAVEL AND MEETINGS	-	-	4,146	-	-	-	-
5631 WORKERS COMPENSATION	3,000	3,000	2,369	3,000	3,000	(1,626)	4,000
6005 SHERRIFF'S CONTRACT	13,773,000	13,773,000	13,184,164	14,393,000	14,393,000	9,434,734	14,897,000
6040 ANIMAL CONTROL	62,000	67,000	76,544	91,000	91,000	75,836	132,000
6085 PARKING CITATIONS	60,000	60,000	44,723	60,000	60,000	25,210	50,000
6140 SPECIAL SECURITY EXP	1,175,000	1,175,000	1,083,732	1,228,000	1,228,000	780,455	1,271,000
9020 AUTOMOBILES	-	-	-	-	-	-	-
TOTAL	\$ 15,308,000	\$ 15,313,000	\$ 14,513,388	\$ 16,071,000	\$ 16,128,000	\$ 10,453,464	\$ 16,811,000

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PUBLIC WORKS								
5120.01	PROFESSIONAL SERVICES	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
5130	PLANNING, SURVEY AND DESIGN	-	8,000	3,325	8,000	8,000	-	30,000
5565	SMALL EQUIPMENTS & SUPPLIES	-	-	2,371	-	-	-	-
5900	GENERAL ENGINEERING	3,800,000	3,800,000	3,929,802	3,800,000	3,600,000	2,580,538	3,700,000
5901	PERMIT EXPENSES - ENGINEERING, PLAN CHECK & GRANDING	-	-	-	-	200,000	145,724	220,000
5905	AERIAL IMAGES AND PHOTOMAPER	30,000	30,000	9,047	15,000	15,000	9,861	15,000
7030	SORMWATER COMPLIANCE/ NPDES	-	-	629,563	500,000	500,000	56,518	350,000
7030.01	SEWER SYSTEM MANAGEMENT/NPDES	35,000	35,000	3,233	35,000	35,000	16,351	50,000
8510	PROPERTY MAINTENANCE	1,500	1,500	2,895	3,000	3,000	-	-
TOTAL		\$ 3,896,500	\$ 3,904,500	\$ 4,580,236	\$ 4,361,000	\$ 4,361,000	\$ 2,808,992	\$ 4,365,000

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PUBLIC WORKS STREETS AND ROADS								
5120.01	PROFESSIONAL SERVICES	\$ 50,000	\$ 50,000	\$ 26,257	\$ 50,000	\$ 50,000	\$ 16,798	\$ 50,000
5130	PLAN, SURVEY AND DESIGN	20,000	20,000	23,014	10,000	10,000	9,986	10,000
5640	ADVERTISING AND PRINTING	5,000	5,000	-	5,000	5,000	-	-
5900	GENERAL ENGINEERING	125,000	125,000	66,123	75,000	75,000	50,166	75,000
7020	STORM DRAINS	60,000	60,000	84,898	80,000	80,000	55,994	80,000
7060	SEWERS	5,000	5,000	2,879	5,000	5,000	-	5,000
7200	STREET REPAIRS	400,000	400,000	279,378	300,000	450,000	329,699	425,000
7210	STREET LIGHT REPAIRS	-	-	16,538	-	50,000	34,361	40,000
7240	TRAFFIC STRIPING	15,000	15,000	-	75,000	-	-	-
7250	TRAFFIC SIGNING-NON/ILLUM	15,000	15,000	9,403	15,000	290,000	356,967	200,000
7260	BRIDGE MAINTENANCE	10,000	10,000	-	75,000	25,000	-	100,000
7270	TRAFFIC SIGNAL MAINTENANCE	200,000	200,000	335,910	300,000	300,000	195,225	300,000
7280	HIGHWAY SAFETY LIGHTING MAINTENANCE	50,000	50,000	11,859	25,000	25,000	-	15,000
7290.01	ACCIDENT REPAIR/TRAFFIC	325,000	325,000	262,527	325,000	325,000	108,643	325,000
7290.02	REIMBURSE ACCIDENT REPAIRS	-	-	(41,265)	-	-	(9,788)	(16,000)
7360	PUMP HOUSE MAINTENANCE	-	-	265,971	250,000	250,000	-	300,000
TOTAL		<u>\$ 1,280,000</u>	<u>\$ 1,280,000</u>	<u>\$ 1,343,493</u>	<u>\$ 1,590,000</u>	<u>\$ 1,940,000</u>	<u>\$ 1,148,050</u>	<u>\$ 1,909,000</u>

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PUBLIC WORKS OTHER CONTRACT SERVICES								
5120.01	PROFESSIONAL SERVICES	\$ 400,000	\$ 400,000	\$ 368,304	\$ 400,000	\$ 400,000	\$ 283,852	\$ 400,000
7410	PUBLIC ROW (RIGHT OF WAY) MAINTENANCE	4,000,000	4,000,000	5,350,599	4,000,000	4,000,000	2,415,210	5,000,000
7420	TRAFFIC AND STREET SIGNS	70,000	70,000	27,506	40,000	40,000	39,105	65,000
7430	CURB PAINTING AND MEDIANS MAINTENANCE	10,000	10,000	-	10,000	10,000	-	5,000
7450	POWER SWEEPING - STREET	-	-	-	-	-	-	-
7450.01	POWER SWEEPING - PARKING LOT	-	-	-	-	-	-	-
7455	GRAFFITI REMOVAL	40,000	40,000	41,329	40,000	40,000	18,611	40,000
7520	TRAFFIC SIGNAL	125,000	125,000	89,257	100,000	100,000	71,265	100,000
7810	SIGNALS LIGHTING MAINTENANCE	25,000	25,000	19,610	25,000	25,000	10,299	25,000
8510	PROPERTY MAINTENANCE	10,000	10,000	-	-	-	-	-
	TOTAL	<u>\$ 4,680,000</u>	<u>\$ 4,680,000</u>	<u>\$ 5,896,604</u>	<u>\$ 4,615,000</u>	<u>\$ 4,615,000</u>	<u>\$ 2,838,343</u>	<u>\$ 5,635,000</u>

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
CIVIC-FINANCIAL CENTER EXPENSES								
5013	TELEPHONE	\$ 19,000	\$ 19,000	\$ 16,216	\$ 17,000	\$ 17,000	\$ 14,501	\$ 23,000
5021	DUES AND SUBSCRIPTIONS	4,000	4,000	4,571	6,000	6,000	3,418	6,000
5062	BUILDING MAINTENANCE	136,000	136,000	54,866	100,000	100,000	33,979	100,000
5068	LANDSCAPE MAINTENANCE	768,000	768,000	765,646	808,000	808,000	541,267	808,000
5120.01	PROFESSIONAL SERVICES	75,000	75,000	28,194	50,000	50,000	26,695	50,000
5120.02	LEGAL SERVICES	26,000	26,000	6,300	26,000	26,000	600	10,000
5130	PLANNING, SURVEY AND DESIGN	-	-	96,037	-	-	-	-
5550	REPAIR AND MAINTENANCE EQUIPMENT	54,000	24,000	6,987	24,000	24,000	2,629	10,000
5560	EQUIPMENT RENTAL	-	-	-	-	-	948	-
5562	OFFICE EQUIPMENT & FURNITURE	25,000	25,000	-	20,000	20,000	-	10,000
5565	SMALL EQUIPMENT & SUPPLIES	1,000	10,000	5,807	10,000	10,000	956	10,000
5620	VEHICLE EXPENSES	20,000	20,000	19,874	20,000	20,000	14,921	20,000
5695.01	COMPUTER SERVICES	-	-	-	-	-	188	-
5695.04	COMPUTER - SOFTWARE	68,000	68,000	43,201	68,000	68,000	39,542	68,000
5730.01	UTILITIES - GAS	12,000	12,000	11,079	12,000	12,000	7,757	12,000
5730.02	UTILITIES - WATER	423,000	423,000	541,347	500,000	500,000	387,284	500,000
5730.03	UTILITIES - ELECTRIC	331,000	331,000	291,442	331,000	331,000	208,168	331,000
5740	PROPERTY TAXES & ASSESSMENTS	629,000	629,000	462,281	550,000	550,000	412,768	550,000
5792	RESOURCE PLANNING	-	8,000	7,407	8,000	8,000	3,527	8,000
5795	FILING/PREMIT FEES	-	-	180	1,000	1,000	-	-
5799	LOCAL EMERGENCY DISASTER EXPENSES	-	-	34	1,000	1,000	-	-
5900	GENERAL ENGINEERING	60,000	60,000	39,511	60,000	60,000	23,448	60,000
6050	HAZARDOUS WASTE - DISPOSAL	15,000	15,000	31,855	15,000	15,000	18,699	25,000
6070.01	REFUSE DISPOSAL FOR THE CITY BUS STOPS	68,000	68,000	57,558	68,000	68,000	43,168	68,000
6120	SECURITY	559,000	559,000	569,837	576,000	576,000	440,913	685,000
8510	PROPERTY MAINTENANCE	250,000	300,000	442,936	330,000	330,000	268,525	350,000
9010	FURNITURE, EQUIPMENT & FIXTURES	-	15,000	9,698	15,000	15,000	-	-
9020	AUTOMOBILES	3,000	103,000	98,801	-	-	-	-
	TOTAL	\$ 3,546,000	\$ 3,698,000	\$ 3,611,663	\$ 3,616,000	\$ 3,616,000	\$ 2,493,905	\$ 3,704,000

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED		ADOPTED	AMENDED		PROPOSED
		BUDGET	BUDGET	ACTUAL	BUDGET	BUDGET	ACTUAL	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26	3/31/2026	2026-2027
INDUSTRY HILLS MAINTENANCE								
	5013 TELEPHONE	\$ 3,000	\$ 3,000	\$ 1,788	\$ 2,000	\$ 2,000	\$ 1,500	\$ 2,000
	5025 MISCELLANEOUS	-	-	-	-	-	-	-
	5060 SPECIAL TAXES AND FEES - FUEL STORAGE TANK	2,000	2,000	11,582	2,000	2,000	669	2,000
	5062 BUILDING MAINTENANCE	-	-	-	-	-	-	-
	5062.01 FUEL STATION EXPENSES	15,000	15,000	36,043	30,000	30,000	22,020	30,000
	5065 OTHER CONTRACTED SERVICES	-	-	-	-	-	-	-
	5068 LANDSCAPE MAINTENANCE	453,000	453,000	464,553	467,000	467,000	399,435	621,000
	5130 PLANNING, SURVEY AND DESIGN	-	-	-	-	-	-	-
	5565 SMALL SUPPLIES & EQUIPMENT	-	-	-	-	-	-	-
	5730.01 UTILITIES - GAS	-	-	-	-	-	-	-
	5730.03 UTILITIES - ELECTRIC	2,000	2,000	1,464	2,000	2,000	1,016	2,000
	5900 GENERAL ENGINEERING	40,000	40,000	29,904	40,000	40,000	10,541	25,000
	8510 PROPERTY MAINTENANCE	9,000	9,000	12,047	8,000	8,000	9,519	15,000
	8535 LANDFILL GAS/TANKS	219,000	219,000	219,347	215,000	215,000	159,016	247,000
	TOTAL	\$ 743,000	\$ 743,000	\$ 776,727	\$ 766,000	\$ 766,000	\$ 603,716	\$ 944,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
HABITAT & OPEN SPACE								
	5013 TELEPHONE	\$ 4,000	\$ 4,000	\$ 5,382	\$ 6,000	\$ 6,000	\$ 2,371	\$ 6,000
	5068 LANDSCAPE MAINTENANCE	-	-	-	-	400,000	327,894	510,000
	5120.01 PROFESSIONAL SERVICES	4,000	4,000	9,877	10,000	10,000	2,614	10,000
	5130 PLANNING, SURVEY AND DESIGN	-	-	-	-	-	-	-
	5550 REPAIR AND MAINTENANCE EQUIPMENT	-	50,000	36,436	50,000	50,000	6,174	25,000
	5565 SMALL EQUIPMENTS & SUPPLIES	-	-	-	-	-	214	-
	5620 VEHICLE EXPENSES	-	3,000	1,100	3,000	3,000	-	3,000
	5730.02 UTILITIES - WATER	33,000	33,000	26,679	30,000	30,000	19,768	30,000
	5730.03 UTILITIES - ELECTRIC	5,000	5,000	1,016	2,000	2,000	723	2,000
	5900 GENERAL ENGINEERING	80,000	80,000	86,149	80,000	80,000	33,488	60,000
	6120 SECURITY	285,000	285,000	283,840	294,000	294,000	217,356	338,000
	8510 PROPERTY MAINTENANCE	460,000	560,000	596,821	560,000	560,000	497,552	600,000
	9010 FURNITURE, EQUIPMENT & FIXTURES	-	-	-	-	-	-	-
	TOTAL	<u>\$ 871,000</u>	<u>\$ 1,024,000</u>	<u>\$ 1,047,300</u>	<u>\$ 1,035,000</u>	<u>\$ 1,435,000</u>	<u>\$ 1,108,154</u>	<u>\$ 1,584,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
STREET LIGHTS								
	5021 DUES AND SUBSCRIPTIONS	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000
	5025 MISCELLANEOUS	1,000	1,000	-	-	-	-	20,000
	5120.01 PROFESSIONAL SERVICES	3,000	3,000	-	-	-	-	35,000
	5130 PLANNING, SURVEY AND DESIGN	3,000	3,000	-	-	-	-	-
	5730.03 UTILITIES - ELECTRIC	500,000	500,000	574,715	530,000	530,000	379,447	550,000
	5900 GENERAL ENGINEERING	40,000	65,000	113,774	125,000	125,000	87,161	125,000
	6200 CONTRACT LABOR - PROFESSIONAL AND TECHNICAL SERVICES	125,000	125,000	212,907	200,000	200,000	157,663	200,000
	8510 PROPERTY MAINTENANCE	-	-	-	-	-	-	-
	9010 FURNITURE, EQUIPMENT & FIXTURES	100,000	100,000	325,814	250,000	250,000	(94,847)	200,000
	TOTAL	<u><u>\$ 773,000</u></u>	<u><u>\$ 798,000</u></u>	<u><u>\$ 1,227,210</u></u>	<u><u>\$ 1,105,000</u></u>	<u><u>\$ 1,105,000</u></u>	<u><u>\$ 529,424</u></u>	<u><u>\$ 1,131,000</u></u>

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
METROLINK DIVISION								
5013	TELEPHONE	\$ 11,000	\$ 11,000	\$ 20,681	\$ 11,000	\$ 45,000	\$ 27,623	\$ 45,000
5021	DUES AND SUBSCRIPTIONS	1,000	1,000	-	1,000	1,000	125	1,000
5025	MISCELLANEOUS	1,000	1,000	-	1,000	1,000	-	1,000
5065	OTHER CONTRACTED SERVICES	35,000	55,000	152,147	75,000	75,000	25,744	75,000
5120.01	PROFESSIONAL SERVICES	20,000	20,000	-	10,000	10,000	6,600	10,000
5130	PLANNING, SURVERY & DESIGN	1,000	1,000	237	1,000	1,000	-	1,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	15,000	10,000	3,214	10,000	10,000	8,705	50,000
5565	SMALL EQUIPMENTS & SUPPLIES	5,000	5,000	-	5,000	5,000	-	5,000
5695	COMPUTER SUPPLIES	30,000	30,000	28,767	30,000	30,000	22,971	35,000
5695.01	COMPUTER SERVICES	5,000	5,000	-	5,000	5,000	-	5,000
5730.03	UTILITIES - ELECTRIC	200,000	200,000	255,667	200,000	265,000	176,227	250,000
5900	GENERAL ENGINEERING	25,000	40,000	44,685	40,000	40,000	30,325	45,000
6200	CONTRACT LABOR - PROFESSIONAL AND TECHNICAL SERVICES	30,000	15,000	-	30,000	30,000	-	25,000
8510	PROPERTY MAINTENANCE	5,000	5,000	1,379	5,000	5,000	2,608	5,000
9010	FURNITURE, EQUIPMENT & FIXTURES	25,000	25,000	-	20,000	20,000	-	100,000
	TOTAL	<u><u>409,000</u></u>	<u><u>424,000</u></u>	<u><u>506,777</u></u>	<u><u>444,000</u></u>	<u><u>543,000</u></u>	<u><u>300,928</u></u>	<u><u>653,000</u></u>



Special Revenue Expenditures

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
STREET IMPROVEMENTS								
	5900 GENERAL ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	7410 PUBLIC ROW (RIGHT OF WAY) MAINTENANCE	28,000	28,000	26,614	34,000	34,000	13,430	34,000
	TOTAL	\$ 28,000	\$ 28,000	\$ 26,614	\$ 34,000	\$ 34,000	\$ 13,430	\$ 34,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
MEASURE R								
	7200 STREET REPAIRS	\$ 8,000	\$ 8,000	\$ 6,969	\$ 7,000	\$ 7,000	\$ 2,936	\$ 7,000
	TOTAL	<u>\$ 8,000</u>	<u>\$ 8,000</u>	<u>\$ 6,969</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>	<u>\$ 2,936</u>	<u>\$ 7,000</u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PROP A FUNDS								
	5130 PLANNING, SURVEY AND DESIGN	\$ 85,000	\$ 100,000	\$ 233,924	\$ 140,000	\$ 140,000	\$ 101,000	\$ 170,000
	5205 CONSTRUCTION COST	60,000	60,000	-	350,000	600,000	-	400,000
	5570 PRINTING AND PHOTOGRAPHS	-	-	-	-	-	-	-
	5730.02 UTILITIES - WATER	5,000	5,000	5,100	5,000	5,000	3,660	6,000
	5730.03 UTILITIES - ELECTRIC	4,000	4,000	2,991	4,000	4,000	2,032	4,000
	5900 GENERAL ENGINEERING	60,000	100,000	231,870	150,000	150,000	209,728	150,000
	6120 SECURITY	145,000	145,000	149,174	149,000	149,000	120,003	187,000
	8510 PROPERTY MAINTENANCE	10,000	10,000	8,454	10,000	10,000	6,556	11,000
	TOTAL	<u><u>\$ 369,000</u></u>	<u><u>\$ 424,000</u></u>	<u><u>\$ 631,513</u></u>	<u><u>\$ 808,000</u></u>	<u><u>\$ 1,058,000</u></u>	<u><u>\$ 442,979</u></u>	<u><u>\$ 928,000</u></u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
PROP C FUND								
	5130 PLANNING, SURVEY AND DESIGN	\$ 11,000	\$ 11,000	\$ 9,293	\$ 10,000	\$ 10,000	\$ 3,915	\$ 9,000
	TOTAL	<u><u>\$ 11,000</u></u>	<u><u>\$ 11,000</u></u>	<u><u>\$ 9,293</u></u>	<u><u>\$ 10,000</u></u>	<u><u>\$ 10,000</u></u>	<u><u>\$ 3,915</u></u>	<u><u>\$ 9,000</u></u>

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
MEASURE M								
	7020 STORM DRAINS	\$ 9,000	\$ 9,000	\$ 7,895	\$ 8,000	\$ 8,000	\$ -	\$ 8,000
	TOTAL	<u><u>\$ 9,000</u></u>	<u><u>\$ 9,000</u></u>	<u><u>\$ 7,895</u></u>	<u><u>\$ 8,000</u></u>	<u><u>\$ 8,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 8,000</u></u>

**CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
MEASURE W								
5120.01	PROFESSIONAL SERVICES	\$ -	\$ -	\$ 15,000	\$ 5,000	\$ 5,000	\$ -	\$ 15,000
5130	PLANNING, SURVEY, AND DESIGN	200,000	200,000	197,435	150,000	150,000	182,780	200,000
5205	CONSTRUCTION COSTS	1,450,000	700,000	-	4,250,000	4,250,000	-	4,000,000
5640	ADVERTISING AND PRINTING	-	-	-	-	-	-	-
5900	GENERAL ENGINEERING	10,000	10,000	-	5,000	5,000	1,130	15,000
7020	STORM DRAINS	175,000	175,000	-	-	-	47,539	-
7030	STORMWATER COMPLIANCE/NPDES	710,000	710,000	-	-	-	376,263	-
7030.01	SEWER SYSTEM MANAGEMENT - NPDES	-	-	-	-	-	-	-
7360	PUMP HOUSE MAINTENANCE	150,000	150,000	-	-	-	243,429	-
TOTAL		\$ 2,695,000	\$ 1,945,000	\$ 212,435	\$ 4,410,000	\$ 4,410,000	\$ 851,141	\$ 4,230,000



Fiduciary/Debt Service

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CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
DEBT SVC- CITY OF INDUSTRY								
5120.01	PROFESSIONAL SERVICES	\$ 700	\$ 700	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
9450.19	2010 REFUNDING BOND -PRIN	-	-	-	-	-	-	-
9450.22	2014 REFUNDING BOND -PRIN	-	-	-	-	-	-	-
9450.23	2015 A SR. SALES TAX REVENUE REFUNDING BOND (PRINCIPAL)	2,270,000	2,270,000	2,270,000	2,345,000	2,345,000	2,345,000	2,435,000
9450.24	2015B SUBORDINATE SALES TAX REVENUE BOND (PRINCIPAL)	645,000	645,000	645,000	680,000	680,000	680,000	715,000
9450.25	CITY - 2017 SALES TAX REVENUE REFUNDING BOND (PRINCIPA	3,595,000	3,595,000	3,595,000	3,715,000	3,715,000	3,715,000	3,835,000
9451.19	2010 GOB REFUNDING BOND -INT	-	-	-	-	-	-	-
9451.22	CITY - 2014 GOB REFUNDING BOND (INTEREST)	-	-	-	-	-	-	-
9451.23	2015 A SR. SALES TAX REVENUE REFUNDING BOND (INTEREST)	15,990,500	15,990,500	15,990,413	15,911,000	15,911,000	15,910,963	15,826,000
9451.24	2015B SUBORDINATE SALES TAX RERVENUE BOND (INTEREST)	3,561,800	3,561,800	3,561,760	3,528,000	3,528,000	3,527,898	3,490,000
9451.25	CITY - 2017 SALES TAX REVENUE REFUNDING BOND (INTEREST)	376,500	376,500	376,444	260,000	260,000	259,606	134,000
	9452 BOND ISSUANCE COSTS	-	-	128,848	-	-	-	-
	9750 FISCAL AGENT FEES	7,500	7,500	7,900	-	-	5,900	8,000
	TOTAL	<u><u>\$ 26,447,000</u></u>	<u><u>\$ 26,447,000</u></u>	<u><u>\$ 26,583,365</u></u>	<u><u>\$ 26,439,000</u></u>	<u><u>\$ 26,439,000</u></u>	<u><u>\$ 26,444,366</u></u>	<u><u>\$ 26,451,000</u></u>



Industry Public Facilities Authority (IPFA)

City of Industry | FY 2026/27 Proposed Budget

INDUSTRY PUBLIC FACILITY AUTHORITY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPFA							
4300.03 US BANK INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4300.04 GAIN/LOSS	-	-	(134,701)	-	-	1,627,776	-
4300.05 INTEREST INCOME - CITY LOAN	3,562,000	3,562,000	3,546,053	3,528,000	3,528,000	3,527,898	3,490,000
4307 INTEREST INCOME SA IUDA BOND	-	-	-	-	-	-	-
IPFA TOTAL	\$ 3,562,000	\$ 3,562,000	\$ 3,411,352	\$ 3,528,000	\$ 3,528,000	\$ 5,155,673	\$ 3,490,000

INDUSTRY PUBLIC FACILITY AUTHORITY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPFA EXPENDITURES								
5120.01	PROFESSIONAL SERVICES	\$ 7,000	\$ 7,000	\$ 9,480	\$ 8,000	\$ 8,000	\$ 6,490	\$ 8,000
5120.02	LEGAL SERVICES	-	-	-	-	-	643	1,000
5120.03	ACCOUNTING SERVICES	-	-	-	-	-	-	-
5710	LEASE OBLIGATION- PFA	-	-	-	-	-	-	-
9450.24	2015B SUBORDINATE SALES TAX REVENUE BOND (PRINCIPAL)	-	-	-	-	-	-	-
9451.24	2015B SUBORDINATE SALES TAX RERVENUE BOND (INTEREST)	3,562,000	3,562,000	3,546,053	3,528,000	3,528,000	3,527,898	3,490,000
9452	BOND INSURANCE COSTS	-	-	-	-	-	-	-
9454	REDEMPTION PREMIUM	-	-	-	-	-	-	-
9470.01	2015 A PROJ # 1 TAX ALLOC REV REFUNDING BOND TAXABLE-PRINCIPAL	-	-	-	-	-	-	-
9470.02	2015 A PROJ # 2 TAX ALLOC REV REFUNDING BOND TAX EXEMP-PRINCIPAL	-	-	-	-	-	-	-
9470.03	2015 B PROJ # 2 TAX ALLOC REV REFUNDING BOND TAXABLE -PRINCIPAL	-	-	-	-	-	-	-
9470.05	2015 A PROJ # 3 TAX ALLOC REV REFUNDING BOND TAX EXEMP-PRINCIPAL	-	-	-	-	-	-	-
9470.06	2015 B PROJ # 3 TAX ALLOC REV REFUNDING BOND TAXABLE -PRINCIPAL	-	-	-	-	-	-	-
9471.01	2015 A PROJ # 1 TAX ALLOC REV REFUNDING BOND TAXABLE-INTEREST	-	-	-	-	-	-	-
9471.02	2015 A PROJ # 2 TAX ALLOC REV REFUNDING BOND TAX EXEMP-INTEREST	-	-	-	-	-	-	-
9471.03	2015 B PROJ # 2 TAX ALLOC REV REFUNDING BOND TAXABLE -INTEREST	-	-	-	-	-	-	-
9471.05	2015 A PROJ # 3 TAX ALLOC REV REFUNDING BOND TAX EXEMP-INTEREST	-	-	-	-	-	-	-
9471.06	2015 B PROJ # 3 TAX ALLOC REV REFUNDING BOND TAXABLE -INTEREST	-	-	-	-	-	-	-
9750	FISCAL AGENT FEES	2,200	2,200	-	-	-	-	-
TOTAL		\$ 3,571,200	\$ 3,571,200	\$ 3,555,533	\$ 3,536,000	\$ 3,536,000	\$ 3,535,030	\$ 3,499,000



Successor Agency to the IUDA (SA)

City of Industry | FY 2026/27 Proposed Budget

**SUCCESSOR AGENCY
PROPOSED ANNUAL BUDGET**

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
SUCCESSOR AGENCY							
ADMINISTRATION - 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT AREA # 1 - 221	-	-	133	-	-	31	-
PROJECT AREA #2 - 222	29,532,000	29,532,000	43,287,490	31,018,000	31,018,000	37,891,742	32,083,000
PROJECT AREA # 3 - 223	-	-	-	-	-	-	-
LAND - 231	1,003,000	1,003,000	1,650,101	1,000,000	1,000,000	892,831	1,000,000
DEBT SERVICES / PROJECT AREA #1 - 241	-	-	-	-	-	-	-
DEBT SERVICES / PROJECT AREA #2 - 242	-	-	-	-	-	-	-
DEBT SERVICES / PROJECT AREA #3 - 243	-	-	-	-	-	-	-
TOTAL SUCCESSOR AGENCY	<u>\$ 30,535,000</u>	<u>\$ 30,535,000</u>	<u>\$ 44,937,723</u>	<u>\$ 32,018,000</u>	<u>\$ 32,018,000</u>	<u>\$ 38,784,604</u>	<u>\$ 33,083,000</u>

SUCCESSOR AGENCY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
SUCCESSOR AGENCY							
ADMINISTRATION - 220							
BANK INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SA ADMINISTRATION TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
PROJECT AREA #1 - 221							
BANK INTEREST INCOME	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ 31	\$ -
INVESTMENT INTEREST INCOME	-	-	8	-	-	-	-
LOAN INTEREST INCOME	-	-	-	-	-	-	-
RENTAL INCOME	-	-	-	-	-	-	-
OTHER INCOME	-	-	-	-	-	-	-
PROJECT AREA # 1 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 133</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 31</u>	<u>\$ -</u>
PROJECT AREA #2 - 222							
BANK INTEREST INCOME	\$ -	\$ -	\$ 6,223,202	\$ 600,000	\$ 600,000	\$ 3,810,035	\$ 600,000
INVESTMENT INTEREST INCOME	-	-	229,971	-	-	-	-
RENTAL INCOME	29,532,000	29,532,000	36,832,479	30,418,000	30,418,000	33,619,199	31,483,000
OTHER INCOME	-	-	1,838	-	-	462,509	-
PROJECT AREA #2 TOTAL	<u>\$ 29,532,000</u>	<u>\$ 29,532,000</u>	<u>\$ 43,287,490</u>	<u>\$ 31,018,000</u>	<u>\$ 31,018,000</u>	<u>\$ 37,891,742</u>	<u>\$ 32,083,000</u>
PROJECT AREA #3 - 223							
INVESTMENT INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT AREA #3 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
LAND - 231							
BANK INTEREST INCOME	\$ 1,000,000	\$ 1,000,000	\$ 1,486,778	\$ 1,000,000	\$ 1,000,000	\$ 892,831	\$ 1,000,000
INVESTMENT INTEREST INCOME	3,000	3,000	163,322	-	-	-	-
OTHER INCOME	-	-	-	-	-	-	-
LAND TOTAL	<u>\$ 1,003,000</u>	<u>\$ 1,003,000</u>	<u>\$ 1,650,101</u>	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>	<u>\$ 892,831</u>	<u>\$ 1,000,000</u>
RPTTF - 240							
Property Tax Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Trust Fund - Move to Project Area	-	-	-	-	-	-	-
RPTTF TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
DEBT SERVICE PROJECT AREA #1							
PROPERTY TAX TRUST FUND - PROJECT 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
US BANK INTEREST INCOME	-	-	-	-	-	-	-
DEBT SERVICE PROJECT AREA #1 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
DEBT SERVICE PROJECT AREA #2							
PROPERTY TAX TRUST FUND - PROJECT 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
US BANK INTEREST INCOME	-	-	-	-	-	-	-
DEBT SERVICE PROJECT AREA #2 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
DEBT SERVICE PROJECT AREA #3							
PROPERTY TAX TRUST FUND - PROJECT 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
US BANK INTEREST INCOME	-	-	-	-	-	-	-
DEBT SERVICE PROJECT AREA #3 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL SUCCESSOR AGENCY	<u>\$ 30,535,000</u>	<u>\$ 30,535,000</u>	<u>\$ 44,937,723</u>	<u>\$ 32,018,000</u>	<u>\$ 32,018,000</u>	<u>\$ 38,784,604</u>	<u>\$ 33,083,000</u>

SUCCESSOR AGENCY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
FUND 220								
	5432 SA IUDA ADMINISTRATION EXPENSES	\$ 14,000	\$ 14,000	\$ 13,060	\$ 14,000	\$ 14,000	\$ -	\$ 14,000
	SA ADMINSTATION TOTAL	<u>\$ 14,000</u>	<u>\$ 14,000</u>	<u>\$ 13,060</u>	<u>\$ 14,000</u>	<u>\$ 14,000</u>	<u>\$ -</u>	<u>\$ 14,000</u>
FUND 222								
	5100 ADMINISTRATIVE COSTS							
	5120.01 PROFESSIONAL SERVICES	\$ -	\$ -	\$ 17,824	\$ -	\$ -	\$ 30,588	\$ -
	5130 PLANNING, SURVEY AND DESIGN	-	-	855,256	-	-	503,558	-
	5200 PROJECT IMPROVEMENT COSTS	40,425,700	40,425,700	8,800,340	33,568,000	33,568,000	5,085,930	33,568,000
	5640 ADVERTISING AND PRINTING	-	-	2,278	-	-	-	-
	5730.02 UTILITIES - WATER	240,000	240,000	92,687	-	-	72,237	-
	5730.03 UTILITIES - ELECTRIC	-	-	11,294	-	-	1,722	-
	5900 GENERAL ENGINEERING	-	-	1,000,250	-	-	1,306,507	-
	8510 PROPERTY MAINTENANCE	-	-	3,727	-	-	3,894	-
	PROJECT AREA #2 TOTAL	<u>\$ 40,665,700</u>	<u>\$ 40,665,700</u>	<u>\$ 10,783,655</u>	<u>\$ 33,568,000</u>	<u>\$ 33,568,000</u>	<u>\$ 7,004,436</u>	<u>\$ 33,568,000</u>
FUND 241								
	9470.01 2015 A PROJ # 1 TAX ALLOC REV REFUNDING BOND TAXABLE-PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9470.02 2015 A PROJ # 1 TAX ALLOC REV REFUNDING BOND TAXABLE-INTEREST	-	-	-	-	-	-	-
	DEBT SERVICE PROJECT AREA #1 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
FUND 242								
	9470.02 2015 A PROJ # 2 TAX ALLOC REV REFUNDING BOND TAX EXEMP-PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9470.03 2015 B PROJ # 2 TAX ALLOC REV REFUNDING BOND TAXABLE -PRINCIPAL	-	-	-	-	-	-	-
	9471.02 2015 A PROJ # 2 TAX ALLOC REV REFUNDING BOND TAX EXEMP-INTEREST	-	-	-	-	-	-	-
	9471.03 2015 B PROJ # 2 TAX ALLOC REV REFUNDING BOND TAXABLE -INTEREST	-	-	-	-	-	-	-
	DEBT SERVICE PROJECT AREA #2 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
FUND 243								
	9470.05 2015 A PROJ # 3 TAX ALLOC REV REFUNDING BOND TAX EXEMP-PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9470.06 2015 B PROJ # 3 TAX ALLOC REV REFUNDING BOND TAXABLE -PRINCIPAL	-	-	-	-	-	-	-
	9741.05 2015 A PROJ # 3 TAX ALLOC REV REFUNDING BOND TAX EXEMP-INTEREST	-	-	-	-	-	-	-
	9471.06 2015 B PROJ # 3 TAX ALLOC REV REFUNDING BOND TAXABLE -INTEREST	-	-	-	-	-	-	-
	DEBT SERVICE PROJECT AREA #3 TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	TOTAL SUCCESSOR AGENCY	<u>\$ 40,679,700</u>	<u>\$ 40,679,700</u>	<u>\$ 10,796,715</u>	<u>\$ 33,582,000</u>	<u>\$ 33,582,000</u>	<u>\$ 7,004,436</u>	<u>\$ 33,582,000</u>



Civic Recreational Industrial Authority (CRIA)

City of Industry | FY 2026/27 Proposed Budget

CIVIC RECREATIONAL INDUSTRIAL AUTHORITY AND EXPO CENTER
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CRIA							
4300.02 INVESTMENT INTEREST	\$ 4,000	\$ 4,000	\$ 4,141	\$ 5,000	\$ 5,000	\$ 2,025	\$ 5,000
4340 RENTAL INCOME	-	-	4	-	-	-	-
CRIA TOTAL	<u>\$ 4,000</u>	<u>\$ 4,000</u>	<u>\$ 4,145</u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 2,025</u>	<u>\$ 5,000</u>
EXPO SPEEDWAY							
8142 BAR SALES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8156 VENDOR FEE	-	-	-	-	-	-	-
8157 PARKING FEES	-	-	-	-	-	-	-
EXPO SPEEDWAY TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
EXPO BANQUET							
4444 MISCELLANEOUS INCOME	\$ 400.00	\$ 900.00	\$ 9,625.21	\$ 6,000.00	\$ 9,000.00	\$ 12,821.23	\$ 5,000.00
8141 BANQUET RENTALS	212,800	238,000	296,712	243,000	113,000	123,677	82,000
8142 BAR SALES	181,900	219,100	237,509	224,000	104,000	119,691	75,000
8164 SECURITY REVENUE	43,000	46,600	51,849	59,000	27,000	28,325	17,000
8165 CONCESSION SALES	1,300	1,600	2,196	2,000	-	547	-
8168 EQUIPMENT RENTAL - BANQUET	1,300	2,800	8,743	10,000	1,000	1,862	1,500
8189 BANQUET TULIP INS	7,300	8,500	8,665	11,000	1,000	1,500	1,500
EXPO BANQUET TOTAL	<u>\$ 448,000</u>	<u>\$ 517,500</u>	<u>\$ 615,299</u>	<u>\$ 555,000</u>	<u>\$ 255,000</u>	<u>\$ 288,423</u>	<u>\$ 182,000</u>
EXPO GRAND ARENA							
4444 MISCELLANEOUS ARENA INCOME	\$ 20,800	\$ 20,000	\$ 11,780	\$ 12,000	\$ 12,000	\$ 5,047	\$ 7,000
8035 SHOW BARN STALL RENTAL	79,100	51,400	60,370	58,000	55,000	25,133	53,000
8042 LIGHTING	19,000	21,700	29,128	30,000	25,000	10,243	21,000
8044 AUDIO/VIDEO TECH SUPPORT	-	5,000	5,000	5,000	6,000	2,700	3,000
8045 RV PARKING	57,600	66,200	74,612	68,000	63,000	25,905	41,000
8046 GROUND PREP FEE	2,600	1,300	2,500	2,000	1,000	-	3,000
8142 BAR SALES	502,600	382,600	459,519	391,000	485,000	334,080	511,000
8151 ARENA RENTALS	182,600	182,900	196,500	187,000	186,000	113,700	169,000
8153 SHAVINGS SALES	5,400	6,800	5,043	5,000	7,000	3,853	4,000
8155 CLEAN UP & TEAR DOWN FEES	32,200	39,700	52,677	49,000	48,000	24,425	48,000
8156 VENDOR FEE	45,600	46,300	44,272	42,000	40,000	19,229	36,000
8157 PARKING FEES	261,200	262,300	315,704	277,000	306,000	169,913	312,000
8158 OUTDOOR ARENA	4,200	8,000	6,900	7,000	4,000	-	-
8164 SECURITY REVENUE	77,900	82,800	105,387	106,000	113,000	66,949	110,000
8165 CONCESSION SALES	200	100	-	-	-	-	-
8168 EQUIPMENT RENTAL - BANQUET	12,000	14,600	15,748	15,000	21,000	14,002	21,000
8225 STAND BY OUTSIDE SERVICE FOR ARENA	2,200	1,100	-	7,000	4,000	-	-
EXPO GRAND ARENA TOTAL	<u>\$ 1,305,200</u>	<u>\$ 1,192,800</u>	<u>\$ 1,385,140</u>	<u>\$ 1,261,000</u>	<u>\$ 1,376,000</u>	<u>\$ 815,179</u>	<u>\$ 1,339,000</u>
EXPO ADMINISTRATIVE ACCOUNT							
4440 MISCELLANEOUS INCOME	\$ 1,200	\$ 800	\$ 20,173	\$ 1,000	\$ 4,000	\$ 526	\$ 19,000
EXPO ADMINISTRATIVE TOTAL	<u>\$ 1,200</u>	<u>\$ 800</u>	<u>\$ 20,173</u>	<u>\$ 1,000</u>	<u>\$ 4,000</u>	<u>\$ 526</u>	<u>\$ 19,000</u>
TOTAL EXPO CENTER	<u>\$ 1,758,400</u>	<u>\$ 1,715,100</u>	<u>\$ 2,024,757</u>	<u>\$ 1,822,000</u>	<u>\$ 1,640,000</u>	<u>\$ 1,106,152</u>	<u>\$ 1,545,000</u>

CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CRIA ADMINISTRATION CITY								
5011	BOARD SALARIES	\$ 45,000	\$ 48,000	\$ 46,011	\$ 47,000	\$ 47,000	\$ 39,493	\$ 50,000
5012	GENERAL INSURANCE AND BONDING	-	-	-	-	-	-	-
5015	PAYROLL TAXES	-	-	-	-	-	-	-
5016	CalPERS Employer	-	-	-	-	-	-	1,000
5018	OFFICE SUPPLIES & POSTAGE	-	-	-	-	-	-	-
5025	MISCELLANEOUS	-	-	-	-	-	-	-
5027	MEDICARE	1,000	1,000	667	1,000	1,000	573	1,000
5030	STATE UNEMPLOYMENT	3,000	3,000	-	2,000	2,000	-	3,000
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	-	-	-	-	1,000
5040	PARS - ARS	2,000	2,000	1,726	2,000	2,000	1,481	2,000
5068	LANDSCAPE MAINTENANCE	950,000	950,000	399,524	950,000	700,000	33,913	700,000
5120.01	PROFESSIONAL SERVICES	235,000	335,000	305,000	335,000	335,000	221,181	335,000
5120.02	LEGAL SERVICES	16,000	16,000	19,851	16,000	16,000	14,602	23,000
5120.04	ACCOUNTING SERVICES	2,000	2,000	1,747	2,000	2,000	1,404	3,000
5130	PLANNING, SURVEY AND DESIGN	-	-	-	-	-	-	-
5565	SMALL EQUIPMENTS & SUPPLIES	2,000	2,000	1,664	2,000	2,000	1,323	3,000
5570	PRINTING AND PHOTOGRAPHS	-	-	663	1,000	1,000	403	1,000
5620	VEHICLE EXPENSES	10,000	10,000	7,767	10,000	10,000	5,960	100,000
5631	WORKERS COMPENSATION	1,000	1,000	-	1,000	1,000	-	1,000
5695.03	COMPUTER - LICENSES	-	-	-	-	27,000	26,251	30,000
5730.01	UTILITIES - GAS	-	-	-	-	-	-	-
5730.02	UTILITIES - WATER	28,000	28,000	30,290	28,000	28,000	21,127	33,000
5900	GENERAL ENGINEERING	200,000	200,000	228,240	200,000	200,000	219,641	230,000
6120	SECURITY	626,000	658,896	656,553	679,000	679,000	496,336	771,000
6050	HAZARDOUS WASTE DISPOSAL	-	10,000	-	15,000	15,000	-	15,000
8510	PROPERTY MAINTENANCE	300,000	400,000	458,006	400,000	400,000	213,032	400,000
9010	FURNITURE, EQUIPMENT & FIXTURES	5,000	5,000	-	2,000	2,000	9,269	25,000
9060	RECLAIMED WATER SYSTEMS	15,000	15,000	15,313	22,000	22,000	-	22,000
TOTAL		\$ 2,442,000	\$ 2,687,896	\$ 2,173,023	\$ 2,715,000	\$ 2,492,000	\$ 1,305,989	\$ 2,750,000

**CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
CRIA BANQUET								
5550	REPAIR AND MAINTENANCE EQUIPMENT	\$ 600	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -
5560	EQUIPMENT RENTAL	2,200	2,100	930	3,000	-	-	-
5630	INSURANCE & BOND	1,100	-	302	-	-	370	-
5745	SALES TAX - EXPO CENTER	-	700	1,147	2,000	1,000	4,745	2,000
5750	SUPPLIES	16,700	16,700	17,114	16,000	6,000	10,211	7,000
5754	BAR SUPPLIES	500	900	1,003	1,000	1,000	898	-
5757	PROMOTIONAL EXPENSES	700	400	-	-	-	1,036	-
5761	COST OF ALCOHOL	52,400	40,500	71,638	77,000	38,000	36,535	20,000
5790	MISCELLANEOUS	900	10,800	5,363	11,000	10,000	11,907	3,000
6140	SPECIAL SECURITY EXP	52,800	56,600	54,679	59,000	30,000	31,340	20,000
6220	CONTRACT LABOR	284,500	316,800	329,865	307,000	148,000	226,991	126,000
6225	OUTSIDE SERVICE	17,000	33,500	37,225	37,000	20,000	25,416	15,000
8510	PROPERTY MAINTENANCE	5,600	2,800	6,357	3,000	-	-	1,000
9010	FURNITURE, EQUIPMENT & FIXTURES	22,600	22,600	27,825	37,000	-	-	1,000
	TOTAL	<u>\$ 457,600</u>	<u>\$ 504,700</u>	<u>\$ 553,449</u>	<u>\$ 553,000</u>	<u>\$ 254,000</u>	<u>\$ 349,449</u>	<u>\$ 195,000</u>
CRIA GRAND ARENA								
5560	EQUIPMENT RENTAL	\$ 15,900	\$ 18,800	\$ 16,313	\$ 30,000	\$ 26,000	\$ 14,336	\$ 17,000
5750	SUPPLIES	22,900	30,200	35,451	36,000	36,000	21,936	32,000
5753	CONCESSION SUPPLIES	-	-	-	-	-	-	-
5754	BAR SUPPLIES	5,300	6,600	5,793	7,000	10,000	6,019	7,000
5756	AUDIO/VIDEO	-	-	-	-	-	-	-
5757	PROMOTIONAL EXPENSES	18,900	9,500	1,515	10,000	6,000	750	2,000
5761	COST OF ALCOHOL	119,900	108,200	118,154	110,000	127,000	79,775	119,000
5762	COST OF SHAVINGS	4,400	5,200	4,380	4,000	5,000	3,033	4,000
5763	COST OF FEED	400	-	-	-	-	-	-
5780	BAD DEBT EXPENSE	-	-	-	-	4,000	3,673	4,000
5790	MISCELLANEOUS	3,400	1,900	3,256	2,000	1,000	3,357	6,000
5800	CONTRACT LABOR - CONCESSIONS	-	-	-	-	-	-	-
6140	SPECIAL SECURITY EXP	97,500	87,200	115,705	115,000	126,000	76,655	125,000
6145	RIDER PRIZE MONEY PAYOUT	-	-	-	-	-	-	-
6220	CONTRACT LABOR	205,700	203,600	215,146	197,000	225,000	154,009	294,000
6225	OUTSIDE SERVICE	106,100	68,700	81,814	86,000	83,000	44,329	78,000
8154	CONCESSION FEES	-	-	-	-	-	-	-
8510	PROPERTY MAINTENANCE	6,000	15,100	13,422	14,000	9,000	1,090	2,000
9010	FURNITURE, EQUIPMENT & FIXTURES	13,500	17,300	12,791	18,000	10,000	716	3,000
	TOTAL	<u>\$ 619,900</u>	<u>\$ 572,300</u>	<u>\$ 623,741</u>	<u>\$ 629,000</u>	<u>\$ 668,000</u>	<u>\$ 409,677</u>	<u>\$ 693,000</u>

CIVIC RECREATIONAL INDUSTRY AUTHORITY AND EXPO CENTER
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET		BUDGET	BUDGET		BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26	3/31/2026	2026-2027
CRIA ADMIN ACCOUNT								
4441.01	CASH SHORT/OVER	\$ -	\$ 200	\$ (575)	\$ -	\$ -	\$ 347	\$ -
5120	OUTSIDE SERVICES	70,600	126,400	107,410	103,000	89,000	48,661	69,000
5330	COMPUTER SOFTWARE & SUPPLIES	5,300	19,000	14,927	18,000	13,000	4,729	5,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	700	600	219	-	-	-	-
5560	EQUIPMENT RENTAL	12,200	10,100	12,416	11,000	10,000	6,628	12,000
5610	TRAVEL AND MEETINGS	1,200	700	100	-	-	230	-
5640	ADVERTISING AND PRINTING	-	-	540	-	-	-	1,000
5690	DUES, SUBSCRIPTIONS, BOOKS, ETC	25,400	21,400	19,819	17,000	18,000	11,608	20,000
5720	TELEPHONE	11,000	10,900	14,253	11,000	11,000	7,497	11,000
5731	POSTAGE	1,000	1,200	1,953	3,000	2,000	1,227	1,000
5750	SUPPLIES	27,500	26,800	24,460	26,000	28,000	18,227	28,000
5770	BANK FEES	22,700	20,900	26,409	34,000	31,000	21,724	28,000
5790	MISCELLANEOUS	1,200	3,600	4,737	5,000	3,000	1,411	2,000
5805	LEGAL & ACCOUNTING	-	-	-	-	-	2,329	2,000
6220	CONTRACT LABOR	175,900	227,300	246,847	224,000	229,000	153,881	204,000
9010	FURNITURE, EQUIPMENT & FIXTURES	7,700	6,400	3,950	4,000	2,000	-	-
	TOTAL	<u>\$ 362,400</u>	<u>\$ 475,500</u>	<u>\$ 477,465</u>	<u>\$ 456,000</u>	<u>\$ 436,000</u>	<u>\$ 278,500</u>	<u>\$ 383,000</u>
CRIA GENERAL ACCOUNT								
5120	OUTSIDE SERVICES	\$ 286,800	\$ 245,200	\$ 220,330	\$ 251,000	\$ 293,000	\$ 226,636	\$ 302,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	3,700	1,900	3,730	4,000	2,000	3,950	4,000
5620	VEHICLE EXPENSES	47,100	37,900	33,366	30,000	28,000	10,838	22,000
5630	INSURANCE & BOND	14,000	11,800	12,656	14,000	14,000	9,074	12,000
5720	TELEPHONE	7,100	7,400	6,987	8,000	8,000	5,116	7,000
5750	SUPPLIES	16,200	16,400	17,526	16,000	18,000	15,400	22,000
5790	MISCELLANEOUS	300	200	23,932	-	-	-	24,000
6220	CONTRACT LABOR	226,000	293,900	279,104	301,000	318,000	211,089	359,000
6325	DEPRECIATION	-	-	556,260	-	-	-	-
8040	UTILITIES	235,300	290,200	233,590	297,000	249,000	108,586	169,000
8510	PROPERTY MAINTENANCE	151,700	152,400	175,801	166,000	151,000	81,944	148,000
9010	FURNITURE, EQUIPMENT & FIXTURES	700	400	10,342	1,000	1,000	-	10,000
	TOTAL	<u>\$ 988,900</u>	<u>\$ 1,057,700</u>	<u>\$ 1,573,624</u>	<u>\$ 1,088,000</u>	<u>\$ 1,082,000</u>	<u>\$ 672,633</u>	<u>\$ 1,079,000</u>
	TOTAL EXPO CENTER	<u>\$ 2,428,800</u>	<u>\$ 2,610,200</u>	<u>\$ 3,228,279</u>	<u>\$ 2,726,000</u>	<u>\$ 2,440,000</u>	<u>\$ 1,710,258</u>	<u>\$ 2,350,000</u>



Industry Public Utilities Commission (IPUC)

City of Industry | FY 2026/27 Proposed Budget

**INDUSTRY PUBLIC UTILITY COMMISSION
PROPOSED ANNUAL BUDGET**

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPUC - ELECTRIC							
4103.01 ELECTRIC SALE - LARGE COMMERCIAL	\$ 3,822,000	\$ 3,822,000	\$ 4,240,017	\$ 4,660,000	\$ 4,660,000	\$ 2,771,497	\$ 4,660,000
4103.02 ELECTRIC SALE - LARGE GENERAL SERVICES	1,453,000	1,453,000	1,709,064	1,740,000	1,740,000	1,049,931	1,755,000
4103.03 ELECTRIC SALE - SMALL COMMERCIAL	148,000	148,000	184,910	185,000	185,000	131,698	205,000
4103.04 ELECTRIC SALE - RESIDENTIAL	17,000	17,000	17,259	17,000	17,000	10,907	170,000
4103.05 ELECTRIC SALES BAD DEBT	-	-	-	-	-	-	-
4103.06 ELECTRIC - ENERGY SETTLEMENT	693,000	693,000	918,237	1,542,000	1,542,000	697,446	882,000
4104 ELECTRIC METER REVENUE	-	-	-	-	-	-	-
4300.02 INVESTMENT INTEREST INCOME	398,000	398,000	383,481	400,000	400,000	208,276	300,000
4330 LOAN INTEREST INCOME	-	-	45,067	-	-	31,254	40,000
4355 OTHER INCOME	-	-	1,102	-	-	-	-
IPUC - ELECTRIC TOTAL	\$ 6,531,000	\$ 6,531,000	\$ 7,499,136	\$ 8,544,000	\$ 8,544,000	\$ 4,901,009	\$ 8,012,000
IPUC - RECLAIMED WATER							
4115 RECLAIMED WATER SALES	\$ 784,000	\$ 784,000	\$ 1,361,445	\$ 866,000	\$ 866,000	\$ 586,476	\$ 911,000
4116 RECLAIMED WATER SYSTEM - CIP	175,000	175,000	212,197	196,000	271,000	207,081	322,000
4300.02 INVESTMENT INTEREST INCOME	278,000	278,000	298,760	324,000	324,000	140,989	292,000
4355 OTHER INCOME	8,300	8,300	2,637	5,000	575,000	691,959	500,000
IPUC - RECLAIMED WATER TOTAL	\$ 1,245,300	\$ 1,245,300	\$ 1,875,039	\$ 1,391,000	\$ 2,036,000	\$ 1,626,505	\$ 2,025,000
IPUC - POTABLE WATER							
4000 WATER SALE	\$ 1,497,600	\$ 1,643,300	\$ 1,763,781	\$ 1,749,000	\$ 1,890,000	\$ 1,111,955	\$ 1,905,000
4001 SERVICE CHARGES	837,800	837,800	926,513	922,000	922,000	571,146	1,040,000
4002 CUSTOMER CHARGES	40,300	40,300	57,543	40,000	40,000	115,420	39,000
4003 FIRE SERVICES DC CHARGES	179,600	179,600	201,079	206,000	220,000	106,840	230,000
4440 MISCELLANEOUS INCOME	94,500	94,500	93,058	101,000	101,000	56,090	106,000
IPUC - POTABLE WATER TOTAL	\$ 2,649,800	\$ 2,795,500	\$ 3,041,974	\$ 3,018,000	\$ 3,173,000	\$ 1,961,450	\$ 3,320,000
IPUC TOTAL	\$ 10,426,100	\$ 10,571,800	\$ 12,416,149	\$ 12,953,000	\$ 13,753,000	\$ 8,488,964	\$ 13,357,000

**INDUSTRY PUBLIC UTILITY COMMISSION
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
ELECTRIC FUND								
5001.03	EXPENSE - SALARY REIMBURSEMENT	\$ 453,000	\$ 453,000	\$ 453,000	\$ 467,000	\$ 467,000	\$ -	\$ 483,000
5012	GENERAL INSURANCE AND BONDING	5,000	5,000	-	5,000	5,000	-	5,000
5013	TELEPHONE	50,000	50,000	55,714	10,000	10,000	46,503	10,000
5018	OFFICE SUPPLIES & POSTAGE	1,000	1,000	608	1,000	1,000	-	1,000
5021	DUES AND SUBSCRIPTIONS	10,000	10,000	11,064	15,000	15,000	7,966	12,000
5025	MISCELLANEOUS	1,000	1,000	45,161	1,000	1,000	18	1,000
5060.01	SPECIAL TAXES AND FEES- ELECTRIC	12,000	12,000	12,727	12,000	12,000	7,083	12,000
5120.01	PROFESSIONAL SERVICES	700,000	700,000	731,693	850,000	850,000	344,776	850,000
5120.02	LEGAL SERVICES	25,000	25,000	15,565	20,000	20,000	9,672	20,000
5130	PLANNING, SURVEY AND DESIGN	-	-	-	1,000	1,000	-	1,000
5205	CONSTRUCTION COSTS	-	-	-	-	-	-	-
5550	REPAIR AND MAINTENANCE EQUIPMENT	1,000	1,000	-	1,000	1,000	-	1,000
5560	EQUIPMENT RENTAL	5,000	5,000	-	2,000	2,000	-	2,000
5565	SMALL EQUIPMENT & SUPPLIES	60,000	60,000	9,712	20,000	20,000	826	20,000
5570	PRINTING AND PHOTOGRAPHS	1,000	1,000	-	1,000	1,000	-	1,000
5640	ADVERTISING AND PRINTING	5,000	5,000	-	1,000	1,000	2,000	1,000
5695.01	COMPUTER SERVICES	5,000	5,000	2,668	5,000	5,000	220	5,000
5730.01	UTILITIES - GAS	1,000	1,000	-	1,000	1,000	168	1,000
5730.03	UTILITIES - ELECTRIC	325,000	325,000	333,959	325,000	325,000	224,019	325,000
5900	GENERAL ENGINEERING	375,000	575,000	151,371	600,000	600,000	326,583	500,000
6050	HAZARDOUS WASTE - DISPOSAL	10,000	10,000	-	5,000	5,000	-	5,000
6200	CONTRACT LABOR - PROFESSIONAL TECHNICAL SERVICES	225,000	275,000	265,554	300,000	300,000	162,191	300,000
6325	DEPRECIATION	-	-	1,090,904	-	-	-	-
6414	ELECTRIC PURCHASED POWER	4,222,000	4,222,000	2,385,980	3,805,000	3,805,000	1,691,455	2,934,000
6415	ENERGY REBATE	149,000	149,000	-	183,000	183,000	-	183,000
6416	ELECTRIC - ENERGY STORAGE FACILITY	300,000	300,000	765,969	294,000	294,000	174,793	715,000
8510	PROPERTY MAINTENANCE	10,000	10,000	16,990	10,000	10,000	1,868	10,000
9010	FURNITURE, EQUIPMENT & FIXTURES	50,000	50,000	79,335	100,000	100,000	130,392	150,000
	SUBTOTAL	\$ 7,001,000	\$ 7,251,000	\$ 6,427,975	\$ 7,035,000	\$ 7,035,000	\$ 3,130,533	\$ 6,548,000
ELECTRIC CAPITAL PROJECT								
5130	PLANNING, SURVEY AND DESIGN	\$ 570,000	\$ 685,000	\$ -	\$ 770,000	\$ 770,000	\$ 106,113	\$ 970,000
5205	CONSTRUCTION COSTS	1,380,000	1,085,000	-	3,000,000	3,000,000	-	6,040,000
5900	GENERAL ENGINEERING	100,000	280,000	82,420	300,000	300,000	106,975	480,000
	SUBTOTAL	\$ 2,050,000	\$ 2,050,000	\$ 82,420	\$ 4,070,000	\$ 4,070,000	\$ 213,088	\$ 7,490,000
	TOTAL	\$ 9,051,000	\$ 9,301,000	\$ 6,510,395	\$ 11,105,000	\$ 11,105,000	\$ 3,343,621	\$ 14,038,000

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
CARB								
5120.01	PROFESSIONAL SERVICES	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -
5570	PRINTING AND PHOTOGRAPHS	-	-	398	-	-	-	-
6414	ELECTRIC PURCHASED POWER	-	450,000	369,272	1,441,000	1,441,000	624,399	760,000
6415	ENERGY REBATE	250,000	-	-	-	-	-	-
6416	ELECTRIC - ENERGY STORAGE FACILITY	-	-	-	-	-	135,904	-
	TOTAL	<u><u>\$ 250,000</u></u>	<u><u>\$ 450,000</u></u>	<u><u>\$ 376,670</u></u>	<u><u>\$ 1,441,000</u></u>	<u><u>\$ 1,441,000</u></u>	<u><u>\$ 760,303</u></u>	<u><u>\$ 760,000</u></u>

**INDUSTRY PUBLIC UTILITY COMMISSION
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPUC EXPENDITURES (RECLAIMED WATER)								
5001.03	EXPENSE - SALARY REIMBURSEMENT	\$ 453,000	\$ 453,000	\$ 453,000	\$ 467,000	\$ 467,000	\$ -	\$ 483,000
5011	BOARD SALARIES	20,000	20,000	20,726	-	21,000	16,011	22,000
5018	OFFICE SUPPLIES & POSTAGE	-	-	409	1,000	1,000	-	1,000
5025	MISCELLANEOUS	-	-	-	-	-	35,356	-
5027	MEDICARE	1,000	1,000	301	-	-	232	1,000
5031	DISABILITY	2,000	2,000	1,285	-	-	993	1,000
5031.01	DISABILITY - LONG TERM	1,000	1,000	-	-	-	-	-
5110	ACCOUNTING FEES	3,000	3,000	1,990	3,000	3,000	1,550	3,000
5120.01	PROFESSIONAL SERVICES	50,000	50,000	-	50,000	50,000	-	50,000
5120.02	LEGAL SERVICES	5,000	5,000	963	5,000	5,000	1,346	5,000
5130	PLANNING, SURVEY AND DESIGN	-	-	-	-	225,000	219,715	342,000
5730.01	UTILITIES - GAS	-	-	408	1,000	1,000	138	1,000
5730.03	UTILITIES - ELECTRIC	318,000	318,000	241,495	300,000	300,000	162,982	254,000
5740	PROPERTY TAXES AND ASSESSMENTS	15,000	15,000	9,037	15,000	15,000	9,305	15,000
5795	FILING/PERMIT FEES	-	-	707	1,000	1,000	737	1,000
5900	GENERAL ENGINEERING	7,000	7,000	5,575	10,000	10,000	5,714	15,000
5999	O AND M FEES	-	-	-	-	35,000	-	35,000
6200	CONTRACT LABOR - PROFESSIONAL AND TECHNICAL SERVICES	96,000	96,000	112,052	96,000	96,000	60,830	100,000
6325	DEPRECIATION	-	-	781,233	-	-	-	-
8510	PROPERTY MAINTENANCE	-	-	3,182	4,000	4,000	1,931	4,000
9060	RECLAIMED WATER SYSTEM	454,000	454,000	387,069	400,000	550,000	434,026	674,000
	SUBTOTAL	\$ 1,425,000	\$ 1,425,000	\$ 2,019,432	\$ 1,353,000	\$ 1,784,000	\$ 950,865	\$ 2,007,000
WATER CAPITAL PROJECT								
5130	PLANNING, SURVEY AND DESIGN	1,645,000	1,635,000	-	410,000	475,000	119,989	655,000
5205	CONSTRUCTION COSTS	1,640,000	1,640,000	-	1,350,000	1,285,000	3,826	1,405,000
5640	ADVERTISING AND PRINTING	10,000	10,000	-	-	-	-	-
5900	GENERAL ENGINEERING	30,000	40,000	-	35,000	35,000	-	10,000
	SUBTOTAL	\$ 3,325,000	\$ 3,325,000	\$ -	\$ 1,795,000	\$ 1,795,000	\$ 123,815	\$ 2,070,000
	TOTAL	\$ 4,750,000	\$ 4,750,000	\$ 2,019,432	\$ 3,148,000	\$ 3,579,000	\$ 1,074,680	\$ 4,077,000

**INDUSTRY PUBLIC UTILITY COMMISSION
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED	AMENDED	ACTUAL	ADOPTED	AMENDED	ACTUAL	PROPOSED
		BUDGET	BUDGET	2024-25	BUDGET	BUDGET	3/31/2026	BUDGET
		2024-25	2024-25	2024-25	2025-26	2025-26		2026-2027
IPUC EXPENDITURES (POTABLE WATER)								
5001	SALARIES	\$ 704,000	\$ 704,000	\$ 733,046	\$ 731,000	\$ 731,000	\$ 439,505	\$ 803,000
5012	GENERAL INSURANCE AND BONDING	22,000	26,600	26,865	34,000	43,000	42,415	44,000
5015	PAYROLL TAXES	50,000	50,000	54,032	54,000	54,000	33,571	60,000
5017	MEDICAL PREMIUMS	255,000	255,000	193,663	206,000	206,000	109,949	197,000
5018	OFFICE SUPPLIES & POSTAGE	35,000	35,000	30,504	35,000	35,000	15,298	45,000
5019	RETIREMENT PROGRAM	132,000	132,000	142,138	136,000	136,000	84,870	151,000
5120.01	PROFESSIONAL SERVICES	98,500	98,500	73,764	67,000	67,000	6,921	184,000
5301	PURCHASE WATER	323,000	323,000	334,692	305,000	305,000	13,061	344,000
5302	PURCHASE POWER	240,000	240,000	218,450	279,000	150,000	104,256	279,000
5303	ASSESSMENTS	286,700	286,700	259,133	287,000	287,000	6,618	291,000
5430	TRANSMISSION & DISTRIBUTION - LA PUENTE VALLEY	95,000	95,000	121,227	95,000	115,000	78,619	115,000
5460	OTHER EXPENSES - FIELD SUPPORT	45,000	45,000	37,128	45,000	45,000	23,154	60,000
5470	REGULATORY COMPLIANCE	38,000	38,000	37,495	38,000	38,000	37,527	61,000
5509	BILLING EXPENSE	34,000	34,000	43,136	34,000	34,000	23,101	35,000
5550	REPAIR AND MAINTENANCE EQUIPMENT	77,000	77,000	8,916	32,000	257,000	23,406	167,000
5620	VEHICLE EXPENSES	45,000	45,000	46,198	47,000	47,000	28,380	51,000
5631	WORKERS COMPENSATION	8,000	8,000	6,815	7,000	7,000	4,007	8,000
5640	ADVERTISING & PRINTING	-	-	460	12,000	12,000	7,078	18,000
5730	UTILITIES	-	-	6,489	-	-	18,527	-
5999	O AND M FEES	-	-	-	-	-	-	-
8104	SERVICE LINE REPLACEMENTS	36,000	36,000	15,726	47,000	47,000	32,932	50,000
8105	FH LATERALS	28,000	28,000	-	39,000	70,000	-	39,000
8106	VALVE REPLACEMENTS	35,000	35,000	-	42,000	42,000	-	44,000
8510	PROPERTY MAINTENANCE	15,000	25,000	66,309	165,000	165,000	80,852	205,000
9010	FURNITURE, EQUIPMENT & FIXTURES	-	-	-	-	-	-	-
TOTAL		\$ 2,602,200	\$ 2,616,800	\$ 2,456,186	\$ 2,737,000	\$ 2,893,000	\$ 1,214,047	\$ 3,251,000



Industry Property and Housing Management Authority (IPHMA)

City of Industry | FY 2026/27 Proposed Budget

INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
PROPOSED ANNUAL BUDGET

REVENUE SUMMARY BY FUND	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPHMA							
4300.02 INVESTMENT INTEREST INCOME	\$ 1,000	\$ 1,000	\$ 161	\$ 1,000	\$ 1,000	\$ 79	\$ 1,000
4331 INTEREST INCOME - LEASES	-	-	9,050	-	-	-	-
4340 RENTAL INCOME	345,000	345,000	371,180	366,000	366,000	235,552	360,000
4355 OTHER INCOME	17,000	17,000	89,042	2,000	2,000	3,850	2,000
IPMHA TOTAL	<u>\$ 363,000</u>	<u>\$ 363,000</u>	<u>\$ 469,433</u>	<u>\$ 369,000</u>	<u>\$ 369,000</u>	<u>\$ 239,481</u>	<u>\$ 363,000</u>

**INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY
PROPOSED ANNUAL BUDGET**

OBJECT #	ACCOUNT DESCRIPTION	ADOPTED BUDGET 2024-25	AMENDED BUDGET 2024-25	ACTUAL 2024-25	ADOPTED BUDGET 2025-26	AMENDED BUDGET 2025-26	ACTUAL 3/31/2026	PROPOSED BUDGET 2026-2027
IPHMA								
5011	BOARD SALARIES	\$ 49,000	\$ 52,000	\$ 50,700	\$ 52,000	\$ 52,000	\$ 39,166	\$ 55,000
5012	GENERAL INSURANCE AND BONDING	-	-	-	-	-	-	-
5016	CALPERS EMPLOYER	-	-	-	-	-	-	1,000
5025	MISCELLANEOUS	1,000	1,000	37	1,000	1,000	-	1,000
5027	MEDICARE	1,000	1,000	735	1,000	1,000	568	1,000
5030	STATE UNEMPLOYMENT	3,000	3,000	863	2,000	2,000	434	3,000
5031	DISABILITY	-	-	-	-	-	-	-
5032	STATE EMPLOYMENT & TRAINING TAX	1,000	1,000	38	-	-	23	1,000
5036	BANK FEES	-	-	-	-	-	-	-
5040	PARS - ARS	2,000	2,000	1,901	2,000	2,000	1,469	3,000
5068	LANDSCAPE MAINTNEANCE	400,000	400,000	324,863	400,000	400,000	264,639	411,000
5110	ACCOUNTING FEES	2,000	2,000	1,615	2,000	2,000	1,238	2,000
5120.01	PROFESSIONAL SERVICES	-	-	37	1,000	1,000	-	50,000
5120.02	LEGAL SERVICES	29,000	29,000	866	29,000	29,000	1,017	25,000
5565	SMALL EQUIPMENTS & SUPPLIES	10,000	10,000	(203)	5,000	5,000	4,736	8,000
5610	TRAVEL AND MEETINGS	-	-	2,841	5,000	5,000	-	5,000
5631	WORKERS COMPENSATION	1,000	1,000	-	1,000	1,000	-	1,000
5640	ADVERTISING AND PRINTING	1,000	1,000	936	2,000	2,000	1,168	2,000
5730.01	UTILITIES - GAS	1,000	1,000	357	1,000	1,000	251	1,000
5730.02	UTILITIES - WATER	33,000	33,000	34,309	33,000	33,000	24,834	39,000
5730.03	UTILITIES - ELECTRIC	1,000	1,000	101	1,000	1,000	166	1,000
5740	PROPERTY TAXES AND ASSESSMENTS	46,000	46,000	32,580	40,000	40,000	40,650	50,000
5900	GENERAL ENGINEERING	150,000	150,000	84,701	100,000	100,000	81,578	100,000
8510	PROPERTY MAINTENANCE	324,000	324,000	203,439	300,000	300,000	168,110	300,000
8517	HOUSING GRANT	25,000	25,000	-	25,000	25,000	-	25,000
TOTAL		<u><u>\$ 1,080,000</u></u>	<u><u>\$ 1,083,000</u></u>	<u><u>\$ 740,714</u></u>	<u><u>\$ 1,003,000</u></u>	<u><u>\$ 1,003,000</u></u>	<u><u>\$ 630,045</u></u>	<u><u>\$ 1,085,000</u></u>



Capital Improvement Program (CIP)

City of Industry | FY 2026/27 Proposed Budget

CITY OF INDUSTRY
 PROPOSED ANNUAL BUDGET
 FISCAL YEAR 2025-26

Project Description	PROPOSED BUDGET 2026-2027
1 GRADE SEPARATION PROJECTS	\$ 502,500
2 STREET WIDENING, RECONSTRUCTION, RESURFACING AND SLURRY SEAL	31,197,500
3 STORM DRAIN IMPROVEMENTS	1,560,000
3W STORM DRAIN IMPROVEMENTS (MEASURE W)	4,215,000
4 TRAFFIC SIGNAL IMPROVEMENTS	320,000
5 BRIDGE WIDENING, SEISMIC RETROFIT AND MAINTENANCE IMPROVEMENTS	1,265,000
6 HOMESTEAD MUSEUM	580,000
7 INDUSTRY HILLS GOLF & CONVENTION FACILITIES	200,000
8 EL ENCANTO C.I.P.	1,250,000
9 EXPO CENTER AT INDUSTRY HILLS	11,410,000
10 OPEN SPACES/ TONNER CANYON/TRES HERMANOS	1,215,000
11 TRES HERMANOS RANCH PROPERTY	-
12 PROPERTY REDEVELOPMENT & DEMO	15,000
13 IPUC - WATER UTILITY (IPU)	2,070,000
14 IPUC - ELECTRIC UTILITY (IPU)	7,490,000
15 MISCELLANEOUS	4,275,000
16 CIVIC CENTER FACILITIES	1,685,000
17 FACILITIES IMPROVEMENTS	3,690,000
18 IPHMA CAPITAL IMPROVEMENTS	800,000
Total	\$ 73,740,000



CIP Detail - City

City of Industry | FY 2026/27 Proposed Budget

**Capital Improvement Program
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
1. Grade Separation (City)		
A	Nogales Street Grade Separation (near Gale Avenue/Walnut Drive North)	12,500
B	Fullerton Road Grade Separation (near Railroad Street and Gale Avenue)	305,000
C	Fairway Drive Grade Separation (near Walnut Drive North)	20,000
D	Puente Avenue Grade Separation at UPRR's Alhambra Subdivision tracks (near Valley Boulevard)	5,000
E	Fairway Drive Grade Separation at UPRR's Alhambra Subdivision tracks (near Valley Boulevard)	5,000
F	Turnbull Canyon Road Grade Separation at UPRR's L.A. Subdivision tracks (near Salt Lake Avenue)	150,000
G	Stimson Avenue Grade Separation Study at UPRR Alhambra subdivision (near Valley Boulevard)	5,000
	Total	\$502,500
2. Street Widening, Reconstruction, Resurfacing, and Slurry Seal (City)		
A	Colima Road Widening and Intersection Modifications from Stoner Creek Road to Azusa Avenue (co-op project with L.A. County)	100,000
B	Valley Boulevard improvements 650' east of Hambledon to City line with West Covina	15,000
C	San Jose Avenue Reconstruction (500' west of Nogales Street to 400' west of Charlie Road)	6,500,000
D	Reconstruct Portions of Bixby Drive and Chestnut Street (near the Peaker plant)	100,000
E	6th Avenue Reconstruction from Lomitas Avenue to Valley Boulevard (co-op with L.A. County)	20,000
F	Railroad Street Pavement Rehabilitation, et al. (Azusa Avenue to Fullerton Road)	11,250,000
G	Walnut Drive North Widening, Fairway to Nogales	10,000
H	Fullerton Road Reconstruction with PCC Pavement, Intersection With Arenth Avenue	50,000
I	Fullerton Road Reconstruction with PCC Pavement from Arenth Avenue to Valley Boulevard	5,000
J	Annual Slurry Seal Project FY 27	50,000
K	Annual Pavement Rehabilitation FY 23	2,250,000
L	Gale Avenue Realignment at Azusa Avenue	250,000
M	605 Freeway and Valley Boulevard Interchange Improvements	650,000
N	San Jose Avenue Improvements (Charlie Road to Fullerton Road)	50,000
O	ADA Compliance on Public Right of Way	1,000,000
P	Temple Avenue Improvements, et al.	1,700,000
Q	Lemon Avenue Quiet Zone	2,500
R	Signing & Striping Improvements at various Railroad crossings	80,000
S	Nelson Avenue Resurfacing	300,000
T	Preliminary Design of E-W Bicycle Path	4,350,000
U	Grand Avenue Reconstruction from Ferrero Parkway to Baker Parkway	250,000
V	Amar Road Complete Streets	5,000
W	Don Julian Road Improvements	25,000
X	Azusa Avenue Beautification	10,000
Y	Valley Boulevard Beautification	10,000
X	Red Curb Refurbishment at various locations	15,000
AA	Pellissier Place Improvements	50,000
AB	Azusa Avenue PCC Pavement Rehabilitation	25,000
AC	Salt Lake Road Improvements, 7th Avenue to Turnbull Canyon Road	25,000

**Capital Improvement Program
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
AD	Citywide Wayfinding Directions Signage	10,000
AE	Street Light Installation at Proctor Avenue from Valley Boulevard to Turnbull Canyon Road and Newquist Place	65,000
AF	Citywide Speed Survey	50,000
AG	California Avenue Widening	5,000
AH	Annual Slurry Seal Project FY 25	430,000
AI	Annual Pavement Rehabilitation FY 25	350,000
AJ	Crossroads Parkway North and Crossroads Parkway South Improvements, et al.	75,000
AK	Rose Hills Road Crossing Improvements at LA Subdivision	10,000
AL	Citywide Sign Replacement Phase II	480,000
AM	Stoner Creek Road Improvements from Colima Road to Gale Avenue	100,000
AN	Avocado Heights/San Jose Hills - Valley Blvd. (Co-Op project with LA County)	10,000
AO	Azusa Way Bike Path Improvements	150,000
AP	SR-60 at Azusa Avenue Beautification	75,000
AQ	Street Light Improvements at Various Locations	100,000
AR	Baker Parkway Pavement Rehabilitation, et al.	25,000
AS	Chestnut Street Improvements from Bixby Drive to Anahiem-Puente Road	50,000
AT	Streetlight Improvements at Rowland Street and Ajax Avenue	65,000
	Total	\$31,197,500
3. Storm Drain & Stormwater Improvements (City)		
A	Kella Avenue Storm Drain & Pavement Rehabilitation	1,350,000
B	Del Valle and Hill Street Storm Drain and Street Improvements	25,000
C	Citywide Backflow Device Protection	5,000
D	2024 Cleanout of Stormwater Treatment Devices	25,000
E	Four Grade Separation Pump House Upgrades	130,000
F	Snow Creek Storm Drain	25,000
	Total	\$1,560,000
4. Traffic Signal and Traffic Related Improvements (City)		
A	Citywide Traffic Signal Controller Upgrades	50,000
B	Signal Synchronization along Azusa	5,000
C	Intelligent Transportation System Master Plan	50,000
D	Citywide License Plate Camera Reader Installation	80,000
E	Citywide Traffic Signal Safety Lights Upgrade	70,000
F	Arenth Avenue Improvements at Nogales Street	50,000
G	Azusa Avenue Improvements at Gemini Street (Co-Op project with LA County)	15,000
	Total	\$320,000
5. Bridge Widening, Seismic Retrofit, and Preventative Maintenance (City)		
A	Azusa Avenue over Valley Boulevard Bridge Repainting	10,000
B	Grand Avenue Bridge Widening at San Jose Creek	55,000
C	Seismic Retrofit Anaheim-Puente Over San Jose Creek	55,000
D	Nelson Avenue Over Puente Creek	425,000
E	Bridge Rehabilitation - Valley Boulevard Bridge over San Gabriel River	10,000
F	Bridge Rehabilitation - Valley Boulevard over Old Valley	10,000
G	Bridge Widening - Anaheim-Puente Road Bridge over San Jose Creek	700,000
	Total	\$1,265,000
6. Homestead Museum		
A	Homestead Museum Upgrades	225,000
B	Homestead Museum Paver Repairs	5,000
C	Homestead Irrigation Retrofit-Phase 2	350,000
	Total	\$580,000
7. Industry Hills Golf & Convention Facilities (City)		
A	Industry Hills Wrought Iron Fence Repair and Paint	75,000
B	Repair settlement damage at the parking structure and adjacent employee parking area, including repairs of the perimeter parking lot lighting	35,000
C	Repair settlement damage at the laundry building	70,000
D	Miscellaneous Industry Hills Capital Improvements	20,000

**Capital Improvement Program
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
	Total	\$200,000
8. El Encanto C.I.P.		
A	El Encanto - Sub Acute Dialysis Center	25,000
B	El Encanto - Convalescent Hospital Boiler Repair & Replacement	500,000
C	El Encanto Convalescent Hospital Roof Refurbishment	500,000
D	El Encanto Convalescent Hospital - HVAC Preservation (Maintenance)	25,000
E	El Encanto Convalescent Hospital Improvements	100,000
F	El Encanto Convalescent Hospital Site Improvements	100,000
	Total	\$1,250,000

**Capital Improvement Program
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
10. Open Spaces/Tonner Canyon/Tres Hermanos (City)		
A	Replacement of Steel Waterline Crossing over Brea Creek	1,150,000
B	Replacement of Water Lines and Valves at Tonner Cyn.	10,000
C	Miscellaneous Drainage Improvements at Tonner Canyon	25,000
D	Pavement at Tonner Canyon	5,000
E	Sports Park Improvements at Tonner Canyon	25,000
	Total	\$1,215,000
11. Tres Hermanos Ranch Property		
	Total	\$0
12. Property Redevelopment & Demo		
A	Property Purchase & Development Follow Camp in San Gabriel Canyon	15,000
	Total	\$15,000
15. Miscellaneous		
A	Museum-Healthcare Campus Data Upgrades	5,000
B	Sheriff Trailer Site, Fencing and Electrical Improvements	50,000
C	Museum-Healthcare Campus Master Site Planning	200,000
D	9th Avenue Sewer Improvements	1,500,000
E	Mountain Biking Trail at Industry Hills	2,520,000
	Total	\$4,275,000
16. Civic Center Improvements-CIP		
A	City Hall Bathroom Upgrades	5,000
B	Industry Park & Ride Project	25,000
C	Civic Center Planning and Improvements	200,000
D	City Council Chamber and IBC Building Improvements	750,000
E	City Hall Interior Improvements	10,000
F	Electric Vehicle Charging Stations at City Hall	125,000
G	Solar Installation at City Hall and other electrical improvements	550,000
H	Building Improvements at 220 Hacienda Boulevard	5,000
I	Building Improvements at 15660 Mayor Dave Way	5,000
J	City Hall Exterior Improvements	10,000
	Total	\$1,685,000
17. Facilities Improvements (City)		
A	ADA Compliance for Facilities	15,000
B	Annual Bus Stop ADA Improvements	525,000
C	City Gymnasium and Multipurpose Building	5,000
D	Follows Camp Capital Improvement Project	250,000
E	Turnbull Canyon Properties Improvements	5,000
F	Follows Camp Demolition Project	5,000
G	Miscellaneous Improvements at 1123 Hatcher Avenue	275,000
H	City Owned Parking Lot Lighting Upgrades	10,000
I	Del Valle and Hill Street Undergrounding of SCE Overhead Lines	1,630,000
J	Puente Hills Auto Association Signs	950,000
K	Hydrogen Fueling Station	20,000
L	19722 Business Parkway	0
	Total	\$3,690,000
	TOTALS - CITY	\$47,755,000

Capital Improvement Program

FY 2026-2027

#	Project Name	FY 26-27 Proposed Budget
3W. Storm Drain & Stormwater Improvements (Measure W)		
A	Regional Infiltration Basin - MS4 Requirement	5,000
B	Four Grade Separation Pump House Upgrades	2,400,000
C	Catch Basin Retrofits, Phase III	300,000
D	Bassett High School Stormwater Capture (County Co-Op)	1,510,000
	Total	\$4,215,000



CIP Detail - CRIA

City of Industry | FY 2026/27 Proposed Budget

**Capital Improvement Program
FY 2026-2027**

#	Project Name	FY 26-27 Proposed Budget
9. Expo Center at Industry Hills (CRIA)		
A	Sewer Upgrades at Expo Center	15,000
B	Pavilion Building Upgrades	1,350,000
C	Expo Center Patio Café Improvements	5,000
D	Expo Center Fire Alarm System	525,000
E	Expo Center A/V upgrades to the Grand Arena	8,950,000
F	Expo Center Signage Improvements	5,000
G	New Banquet Facility	50,000
H	Expo Center Barn Improvements	25,000
I	Expo Center Office Improvements	150,000
J	Expo Center Cowboy Café Improvements	20,000
K	Expo Center Access Controls	100,000
L	Expo Center Campuswide Miscellaneous Improvements	105,000
M	Expo Center Lighting Improvements	110,000
	Total	\$11,410,000
	TOTALS - CRIA	\$11,410,000



CIP Detail – IPUC Electric, Water

City of Industry | FY 2026/27 Proposed Budget

Capital Improvement Program

FY 2026-2027

#	Project Name	FY 26-27 Proposed Budget
13. IPU - Water Utility (IPU)		
A	Trailside Drive and 4th Avenue Waterline Improvements	75,000
B	Groundwater Treatment Plant	20,000
C	CIWS Security Upgrades	30,000
D	Proctor Yard Building	150,000
E	Siesta Avenue Waterline Improvements	245,000
F	Turnbull Canyon Grade Separation Waterline Replacement	1,200,000
G	Pencin Pump Station Demolition	85,000
H	Oranut Lane Waterline Improvements	55,000
I	Industry Hills Pressure Reducing Stations Improvements	150,000
J	San Fidel Well Field Site	60,000
	Total	\$2,070,000
14. IPU - Electric Improvements (IPU)		
A	Waddingham Substation Improvements	805,000
C	IPU System GIS Mapping	100,000
D	IPUC Electrical Capital Improvements at the Industry Business Center	900,000
E	Distribution Line Extension to EXPO Center	375,000
F	Distribution Line Extension to Puente Hills Mall Site	50,000
G	WDAT Installation at Puente Hills Mall	2,250,000
H	WDAT Relocation at Pacific Palms Hotel and Line Extension to Water Park	1,925,000
I	Distribution Line Extension for Pacific Palm Resort	425,000
J	Distribution Line Extension to 3 Industry Hills Parkway	450,000
K	Feasibility Study of Substation at Auto Mall West	50,000
L	Installation of Transformer at 999 Hatcher Avenue	90,000
M	Waddingham Substation Storage Facility	70,000
	Total	\$7,490,000
	TOTALS - IPUC	\$9,560,000



CIP Detail – IPHMA

City of Industry | FY 2026/27 Proposed Budget

Capital Improvement Program

FY 2026-2027

#	Project Name	FY 26-27 Proposed Budget
18. IPHMA Capital Improvements		
A	Miscellaneous Housing Capital Improvements	800,000
	Total	\$800,000
	TOTALS - IPHMA	\$800,000

ITEM NO. 6.7



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yamini Pathak, Finance Director

DATE: June 11, 2026

SUBJECT: Consideration of Resolution No CC 2026-16 - a Resolution of the City Council of the City of Industry, California, Authorizing the Creation of a City Operating Reserve Fund, Special Revenue Operating Reserve, Enterprise Fund Operating Reserve, and a City Capital Improvement Reserve Fund, and Authorizing Certain Appropriations to the Various Funds

Background:

It is the City’s policy and best practice to annually reserve and appropriate funds in the current fund balances for the upcoming year’s expenditures. The amounts reserved and appropriated are based on the proposed budgeted expenditures for the upcoming Fiscal Year 2026-2027 (“FY 26-27”).

Discussion:

FY 26-27 Proposed Reserves

Based on the budgeted expenditures for the respective funds, below, the following are the reserved and appropriated amounts for FY 26-27 to be funded as of June 30, 2026 from any unexpended or unappropriated fund balances.

CITY OF INDUSTRY
FUNDS APPROPRIATION
2026 - 2027

GENERAL FUND	\$	64,167,000
SPECIAL REVENUES	\$	5,216,000
ENTERPRISE FUND	\$	18,751,000
CAPITAL IMPROVEMENTS FUNDS	\$	68,805,000

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Staff recommends the City Council adopt Resolution No. CC 2026-16, reserving and appropriating funds for the City for FY 26-27.

Exhibits:

1. COI CC Resolution Reserves FY 2027

RESOLUTION NO. CC 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING THE CREATION OF A CITY OPERATING RESERVE FUND, SPECIAL REVENUE OPERATING RESERVE, ENTERPRISE FUND OPERATING RESERVE, AND A CITY CAPITAL IMPROVEMENT RESERVE FUND, AND AUTHORIZING CERTAIN APPROPRIATIONS TO THE VARIOUS FUNDS

WHEREAS, the City Council approved a 2026-27 Fiscal Year City Budget providing for the expenditure of City revenues for specific purposes; and

WHEREAS, said Budget and accounts therein and monies appropriated thereto may be adjusted between accounts as necessary to serve the needs of the City.

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

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

SECTION 2. For FY 26-27, there is hereby established a General Fund Operating Reserve, and an appropriation in the amount of \$64,167,000 is hereby authorized thereto to be funded as of June 30, 2026, from any unexpended or unappropriated General Fund balances on that date.

SECTION 3. For FY 26-27, there is hereby established a Special Revenue Fund Operating Reserve, and an appropriation in the amount of \$5,216,000 is hereby authorized thereto to be funded as of June 30, 2026, from any unexpended or unappropriated Special Revenue balances on that date.

SECTION 4. For FY 26-27, there is hereby established an Enterprise Fund Operating Reserve, and an appropriation in the amount of \$18,751,000 is hereby authorized thereto to be funded as of June 30, 2026, from any unexpended or unappropriated Enterprise Fund balances on that date.

SECTION 5. For FY 26-27, there is hereby established a City Capital Improvements Reserve Fund for various capital improvement projects, and an appropriation in the amount of \$68,805,000 is hereby authorized thereto to be funded as of June 30, 2026, from any unexpended or unappropriated General Fund balance on that date.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining

provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on June 11, 2026 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

ITEM NO. 6.8



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Elise Calvo, City Treasurer

DATE: June 11, 2026

SUBJECT: Consideration of the Statement of Amended Investment Policy

Background:

Section 53646 (a)(2) of the California Government Code, states that the Treasurer or chief fiscal officer of any other local agency may annually render to his/her legislative body and any oversight committee an investment policy, that the legislative body shall consider at a public meeting.

This Agenda Item includes the Statement of Investment Policy for the City of Industry dated Fiscal Year 2026-2027, for all future investments, pursuant to Section 53601 and Section 53635 of the California Government Code.

The City of Industry maintains an Investment Policy to ensure public funds are managed with safety, liquidity, and yield – in that exact order of priority. To ensure ongoing legal compliance, staff regularly reviews this policy against amendments passed by the California State Legislature. This policy incorporates the following updates:

Item a.: Negative-Yield Market Accommodations (CGC § 53601.6): Extending the sunset clause to January 1, 2031, explicitly allowing municipal treasurers to hold U.S. Government-backed securities that might yield zero or negative interest if held to maturity during anomalous market conditions.

Item e.: Commercial Paper Standards (CGC § 53601 (h)): allowing municipal agencies to purchase prime Commercial Paper with maximum maturities extended up to 397 days (previously capped at 270 days). Additionally, statutory portfolio allocation caps are expanded to 40% to maximize short-term yield during shifting market cycles.

Discussion:

Fiscal Impact:

Recommendation:

It is my recommendation that the City Council approve the amended Investment Policy.

Exhibits:

1. City of Industry Investment Policy Update 2026

City of Industry

STATEMENT OF INVESTMENT POLICY
ELISE CALVO, CITY TREASURER

CITY OF INDUSTRY
STATEMENT OF INVESTMENT POLICY

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CITY OF INDUSTRY

STATEMENT OF INVESTMENT POLICY

Effective June 11, 2026

(Supersedes All Previous Investment Policies)

1.0 Introduction. The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities. Related activities which comprise good cash management include accurate cash projections, the expeditious collection of revenue, the control of disbursements, cost-effective banking relations, and arranging for a short-term borrowing program which coordinates working capital requirements and investment opportunities.

2.0 Policy. It is the policy of the City of Industry to invest public funds not required for immediate day-to-day operations in safe, liquid and medium-term investments. These investments shall yield an acceptable return while conforming to all California statutes and the City's Investment Policy.

3.0 Scope. It is intended that this policy cover the investment activities of all contingency reserves and inactive cash under the direct authority of the City and its component units including but not limited to, the City of Industry, the Successor Agency to the Industry Urban-Development Agency, the Civic-Recreational-Industrial Authority, the Industry Public Utilities Commission, the Industry Public Facilities Authority and the Industry Property and Housing Management Authority.

3.1 Pooled Investments. Investments for the City and its component units will be made on a pooled basis including, but not limited to, the City of Industry, the Successor Agency to the Industry Urban-Development Agency, the Civic-Recreational-Industrial Authority, the Industry Public Utilities Commission, the Industry Public Facilities Authority and the Industry Property and Housing Management Authority. The City's identifies the fund types involved as follows:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Trust Funds
- Miscellaneous Special Funds
- Any new funds created by the applicable governing board, unless specifically exempted

STATEMENT OF INVESTMENT POLICY

3.2 Investments held separately. Investment of bond proceeds will be held separately when required by the bond indentures. Bond proceeds will be invested in accordance with the requirements stated in the bond indentures. This policy does not apply to deferred compensation plans.

4.0 Objectives. Section 53600.5 of the California Government Code outlines the primary objectives of a trustee investing public money. The primary objectives, in order of priority, of the City's investment activities shall be:

4.1. Safety. Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure preservation of capital in the overall portfolio.

4.2 Liquidity. The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

4.3 Return on investment. Investment return becomes a consideration only after the basic requirements of safety and liquidity have been met. The City Treasurer shall attempt to realize a yield on investments consistent with California statutes and the City's Investment Policy.

The City Treasurer should strive to maintain the level of investment of all contingency reserves and inactive funds as close to one hundred percent (100%) as possible. While the objectives of safety and liquidity must first be met, it is recognized that portfolio assets represent a potential source of significant revenues. It is to the benefit of the City that these assets be managed to realize a yield on investments consistent with California statutes and the City's Investment Policy.

A buy and hold strategy will generally be followed; that is, investments once made will usually be held until maturity. A buy and hold strategy will result in unrealized gains or losses as market interest rates fall or rise from the coupon rate of the investment. Unrealized gains or losses, however, will diminish as the maturity dates of the investments are approached or as market interest rates move closer to the coupon rate of the investment. A buy and hold strategy requires that the portfolio be kept sufficiently liquid to preclude the undesired sale of investments prior to maturity. Occasionally, the City Treasurer may find it advantageous to sell an investment prior to maturity, but this should only be on an exception basis and only when it is in the best interest of the City.

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STATEMENT OF INVESTMENT POLICY

5.0 Authorized investments. The City Treasurer may invest City funds in the following investments as specified in the California Government Code Section 53601, and certain investment types are further limited to only the following specified investments.

	Investment Type	Maximum Remaining Maturity	Maximum Specified % of Portfolio	Minimum Quality Requirements	California Government Code Sections
a.	Securities of the U.S. Government, or its agencies (Including GSE debt and U.S. Treasury Obligations)	5 years	None	None (May accept zero/negative yields through 01/01/2031)	53601(b) 53601 (f) and 53601.6
b.	Negotiable Certificates of Deposits (NCDs)	5 years	30%	None	53601(i)
c.	Non-negotiable Certificates of Deposits	5 years	None	None	53630 et seq.
d.	Bankers Acceptances	180 days	40% total (Max 30% in any one commercial bank)	None	53601(g)
e.	Commercial Paper	397 days	40% total (Max 10% per single issuer)	A-1 or higher rating from an NRSRO	53601(h)(2)(C), 53635(a)(1)
f.	Local Agency Investment Fund (LAIF)	N/A	None (Subject to State statutory limits)	None	16429.1
g.	California Asset Management Program (CAMP) or JPAs	N/A	None	None	53601 (p)
h.	Collateralized Bank Deposits (Passbook savings/demand deposits)	5 years	None	None	53630 et. Seq and 53601 (n)
i.	Repurchase Agreements	1 year	None	None	53601(j)
j.	Los Angeles County Investment Pool	N/A	None	None	53684

CITY OF INDUSTRY

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k.	It is the City of Industry's policy not to utilize Reverse Repurchase Agreements or shares of beneficial interest issued by diversified management companies (mutual funds), unless that fund is composed entirely of securities of the U.S. Government, or its agencies, and the use of such funds shall be restricted to sweep accounts. (Reverse Repurchase Agreements shall be permitted if they are assets of the Local Agency Investment Fund).				
l.	Local Agency Bonds	5 years	None	None	53601(a)
m.	Medium-Term Notes	5 years or less	30%	"A" rating category or its equivalent or better	53601(k)
n.	Registered Treasury Notes or Bonds of any of the other 49 states in addition to California *	5 years	None	None	53601(d)
o.	Bonds, Notes, Warrants, or other evidence of indebtedness of a local agency within California*	5 years	None	None	53601(e)
p.	All securities authorized by the California Code, but which are not currently allowed by this investment policy, must first be approved by City Council at the time of purchase.				

* Includes but not limited to municipal bonds or other indebtedness issued by the City of Industry and/or its related Agencies.

Section 53601 of the California Government Code provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the City Council may grant express authority to make investments either specifically or as a part of an investment program approved by the City Council that exceeds the five year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.

STATEMENT OF INVESTMENT POLICY

5.1 Review of Investment Portfolio. The City's investment portfolio must be in compliance with Section 5.0 of this Policy at the time an investment is purchased. However, due to various reasons the portfolio may not be in compliance. The reasons for noncompliance that may arise include, but are not limited to a downgrade in a security's rating, redemptions or maturities resulting in exceeding maximum percentages of a particular investment type, fluctuation in total portfolio size, a change in the California Government Code, or subsequent update to the Investment Policy that renders investments made under previous policies incompliant.

The Treasurer shall review the portfolios quarterly to identify any securities that are no longer in compliance. The Treasurer shall report any major and critical incidences of noncompliance to the City Manager and City Council and provide recommendations to address the noncompliant securities.

6.0 Reporting. Sections 53607 and 53646 of the California Government Code allows the City Council, at its discretion, to require reports meeting the standards set forth in these sections, as well as any additional information desired. Therefore, it is the policy of the City that the City Treasurer or designee appointed by the City Treasurer file a report on the investments and transactions with the City Council as described in Sections 53607 and 53646 of the California Government Code.

7.0 Selection of financial institutions and brokers/dealers. Investments shall be purchased only through well-established, financially sound institutions. The City Treasurer or City Manager or their designee may maintain a list of financial institutions and broker/dealers who are approved to provide the City with investment services. This list should be updated annually by the City Treasurer to ensure compliance with this investment policy. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions will be given a copy of the City's Investment Policy, and a return cover letter which they must sign indicating that the investment policy has been read, understood and that their investment offers will comply with this policy.

All financial institutions and broker/dealers will take direction from the City Treasurer or City Manager or their designee as it relates to the investment strategy and investment policy of the City. Any instructions will be in the form of written instructions via email or other electronic transmissions.

Qualified financial institutions and broker/dealers must supply the City Treasurer or City Manager or their designee with the following:

- 7.1 Financial Institutions.**
- Current audited financial statements
 - Depository contracts, as appropriate

STATEMENT OF INVESTMENT POLICY

- A copy of the latest FDIC call report or the latest FHLBB report, as appropriate
- Proof that commercial banks, savings banks, or savings and loan associations are state or federally chartered

7.2 Broker/Dealers.

- Current audited financial statements
- Proof that brokerage firms are members in good standing of a national securities exchange, or
- A designation as a primary government dealer by the Federal Reserve Bank.

Commercial banks, savings banks, and savings and loan associations must maintain a minimum net worth to asset ratio as provided by law (total regulatory net worth divided by total assets), and must have had positive net earnings for the last reporting period

The City is prohibited from selecting any broker/dealer that has made a campaign contribution within any consecutive 48-month period which exceeds the limitations contained Rule G-37 of the Municipal Securities Rulemaking Board.

8.0 Ethics and conflicts of interest. All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment recommendations and decisions. Investment officials and employees shall make all disclosures appropriate under the Fair Political Practices Act and may seek the advice of the City Attorney and the Fair Political Practices Commission whenever there is a question of personal financial or investment positions that could represent potential conflicts of interest.

ITEM NO. 8.1



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Kathy Tai, Dev. Services Manager
Beth Chow, Planning Manager

DATE: June 11, 2026

SUBJECT: Consideration of a Resolution approving Development Plan Application No. 23-05 with conditions of approval, for the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot tilt-up concrete industrial warehouse building and associated improvements, for the property located at 1015 South Azusa Avenue, City of Industry, California, and adopting a Notice of Exemption regarding same, and making findings in support thereof

Background:

Proposal:

John Cataldo on behalf of the Larson Design Group, Inc. (“Applicant”), is requesting approval for the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot tilt-up concrete industrial warehouse building and associated improvements, (“Project”), located at 1015 South Azusa Avenue, City of Industry, California (APN 8242-030-018) (“Property”).

Location and Surroundings:

The Property consists of a single parcel totaling 32.23-acres (1,404,156 square feet), and is generally “L-shaped” with street frontage and access from Azusa Avenue and Chestnut Street. It is currently developed with a 575,167 square foot warehouse and distribution center on the main portion of the Property, and another 28,928 square foot detached industrial building in the southeast portion of the Property. As part of the proposal, the larger of the two buildings will remain, while the smaller will be demolished and replaced with an 86,620 square foot industrial warehouse. A total of 4.9 acres (213,349 square feet) will be disturbed for the development of the Project on the northeast portion of the site. The Property has an Industrial (M) zoning designation, and an Employment General Plan Land Use designation, which is also applicable

to the properties surrounding the Project site. Immediate surrounding uses include warehouses for manufacturing and distribution facilities. A detailed description of the existing surrounding land uses are detailed below:

North: Immediately north of the proposed building is the existing 575,167 square foot building on the same parcel, which is occupied by various wholesale and distribution centers. To the north, on the neighboring property north of the Project site is a wheel manufacturer.

East: Uses east of the Property across Azusa Avenue include a computer component hardware manufacturer and a hose coupling & accessories distributor.

South: Immediately south of the Property are the Union Pacific railroad tracks, and beyond the rail lines, a wholesaler of party and craft supplies.

West: West of the Property is Universal Warehouse, a warehouse and distribution center of new glass bottles and general merchandise.

Project Background:

Los Angeles County Assessor records show that the existing 28,620 square foot industrial warehouse building was constructed in 1993. Since 1998, Carrier Transcold of Southern California has occupied the Property and utilized it as a warehousing and distribution site for transport refrigeration and auxiliary power unit (APU) parts and equipment.

Project Entitlements:

Pursuant to Section 17.36.020 of the Industry Municipal Code ("IMC"), a development plan is required to enlarge a structure.

This Project involves the following Planning Entitlement application:

1. Development Plan Application – Long Form: In reviewing this Development Plan Application – Long Form, the City Council will evaluate whether the Project complies with the requirements set forth in IMC, Chapter 17.36.

Discussion:

General Plan Consistency:

The General Plan land use designation of the Property is Employment. Permitted uses in the Employment land use designation include a range of industrial and supporting commercial activities, such as industrial manufacturing, assembly, printing, machining, milling, welding, research and development, distribution, warehousing, storage, and supporting office uses. The proposed Project is consistent with and allowable in the Employment land use designation. The Project consists of a tilt-up concrete industrial warehouse building, which falls within the category of permitted industrial uses, specifically warehousing and distribution. Accordingly, the proposed Project is an appropriate uses for the site under the General Plan land use designation.

Zoning Code Consistency:

The project site has an Industrial (M) Zoning designation. The proposed development is consistent with zoning designation because warehouse uses are permitted in the Industrial Zone. Further, the Project is subject to the development standards set forth in IMC Chapter 17.36. As provided in Table 1 below, the Project meets or exceeds the Industrial Zone development standards.

Table 1 – Title 17 Zoning Standards

Development Standard	Code Requirement	Proposed	Compliance
Maximum Building Coverage* (Both existing and new building)	50% 702,078 sf	47% 661,787 sf w/expansion	Yes
Maximum Building Height (new building)	150'	41'	Yes
Setbacks (new building)	30' from the curb line of all streets	<ul style="list-style-type: none"> • 75' from Azusa Avenue • 35' from the Union Pacific Railroad Line 	Yes
Minimum Landscape Coverage Required*	12% 168,498 sf	12% 168,500 sf	Yes
Parking 150 spaces + 1 space per 1,000 square feet of floor area, in excess of 100,000 square feet (total site)	712 parking spaces	885 parking spaces	Yes
Minimum Drive Aisle Width	26'	26-30'	Yes
<i>*This table reflects the percentages for the entire parcel not just the 4.9 acre project disturbance area.</i>			

Setbacks:

The setbacks comply with IMC §17.32.040 (Building lines), building setbacks are required to be a minimum of 30-feet from the curb line of any street (Azusa Avenue) or highway to the building, whether the street is improved or not. The proposed building expansion is setback 75 feet from Azusa Avenue to the west and 35 feet from the Union Pacific Railroad Line to the south.

Therefore, it exceeds the City's minimum required setback distance.

Landscaping:

The disturbed site will be improved with 30,696 square feet of proposed landscaping, primarily located along the perimeter of the Project site and within the parking areas.

Section 17.36.060.Q of the IMC requires that a minimum of 12% of the disturbed area be devoted to landscaping. Based on this requirement, a minimum of 168,498 square feet of landscaping is required for the entire Project site. The Project exceeds this requirement by proposing a total of 168,500 square feet of landscaping.

As part of the design, all landscaping and irrigation areas will employ water conservation principals, including, but not limited to, such provisions as water sensors, programmable irrigation times with short cycle capabilities. These measures will be consistent with the City's Water Efficient Landscape ordinance (IMC Chapter 13.18). All common landscape areas will be maintained by the property owner.

Parking and Access:

As indicated in Table 1, the Project complies with both parking and drive aisle width requirements set forth in the IMC. The Project will feature 885 parking spaces, which exceeds the City's parking requirement. Additionally, all existing and proposed drive aisle widths will meet or exceed the required twenty-six-foot (26') drive aisle minimum width.

The Project does not require additional ingress or egress and will not alter the overall circulation pattern on the site. Existing site access consists of a single forty-foot (40') wide driveway off Azusa Road and two (2) forty-foot (40') wide driveways off Chestnut Street.

Therefore, the configuration, size, design, and access of the proposed Project complies with the 17.36.060 of the IMC, and the City's congestion management plan (IMC, Chapter 17.68).

The City's Engineering Department determined that the Project's circulation pattern is in conformance with local, state, and federal regulations regarding circulation and traffic pattern design. Furthermore, there is adequate circulation around the Project site and the parking lot, thereby avoiding any potential traffic impacts such as congestion and/or vehicle stacking.

Architecture:

The new building is designed with a contemporary industrial aesthetic, utilizing a tilt-up panel construction technique. This method not only ensures structural integrity but also provides a sleek and modern appearance that is both functional and visually appealing.

The exterior incorporates a sophisticated color palette of earth tones. The tilt-up concrete panels are finished in a soft off-white color with a tinge of green-gray undertone with accents of warm olive-infused gray with earthy undertones, and deep warm taupe with brown undertones creating a clean and uniform appearance. Horizontal windows are strategically placed on each side of the building, providing natural light and ventilation while maintaining the building's streamlined appearance.

The main entrance is located on the northeast corner of the building and features a prominent

entry design with expansive windows that allow natural light to illuminate the lobby area, creating a welcoming and airy atmosphere. Above the windows the entrance will have horizontal panels painted in deep warm taupe with brown undertones to create a wooden façade look. Incorporated into the entrance design is an ADA-compliant ramp, ensuring accessibility for all individuals.

Incorporated into the warehouse design are modern office and support spaces. These areas include administrative offices, meeting rooms, and employee break rooms, all designed with ergonomic and aesthetic considerations. The new warehouse building includes 24 loading docks, to streamline the process of loading and unloading goods. These docks are equipped with high-efficiency dock levelers and bumpers to ensure smooth operations and minimize damage to the building or goods.

Design Review Findings

Pursuant to Section 17.36.070 of the IMC, the City Council must make the following findings in order to approve an application for a development plan.

a. The site is suitable for development in accordance with the development plan.

The site is suitable for development in accordance with the development plan in that the project is in conformance with the City's General Plan, Zoning Code and all applicable development standards outlined in 17.36.060 of the IMC. This includes setbacks, building height, parking, and landscape standards. Further, pursuant to the provisions of the General Plan, industrial uses are permitted in the Employment land use designation, and the project does not conflict with the established goals and objectives of the Land Use Element of the General Plan. The Project consists of the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot industrial building.

b. The total development is arranged so as to avoid traffic congestion, ensure the public health, safety, and general welfare, or prevent adverse effects upon neighboring properties.

The total development is arranged to avoid traffic congestion, ensure the public health, safety, and general welfare, or prevent adverse effects upon neighboring properties, because it has been designed to minimize any potential impacts by complying with the IMC. The IMC requires all driveways and drive-aisles to be a minimum of 26 feet in width.

The existing improvements consist of single forty-foot (40') wide driveway off Azusa Road and two (2) forty-foot (40') wide driveways off Chestnut Street. Per the Standard of Review and development guidelines (IMC §17.36.060.N) access requirements, the required minimum driveway width is 26-feet. Also, the proposed interior drive aisles range between 26 - 30 feet wide throughout the Project site, therefore meeting and exceeding the City's required minimum drive aisle width.

The Project site has been designed to avoid any potential traffic impacts such as congestion, stacking, or spillage onto City streets. Furthermore, conditions of approval are incorporated to prevent the Project from having any adverse effects upon the public health, safety, and general welfare of neighboring properties. Conditions of Approval include a requirement to

comply with the Los Angeles County Noise Ordinance regarding hours permitted for construction, compliance with the standards set for in the California Building Code, standards and requirements from the City's Public Works/Engineering Department, Los Angeles County Regional Water Quality Control Board, and South Coast Air Quality Management District.

c. The development is in general accord with all elements of this title.

The development is in general accord with all elements of the City's Zoning Code because the Project complies with all development standards regarding building setbacks, building height, parking, access, screening, and design. The setbacks will remain within zoning limitations. Pursuant to Section 17.32.040 of the IMC, building setbacks are required to be a minimum of 30-feet from the curb line of any street (Azusa Avenue) or highway to the building, whether the street is improved or not. The proposed building expansion is setback 75 feet from Azusa Avenue to the west and 35 feet from the Union Pacific Railroad Line to the south. Therefore, it exceeds the City's minimum required setback distance.

The Project complies with the maximum building height of 150-feet. The proposed building is 41-feet high. The Project complies with the City's minimum parking requirement. In accordance with Section 17.36.060.K.1 of the IMC, the Project requires 150 spaces plus 1 space per 1,000 square feet of floor area, in excess of 100,000 square feet, which equates to 712 total parking spaces. The Project site has a total of 885 parking spaces. The Project also meets the City's access requirements by providing three separate driveways used for both entrance and exit of vehicles greater than 26-feet; each driveway is 40-feet wide, with all drive-aisles being a minimum of 26-feet wide within the property. The Property will be adequately screened because the existing mature hedges and the mature trees along Azusa Avenue and because of the grade change that occurs on Azusa Avenue which makes the proposed building sit higher and out of view, thereby reducing the visual impact from the public right of way. Pursuant to Section 17.36.060.Q of the IMC, 12 percent of the subject parcel must be landscaped, which is 168,498 square feet for the Project site, and the Applicant is providing 168,500 square feet of landscaping, thereby exceeding the requirement. The building will be designed to be similar in scale and massing to adjacent development and will establish a smooth transition between uses.

d. The development is consistent with the provisions of the general plan.

The proposed building is consistent with the Employment land use designation set forth in the City's General Plan. Permissible land uses in the Employment land use designation include such uses as distribution, warehouses, storage, and supporting ancillary uses. Additionally, the Project is consistent with General Plan Policy LU5 which provides that the City should provide "[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment". The Project will provide a new building that is of high architectural design, along with new infrastructure that will enhance the property value due to the increase in square footage. New buildings, additions, and other structures require an appraisal from the Los Angeles County Assessor's office. The value of new construction is added to the existing improvement assessed value. Also, the new building is consistent with Policy LU2-6, which states the City should "[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction Projects" because the new building will be solar ready, it is of an energy saving design.

Environmental Analysis:

In accordance with the provisions of the California Environmental Quality Act (“CEQA”) Guidelines, this Project is Categorically Exempt pursuant to Section 15332 (Class 32 Infill development projects). Class 32 consists of projects characterized as in-fill development meeting the conditions described below.

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the general plan designation and regulations. The permissible land uses in the Employment land use designation include such uses as distribution, warehouses, storage, and supporting ancillary uses. Additionally, the Project is consistent with General Plan Policy LU5 that states the City should provide “[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment.” The Project will provide a new building that is of high architectural design, along with new infrastructure that will enhance the property value due to the increase in square footage. Also, the new building is consistent with Policy LU2-6, which states the City should “[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction Projects” because the new building will be solar ready, it is of an energy saving design.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development is in the City, and is surrounded by urban uses to the north, south, east, and west. The Property is bordered by the Union Pacific Railroad to the south, Azusa Avenue and warehouse uses to the east, west, and north. While the Project is located on a 32.23-acre property, the actual construction or disturbed area is 4.9 acres, and therefore qualifies for an infill exemption.

c. The project site has no value as habitat for endangered, rare, or threatened species.

Pursuant to the General Plan, Resource Management Element, Section 3.1, since the City is urbanized and built out, it does not contain “significant biological resources.” Consistent with the observation made in the General Plan, the Project site is developed with two existing industrial buildings and was therefore previously disturbed. Given the built out nature of the site, and the fact that the site is surrounded by developed, industrial uses, the Project site has no value as habitat for endangered, rare, or threatened species and does not contain any endangered habitat. Furthermore, no areas of the City are within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan as stated in the Resource Management Element of the General Plan.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- Traffic – Less than significant traffic impacts are anticipated because the proposed development does not exceed the City’s adopted VMT baseline and thresholds of significance and was screened out from further traffic analysis.
- Noise – There will be less than significant impacts to noise because the proposed Project is located in an urbanized, industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the Los Angeles County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Exhibit E) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 2.08.390).
- Air Quality – There will be less than significant impacts to air quality because the temporary construction and post construction operations will not exceed the threshold of significance and will be conditioned (in the attached conditions of approval) that the Applicant, property owner, construction contractors, and business owners will be required to comply with the requirements of the California State Building Code, all State and Federal standards regarding air quality, and the City’s General Plan and Municipal Code.
- Water Quality – There will be less than significant impacts to water quality because the Project will comply with all requirements set forth by the Los Angeles County Regional Water Quality Control Board and Best Management Practices (BMPs). Also, the Project is required to have an approved Low Impact Development (LID) plan and Water Quality Management Plan approved by the Engineering Department in order to construct, which has already received said approval.

e. The site can be adequately served by all required utilities and public services

The Project site is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. All roads and utilities exist and are maintained by the City and the respective utility entities and have served the industrial use at the Property for many years and are suitable for the construction of the new building.

In conclusion, the proposed Project has been reviewed for consistency with the requirements of the CEQA guidelines. Staff has determined that the Project is exempt pursuant to Section 15332 (In-fill Development Projects) for the reasons described above.

Fiscal Impact:

Development of the Project will generate revenues to the City in the form of building permit fees to defray plan check and inspection costs, as well as additional property tax revenue.

Recommendation:

Because the Project complies with the development standards of the IMC, does not pose a significant impact on the environment, and satisfies the required findings outlined in Resolution No. CC 2026-11. These will also cover any restrictions as denoted in the final set of conditions of approve as provided by the subject site. Staff recommends that the City Council:

1. Adopt Resolution No. CC 2026-11 approving Development Plan No. 23-05, with the Standard Requirements and Conditions of Approval contained in the Resolution, and Notice of Exemption regarding same.

Exhibits:

1. Exhibit A - Location Map - DP No. 23-05
2. Exhibit B - Project Plans - DP No. 23-05
3. Exhibit C - Building Elevations - DP No. 23-05
4. Exhibit D - Notice of Exemption
5. Exhibit E - Resolution No. CC 2026-11



Project Site 1015 Azusa Avenue



NOTES

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF INDUSTRY BUILDING DEPARTMENT.
- DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.N.O.
- ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
- ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC. 3800
- THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFELY EXECUTE ALL WORKS.
- SEPARATE BUILDING PERMITS SHALL BE TAKEN OUT FOR ELECTRICAL AND MECHANICAL PORTIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. THE BUILDING PERMIT SHALL BE PROCESSED BY JOHN CATALDO & ASSOCIATES AND PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- REQUIRED PERMITS SHALL BE OBTAINED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY & CAL OSHA* FOR ANY TRENCHES OR EXCAVATIONS
- SEPARATE PLANS SHALL BE PLAN CHECKED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY MODIFICATION TO EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS APPLICABLE.
- ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ALL FUTURE CONDITIONED SPACES SHALL COMPLY WITH TITLE 24 STATE ENERGY CONSERVATION REQUIREMENTS.
- ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
- THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, OR OTHER SHEETS.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED. FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNDAMAGED CONDITION.
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE CONTRACTOR INCLUDE THE GENERAL CONTRACTOR AND HIS SUB CONTRACTORS. THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.

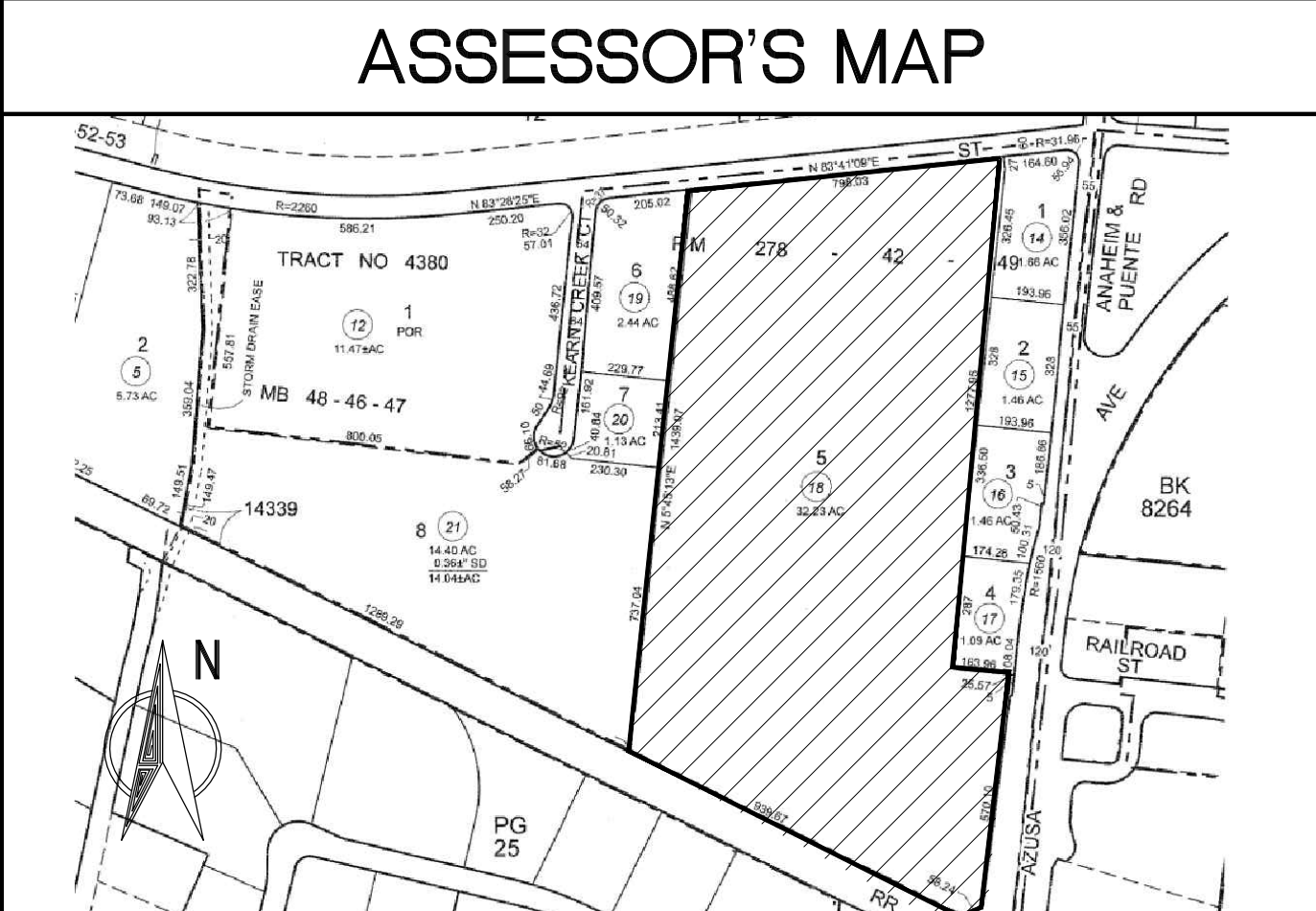
CONSTRUCTION NOTES:

- CONTRACTOR SHALL INSPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE TO REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF POSSIBLE TRASH DUMPSTERS, GENERAL SITE ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
- CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS OF ALL LOCKS WITH TENANT PRIOR TO ORDERING HARDWARE AS SPECIFIED HEREIN.
- THESE DRAWINGS AND WRITTEN SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. REFER ALSO TO BID INSTRUCTIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED WITHOUT FIRST SUBMITTING SPECIFICATIONS, SAMPLES, COST AND TIME SCHEDULE IMPACT DATE TO PM FOR APPROVAL.
- AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE PM IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENTS WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.
- IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, ETC.) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
- ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SPOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENTS, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR CABINETS.
- NO HAZARDOUS MATERIALS TO BE STORED ON SITE.

NEW INDUSTRIAL BUILDING:

1015 S AZUSA AVENUE

CITY OF INDUSTRY, CA. 91748



ABBREVIATIONS + SYMBOLS			
&	And	F.A.	Fire Alarm
∠	Angle	F.B.	Flat Bar
@	At	F.D.	Floor Drain
C	Centerline	FDN.	Foundation
Ø	Diameter or Round	F.E.	Fire Extinguisher
⊥	Perpendicular	F.E.C.	Fire Extinguisher Cab.
#	Pound or Number	F.H.C.	Fire Hose Cabinet
(E)	Existing	FIN.	Finish
ACOUS.	Acoustical	FLASH.	Flashing
A.D.	Area Drain	FLUOR.	Fluorescent
ADJ.	Adjustable	F.O.C.	Face of Concrete
AGGR.	Aggregate	F.O.F.	Face of Finish
AL.	Aluminum	F.O.S.	Face of Studs
APPROX.	Approximate	FFRF.	Fireproof
ARCH.	Architectural	F.S.	Full Size
ASB.	Asbestos	FT.	Foot or Feet
ASPH.	Asphalt	FTG.	Footing
BD.	Board	FURR.	Furring
BITUM.	Bituminous	FUT.	Future
BLDG.	Building	GA.	Gauge
BLK.	Block	GALV.	Galvanized
BLKG.	Blocking	G.B.	Grab Bar
BM.	Beam	GL.	Glass
BOT.	Bottom	GND.	Ground
CAB.	Cabinet	GR.	Grade
C.B.	Catch Basin	GYP.	Gypsum
CEM.	Cement	H.B.	Hose Bib
CER.	Ceramic	H.C.	Hollow Core
C.I.	Cast Iron	HDWD.	Hardware
CLG.	Ceiling	HDWE.	Hardware
CLKG.	Clauing	H.M.	Hollow Metal
CLO.	Close	HORIZ.	Horizontal
CLR.	Clear	HR.	Hour
COL.	Column	HGT.	Height
CONC.	Concrete	I.D.	Inside Diameter
CONN.	Connection	(Dim.)	(Dimension)
CONSTR.	Construction	INSUL.	Insulation
CONT.	Continuous	INT.	Interior
CORR.	Corridor	JAN.	Janitor
CTS.K.	Countersink	JT.	Joint
CNTR.	Center	KIT.	Kitchen
CTR.	Center	LAB.	Laboratory
DBL.	Double	LAM.	Laminated
DEPT.	Department	LAV.	Lavatory
D.F.	Drinking Fountain	LKR.	Locker
DET.	Detail	L.T.	Light
DIA.	Diameter	L.T.S.P.	Light Suspended
DIM.	Dimension	MAX.	Maximum
DISP.	Dispenser	M.C.	Medicine Cabinet
DN.	Down	MECH.	Mechanical
D.O.	Door Opening	MEMB.	Membrane
DR.	Door	MET.	Metal
DWR.	Drawer	MFR.	Manufacturer
DS.	Down spout	MH.	Manhole
D.S.P.	Dry Standpipe	MIN.	Minimum
DWG.	Drawing	MIR.	Mirror
E.	East	MISC.	Miscellaneous
E.A.	Each	M.O.	Masonry Opening
E.J.	Expansion Joint	MTD.	Mounted
EL.	Elevation	MUL.	Mullion
ELEC.	Electrical	N.	North
ELEV.	Elevator	N.I.C.	Not In Contract
EMER.	Emergency	NO. OR #	Number
ENCL.	Enclosure	NOM.	Nominal
E.P.	Electrical Panel board	N.T.S.	Not To Scale
EQ.	Equal	O.A.	Overall
EQPT.	Equipment	OBS.	Obscure
E.W.C.	Electric Water Cooler	O.C.	On Center
EXIST.	Existing	O.D.	Outside Diameter (Dim.)
EXPO.	Exposed	OFF.	Office
EXP.	Expansion	OPNG.	Opening
EXT.	Exterior	OPP.	Opposite
		PRCST.	Pre-Cast
		PL.	Plate
		PLAM.	Plastic Laminate
		PLAS.	Plaster
		PLYWD.	Plywood
		PR.	Pair
		PT.	Point
		P.T.D.	Paper Tower Dispenser
		FL.	Floor
		P.T.D.R.	Combination Paper towel Dispenser & receptacle
		PTN.	Partition
		P.T.R.	Paper Towel Receptacle
		Q.T.	Quarry Tile
		R.	Riser
		RAD.	Radius
		R.D.	Roof Drain
		REF.	Reference
		REFR.	Refrigerator
		RGTR.	Register
		REINF.	Reinforced
		REQ.	Required
		RESIL.	Resilient
		RM.	Room
		R.O.	Rough Opening
		RWD.	Ridgwood
		R.W.L.	Rain Water Leader
		S.	South
		S.C.	Solid Core
		S.C.D.	Seat Cover Dispenser
		SCHED.	Schedule
		S.D.	Slop Dispenser
		SECT.	Section
		SH.	Shelf
		SHR.	Shower
		SHT.	Sheet
		SM.	Similar
		S.N.D.	Sanitary Napkin Dispenser
		S.N.R.	Sanitary Napkin Receptacle
		SPEC.	Specification
		SQ.	Square
		SST.	Stainless Steel
		S.S.K.	Service Sink
		STA.	Station
		STD.	Standard
		STL.	Steel
		STOR.	Storage
		STR.L.	Structural
		SUSP.	Suspended
		SYM.	Symmetrical
		TRD.	Tread
		T.B.	Towel Bar
		T.C.	Top of Curb
		T.E.L.	Telephone
		TER.	Terrazzo
		T.&G.	Tongue and Groove
		THK.	Thick
		T.P.	Top of Pavement
		T.P.D.	Toilet Paper Dispenser
		T.V.	Television
		T.W.	Top of Wall
		TYP.	Typical
		UNF.	Unfinished
		U.O.N.	Unless Otherwise Noted
		UR.	Urinal
		VERT.	Vertical
		VEST.	Vestibule
		W.	West
		W.	With
		W.C.	Water Closet
		WD.	Wood
		W/O.	Without
		WP.	Waterproof
		WSCOT.	Wainscot
		WT.	Weight

APPLICABLE CODES	
ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:	
2022 CALIFORNIA BUILDING CODE (CBC)	
2022 CALIFORNIA FIRE CODE (CFC)	
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	
2019 CALIFORNIA ELECTRICAL CODE (CEC)	
2019 GREEN BUILDING CODE (GBC)	
2022 CALIFORNIA ENERGY CODE	
CITY OF INDUSTRY ZONING CODE	
LA COUNTY CODE	

SCOPE OF WORK	
NEW INDUSTRIAL BUILDING ± 86,620 S.F.	
TILT-UP BUILDING 36' FEET CLEAR HEIGHT	

LANDSCAPE	
TOTAL LANDSCAPE REQUIREMENT: 12% OF THE AFFECTED AREA	
TOTAL AFFECTED AREA: ± 235,341 S.F.	
12% = 28,241 SQ. FT.	
TOTAL PROPOSED LANDSCAPE AREA: 48,616 SQ. FT. > 28,241 SQ. FT.	

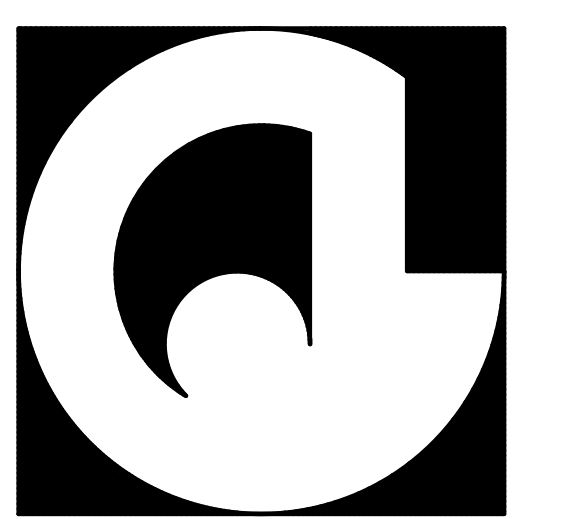
PROJECT DIRECTORY	
OWNER:	EASTGROUP PROPERTIES 10250 CONSTELLATION BLVD. STE 2300 LOS ANGELES, CA 90067. PHONE: (323) 457-0648
ARCHITECT:	JOHN G. CATALDO A.I.A., C.S.I. 835 MISSION STREET SOUTH PASADENA, CA 91030 Tel : (626) 799-4400 Fax : (626) 799-7010

SHEET INDEX	
SHEET NO.	DESCRIPTION
F-1.0	TITLE SHEET
A-1.0	OVERALL SITE
A-1.1	EXISTING DISTURBED AREA
A-1.2	PROPOSED DISTURBED AREA
A-2.0	PROPOSED BUILDING PLAN
A-3.0	PROPOSED OFFICE PLANS
A-4.0	PROPOSED ELEVATIONS
R-1.0	RENDERINGS
L-1	LID PLAN

PROJECT INFO./BUILDING DATA	
ADDRESS:	1015 S AZUSA AVENUE CITY OF INDUSTRY, CA. 91748
ASSESSOR'S PARCEL NO. (A.P.N.)	8242-030-018
LEGAL DESCRIPTION:	PM 278-42 LOT 5
ZONING:	INDUSTRIAL
OCCUPANCY GROUP/USE:	B, S-1
TYPE OF CONSTRUCTION:	III - B
FIRE SPRINKLERS:	YES
LOT AREA:	1,404,156 SQ. FT.
TOTAL BUILDING AREA (EXISTING & NEW BLDG) =	661,787 S.F.
TOTAL LOT COVERAGE AREA	47% < 50%
(N) BUILDING TOTAL AFFECTED AREA: ±	211,349 S.F.
AFFECTED AREA ACREAGE:	4.9 ACRES
REQUIRED SETBACKS: 30' FROM THE CURBLINE OF ALL STREETS	
PROVIDED SETBACK FROM THE RAILROADS: 35'-0" FEET	
PROVIDED SET BACK FROM S. AZUSA AVE: 75'-0" FEET	

PARKING TABULATION			
	EXISTING BUILDING	PROPOSED BUILDING	OVERALL TOTAL
REQUIRED PARKING	625.17 STALLS	132.16 STALLS	757.33 STALLS
PROPOSED PARKING	626 STALLS	259 STALLS	885 STALLS

PROJECT INFO./BUILDING DATA	
BUILDING AREAS:	
(E) BUILDING AREA:	575,167 S.F.
(N) BUILDING AREA:	86,620 S.F.
(N) BUILDING FOOTPRINT:	83,620 S.F.
PROPOSED OFFICE AREA:	
-FIRST FLOOR OFFICE AREA:	4,646 S.F.
-MEZZANINE OFFICE AREA:	3,000 S.F.
-TOTAL OFFICE AREA:	7,646 S.F.
-TOTAL OFFICE PERCENTAGE	8.8 %
PROPOSED WAREHOUSE AREA:	78,974 S.F.
TOTAL NEW BUILDING AREA:	86,620 S.F.
ALLOWED BUILDINGS / FAR = 0.5	
PROPOSED BUILDINGS / FAR = 0.47	



ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING
1015 S AZUSA AVENUE
CITY OF INDUSTRY, CA 91748

DEVELOPER :

Drawing Content :

TITLE SHEET



Revisions : Date :

PLAN CHECK CORR.	01-31-24
PLAN CHECK CORR.	04-08-24
PLAN CHECK CORR.	06-05-24
PLAN CHECK CORR.	06-05-25

Designer : JC
Manager : AHS.R
Date : JULY 2025
Job No : 2023 - 027
Scale : AS NOTED

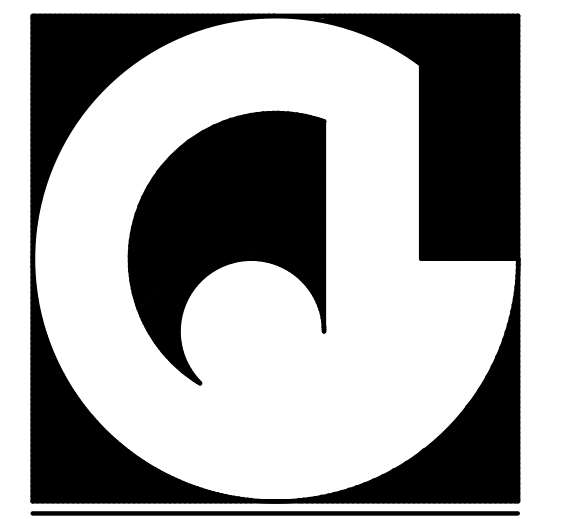
Drawing No :

T-1.0

SHEET : OF :



- KEYNOTES**
- EXISTING PARKING TO REMAIN
19'-0" X 9'-0"
 - NEW STANDARD PARKING
19'-0" X 9'-0"
 - NEW ACCESSIBLE PARKING
19'-0" X 9'-0"
 - NEW SIDEWALK 5' WITH
 - NEW 6" CONCRETE CURB
 - EXISTING 6" CONCRETE CURB
 - NEW LANDSCAPE AREA
 - EXISTING LANDSCAPE AREA TO REMAIN
 - EXISTING DRIVEWAY TO REMAIN
 - NEW TRASH & RECYCLING ENCLOSURE
 - NEW ACCESSIBLE RAMP
 - EXISTING TRASH & RECYCLING ENCLOSURE
- PROPOSED NEW BUILDING
 DISTURBED AREA BASED ON LID PLAN
 TOTAL LANDSCAPE REQUIRED: 12% OF AFFECTED AREA
 12% OF LANDSCAPE = 28,269 SQ.FT.
 TOTAL PROPOSED LANDSCAPE AREA: 13%
 30,696 SQ.FT. > 28,241 SQ. FT.



ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING
1015 S AZUSA AVENUE
CITY OF INDUSTRY, CA 91748

DEVELOPER :

JOHN G. CATALDO

Drawing Content :

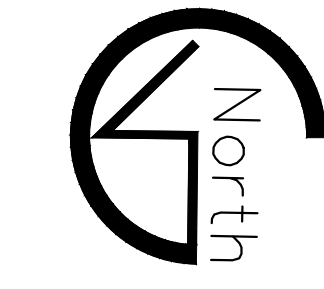
OVERALL SITE



Revisions :	Date :
△ PLAN CHECK REVIEW	1-16-24
△ PLAN CHECK REVIEW	04-08-24
△ PLAN CHECK REVIEW	06-05-24
△ PLAN CHECK REVIEW	06-05-25

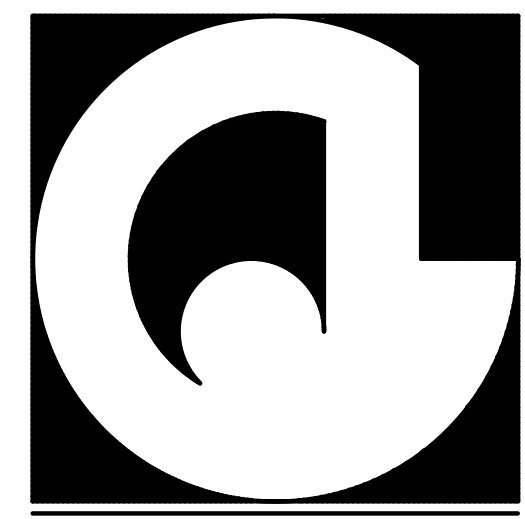
Designer : JC
 Manager : AHS.R
 Date : FEB. 2024
 Job No : 2023-027
 Scale : AS NOTED
 Drawing No :

OVERALL SITE PLAN
SCALE: 1/32=1'-0"



A-1.0

SHEET : OF :



ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING
1015 S AZUSA AVENUE
CITY OF INDUSTRY, CA. 91748

DEVELOPER :

JOHN G. CATALDO
A.I.A. C.S.I.

Drawing Content :

PROPOSED
DISTURBED AREA
SITE PLAN

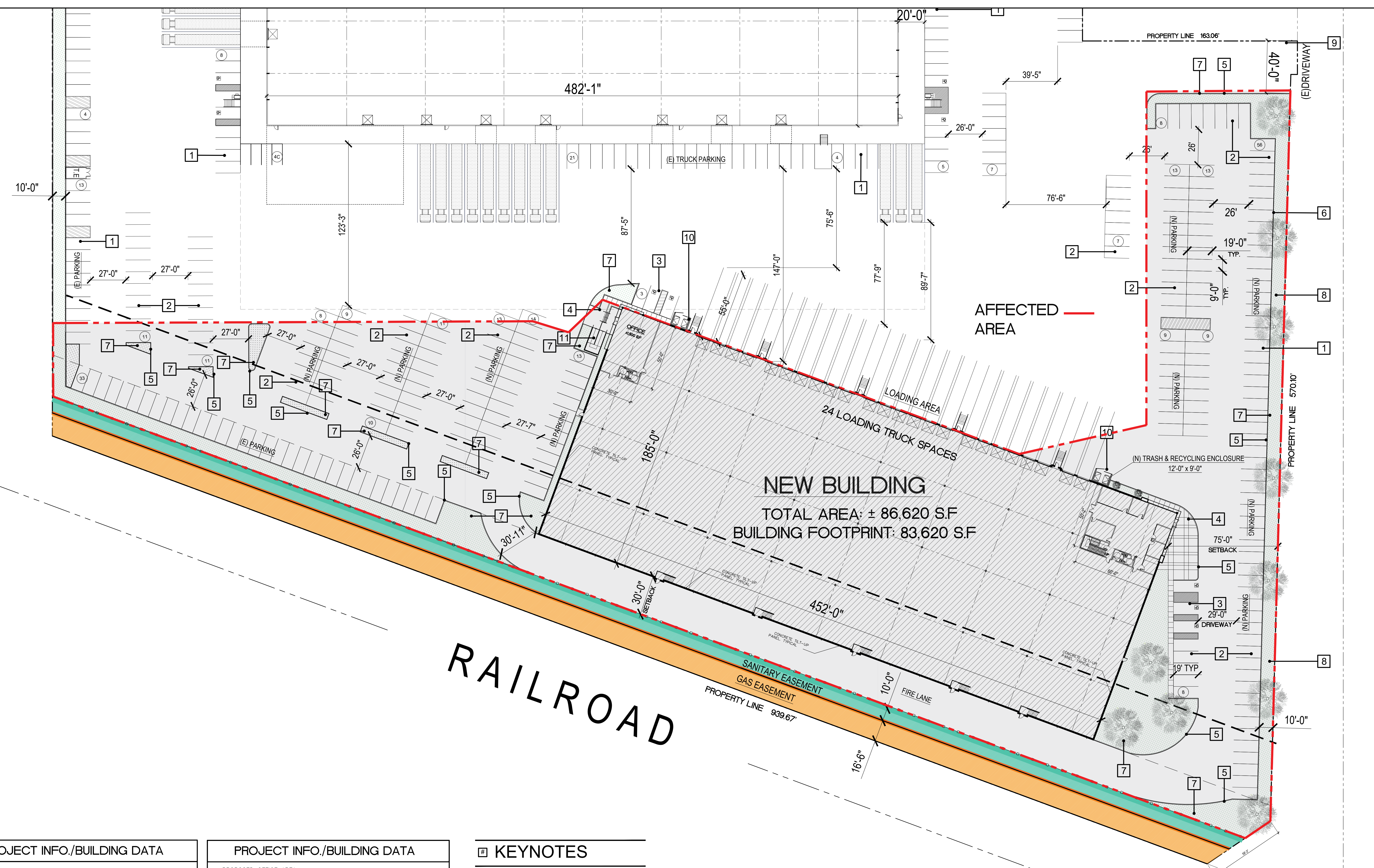


Revisions :	Date :
PLAN CHECK REVIEW	1-16-24
PLAN CHECK REVIEW	04-08-24
PLAN CHECK REVIEW	06-05-24

Designer : JC
 Manager : AHS.R
 Date : FEB. 2024
 Job No : 2023-027
 Scale : AS NOTED
 Drawing No :

A-1.2

SHEET : OF :



PROJECT INFO./BUILDING DATA	
ADDRESS:	1015 S AZUSA AVENUE CITY OF INDUSTRY, CA. 91748
ASSESSOR'S PARCEL NO. (A.P.N.)	8242-030-018
LEGAL DESCRIPTION:	PM 278-42 LOT 5
ZONING:	INDUSTRIAL
OCCUPANCY GROUP/USE:	B, S-1
TYPE OF CONSTRUCTION:	III - B
FIRE SPRINKLERS:	YES
LOT AREA:	1,404,156 SQ. FT.
SITE PLAN DATA:	
TOTAL BUILDING AREA (EXISTING & NEW BLDG)	= 661,787 S.F.
EXISTING BUILDING AREA:	575,167 S.F.
NEW BUILDING FOOTPRINT:	83,620 S.F.
PROPOSED BUILDING AREA:	86,620 S.F.
TOTAL LOT COVERAGE AREA :	47% < 50%
AFFECTED AREA ACREAGE:	4.9 ACRES
ALLOWED BUILDINGS / FAR =	0.5
PROPOSED BUILDINGS / FAR =	0.47

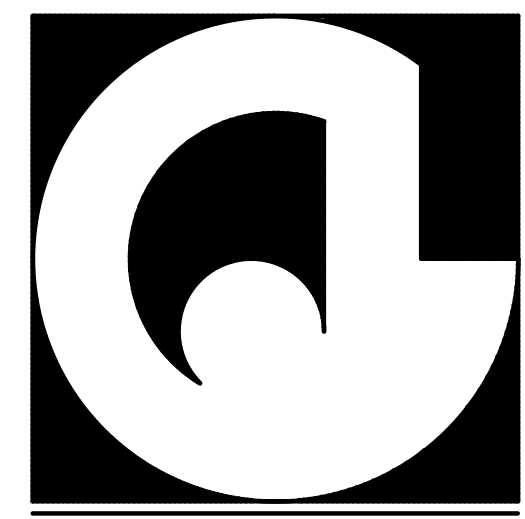
PROJECT INFO./BUILDING DATA	
PROPOSED OFFICE AREA:	
-FIRST FLOOR OFFICE AREA:	4,646 S.F.
-MEZZANINE OFFICE AREA:	3,000 S.F.
-TOTAL OFFICE AREA:	7,646 S.F.
-TOTAL OFFICE PERCENTAGE	8.8 %
REQUIRED SETBACKS: 30' FROM THE CURBLINE OF ALL STREETS PROVIDED SETBACK FROM THE RAILROADS: 35'-0" FEET PROVIDED SET BACK FROM S. AZUSA AVE: 75'-0" FEET	
LANDSCAPE DATA:	
TOTAL LANDSCAPE AREA:	28,269 S.F.
REQUIRED LANDSCAPE RATIO: 12% OF AFFECTED AREA	
PROPOSED LANDSCAPE RATIO: 13% OF AFFECTED AREA =	30,696 S.F.

- KEYNOTES**
- EXISTING PARKING TO REMAIN 19'-0" X 9'-0"
 - NEW STANDARD PARKING 19'-0" X 9'-0"
 - NEW ACCESSIBLE PARKING 19'-0" X 9'-0"
 - NEW SIDEWALK 5' W/TH
 - NEW 6" CONCRETE CURB
 - EXISTING 6" CONCRETE CURB
 - NEW LANDSCAPE AREA
 - EXISTING LANDSCAPE AREA TO REMAIN
 - EXISTING DRIVEWAY TO REMAIN
 - NEW TRASH & RECYCLING ENCLOSURE
 - NEW ACCESSIBLE RAMP
- PROPOSED NEW BUILDING
 DISTURBED AREA BASED ON LID PLAN 211,349 S.F.

PROPOSED DISTURBED AREA SITE PLAN

SCALE: 1/32"=1'-0"





ARCHITECTURE . ENGINEERING

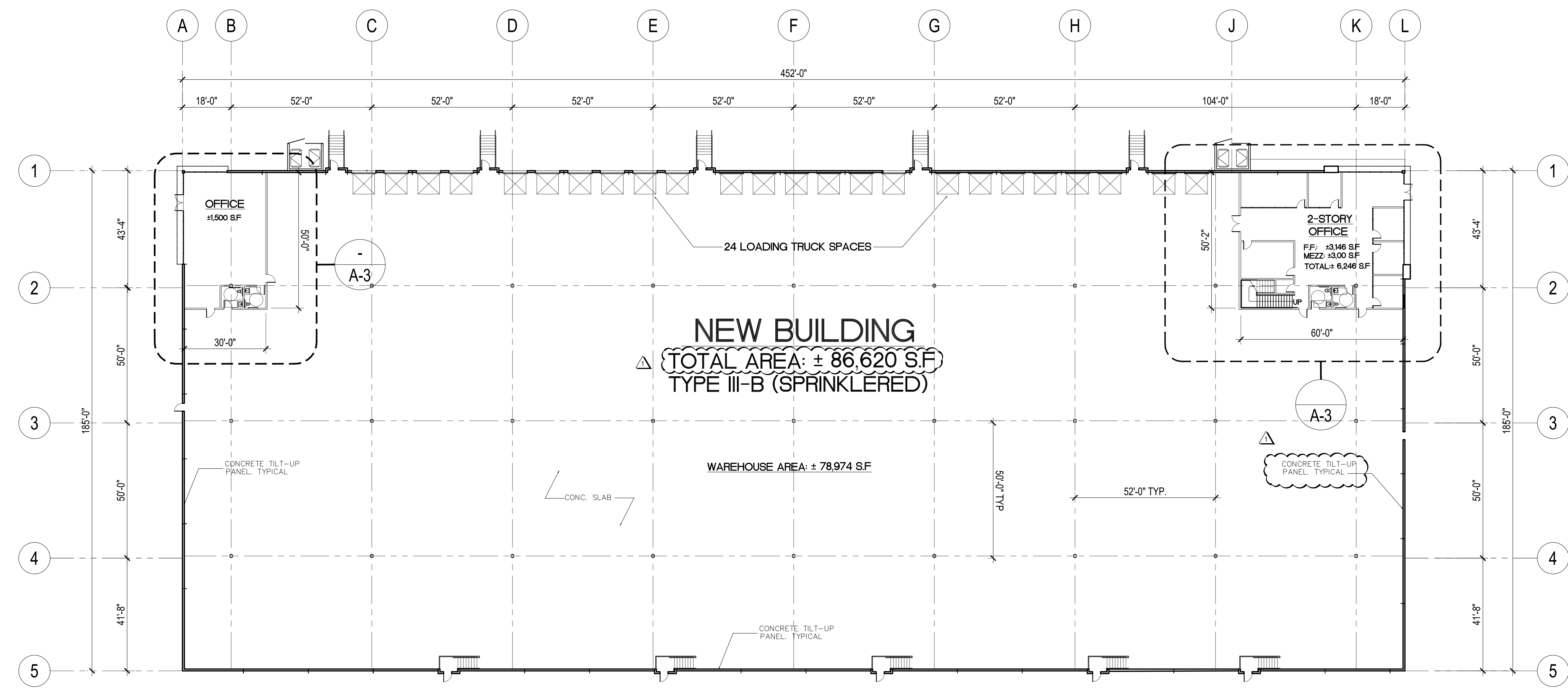
835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING
1015 S ASUZA AVENUE
CITY OF INDUSTRY, CA 91748

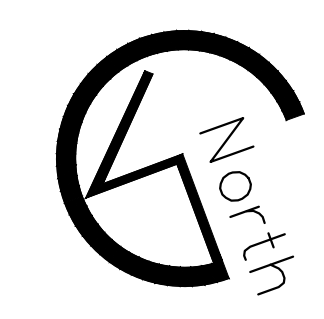
DEVELOPER :

JOHN G. CATALDO
A.I.A. C.S.I.



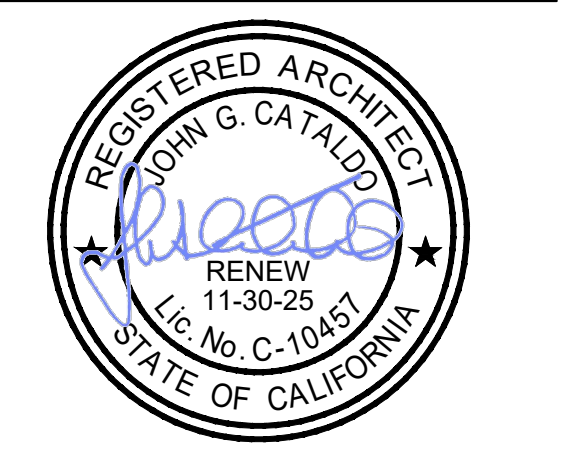
PROPOSED BUILDING PLAN

SCALE: 1"=20'-0"



Drawing Content :

PROPOSED BUILDING PLAN



Revisions : Date :

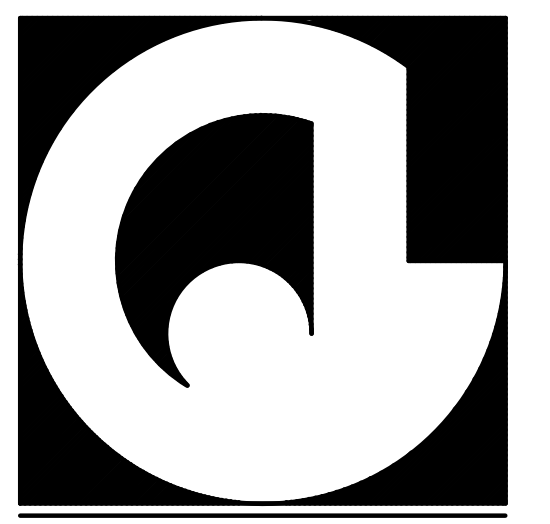
PLAN CHECK CORR. 01-31-24

Designer: JC
 Manager: AH/S.R.
 Date: FEB. 2024
 Job No: 2023-027
 Scale: AS NOTED

Drawing No :

A-2

SHEET : OF :



ARCHITECTURE . ENGINEERING

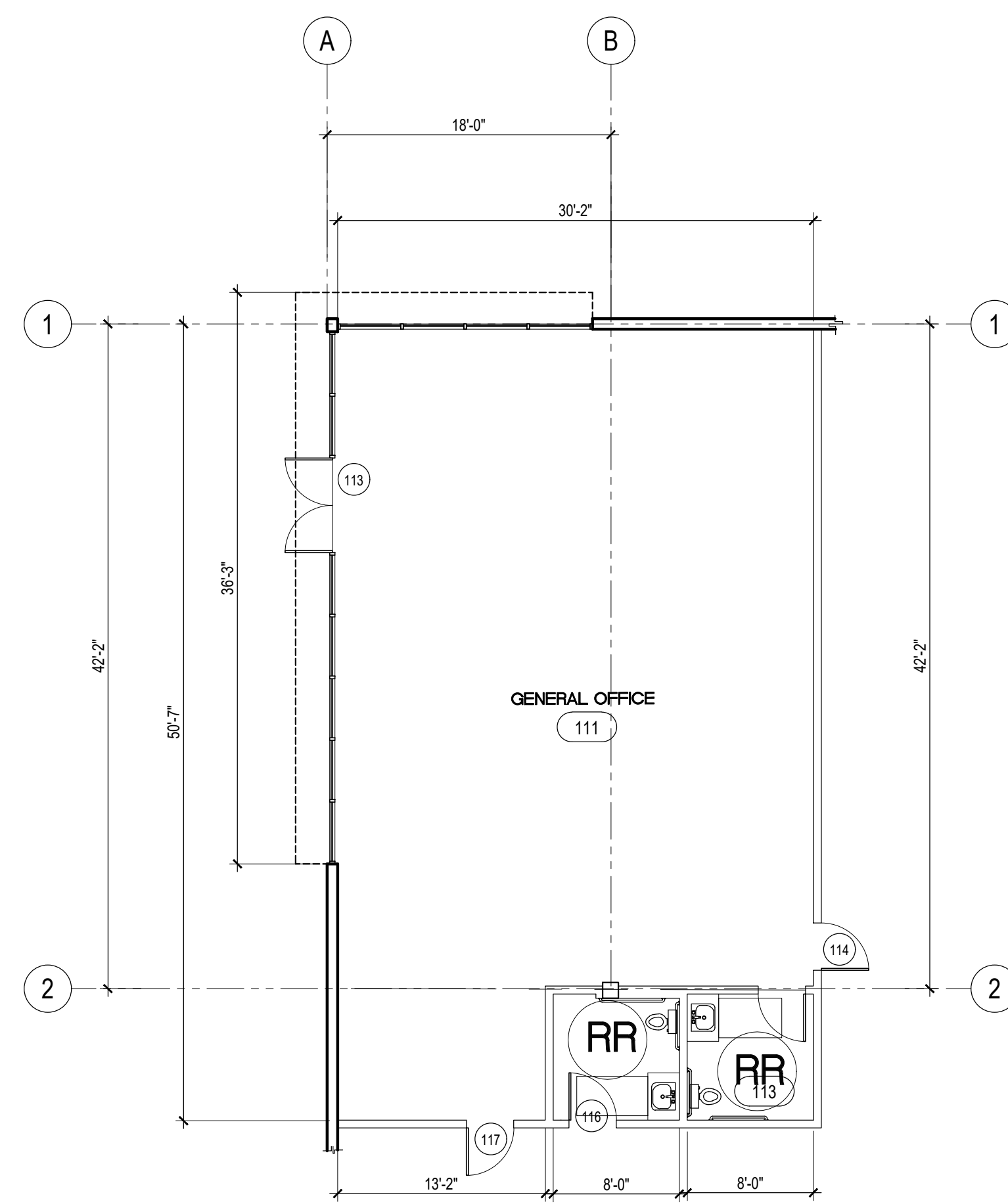
835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

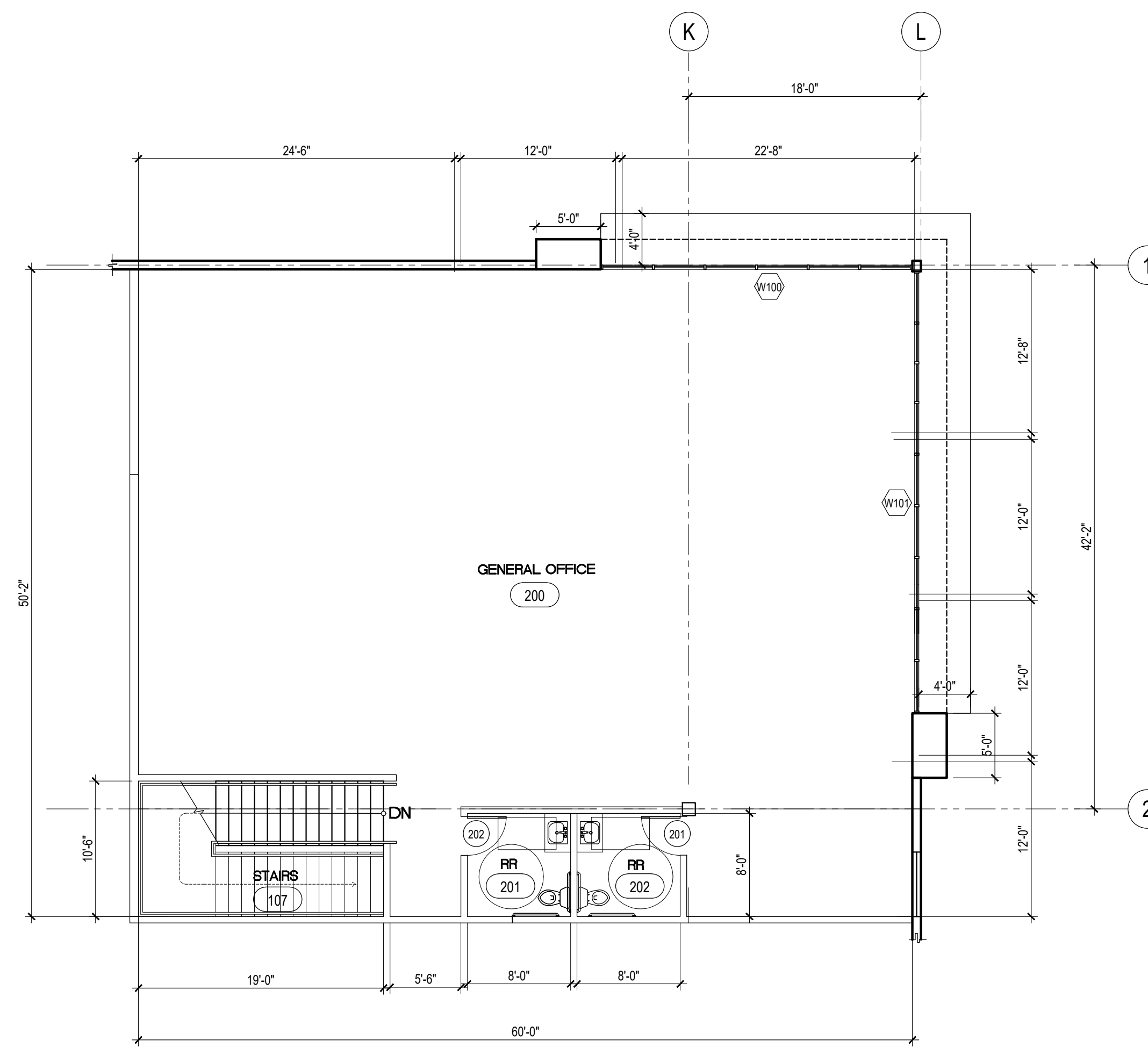
NEW BUILDING
1015 S AZUSA AVENUE
CITY OF INDUSTRY, CA 91748

DEVELOPER :

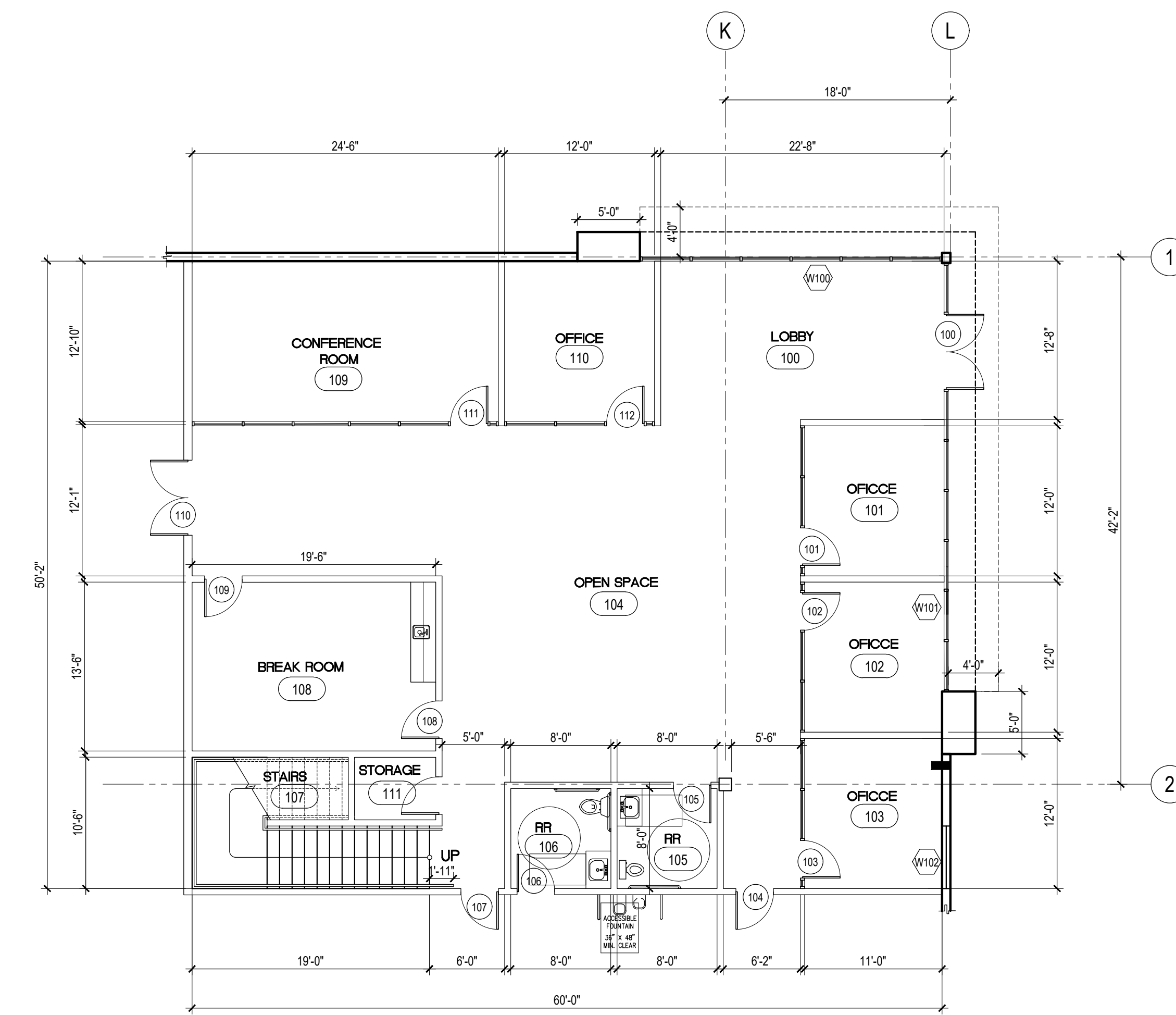
JOHN G. CATALDO
A.I.A. C.S.I.



PROPOSED FIRST FLOOR PLAN
NORTH WEST SIDE
AREA ± 1,500 S.F.



PROPOSED MEZZANINE PLAN
NORTH EAST SIDE
AREA ± 3,000 S.F.



PROPOSED FIRST FLOOR PLAN
NORTH EAST SIDE
AREA ± 3,146 S.F.

Drawing Content :

PROPOSED
OFFICE PLANS



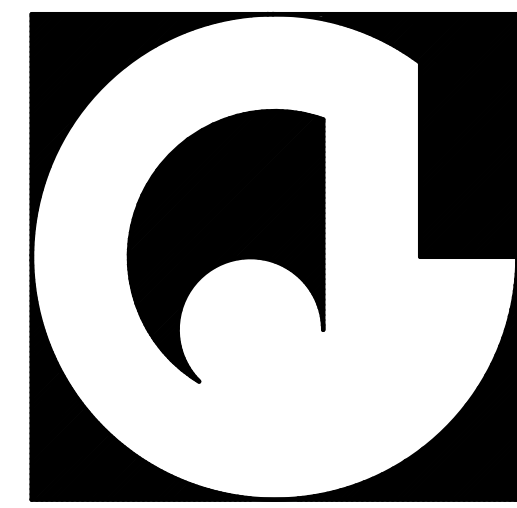
Revisions :	Date :
PLAN CHECK CORR.	01-31-24

Designer : JC
 Manager : A.H./S.R.
 Date : FEB 2024
 Job No : 2023 - 027
 Scale : AS NOTED

Drawing No :

A-3

SHEET : OF :



ARCHITECTURE . ENGINEERING

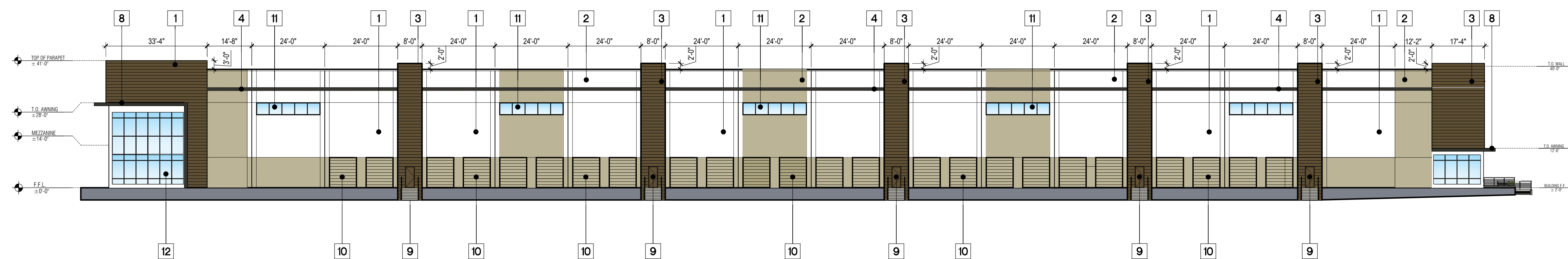
835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

NEW BUILDING
1015 S AZUSA AVENUE
CITY OF INDUSTRY, CA 91748

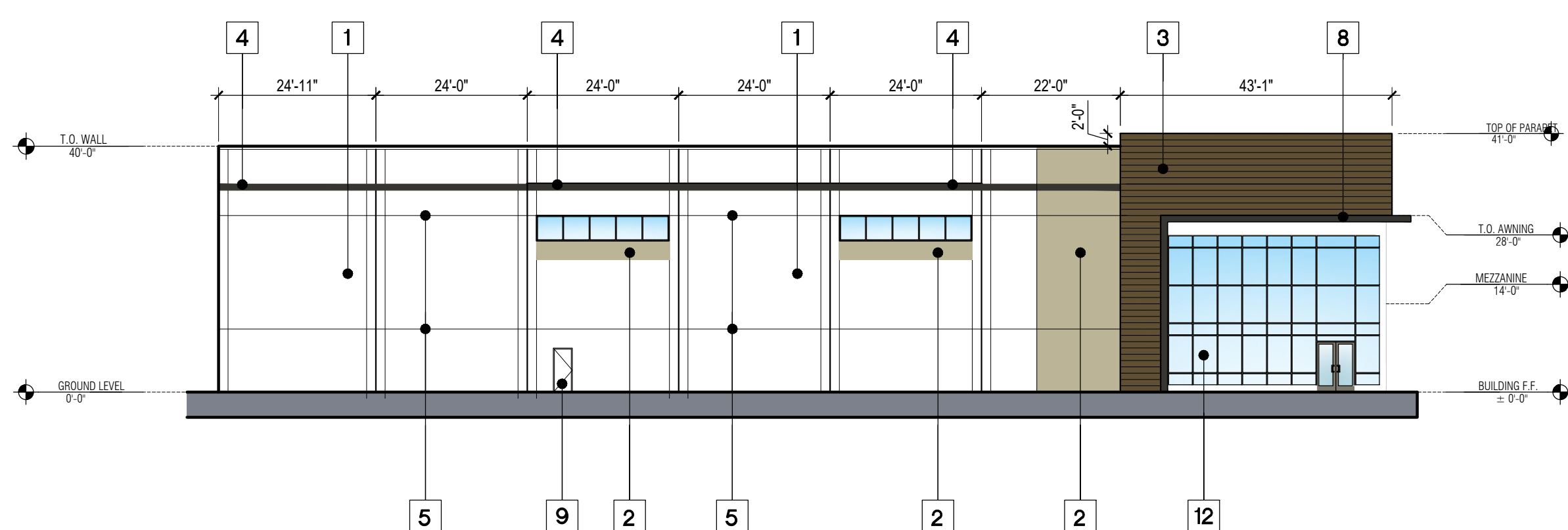
DEVELOPER :

JOHN G. CATALANO ARCHITECTS



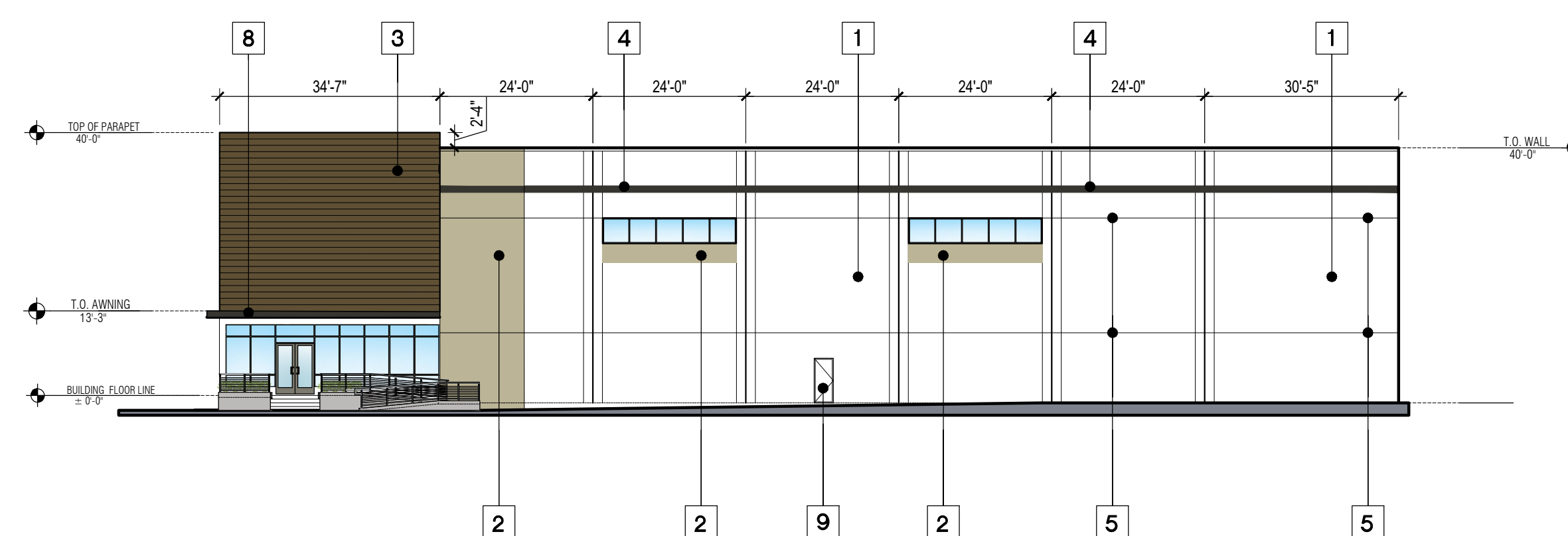
PROPOSED NORTH ELEVATION

SCALE: 1" = 20'-0"



PROPOSED EAST ELEVATION

SCALE: 1" = 20'-0"



PROPOSED WEST ELEVATION

SCALE: 1" = 20'-0"

KEYNOTES:

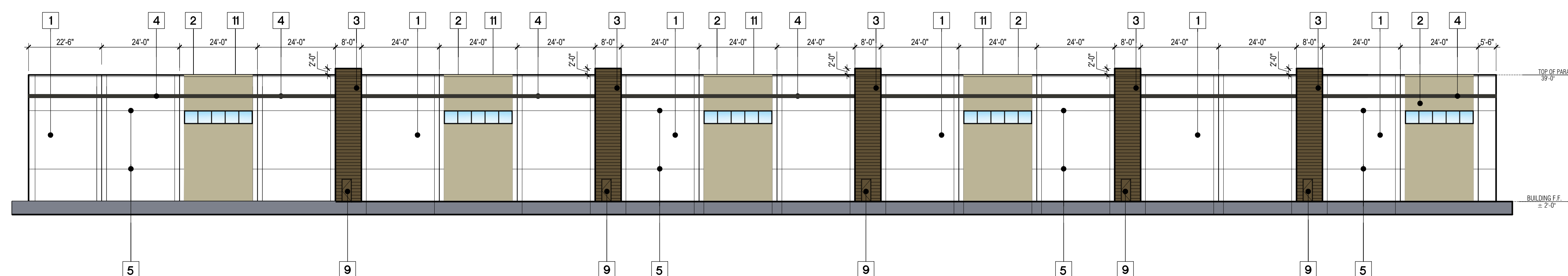
- 1 BUILDING COLOR #1
DUNN EDWARDS PAINT
DOVE'S WING (DE6267)
OR EQUAL
- 2 BUILDING COLOR #2
DUNN EDWARDS PAINT
NORTHGATE GREEN (DE6235)
OR EQUAL
- 3 BUILDING COLOR #3
DUNN EDWARDS PAINT
TREASURE CHEST
(DE6224) OR EQUAL
- 4 ACCENT COLOR #1
DUNN EDWARDS PAINT
BOAT ANCHOR (DE-6377)
OR EQUAL
- 5 REVEAL LINES
- 6 SOLARBAN GLASS PPG
INDUSTRIES AZURIA
TINT OR EQUAL
- 7 SOLARBAN GLASS PPG
INDUSTRIES AZURIA
TINT OR EQUAL
- 8 METAL CANOPY
- 9 HOLLOW METAL DOOR & FRAME
TO MATCH BLDG. COLOR
TYPICAL
- 10 NEW ROLL-UP DOOR
(9'x10')
- 11 CLEAR ANODIZED ALUMINUM
METAL FRAME
- 12 STOREFRONT SYSTEM
CLEAR ANODIZED TO
MATCH WINDOWS

LEGEND:

WINDOW NUMBER
DOOR NUMBER

GENERAL NOTES:

- 1. ALL EXTERIOR GLASS MULLIONS TO BE CLEAR ANODIZED
- 2. T = TEMPERED S = SPANDREL
- 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT TO REVIEW ALLOW TWO WEEKS FOR REVIEW PROCESS.
- 4. CONTRACTOR TO FIELD VERIFY ALL APPLICABLE CONDITIONS PRIOR TO COMMENCING ANY WORK.
- 5. PROVIDE MINIMUM 8" ADDRESS NUMBERS METALLIC GRAY, MATERIAL FOAM.



PROPOSED SOUTH ELEVATION

SCALE: 1" = 20'-0"

Drawing Content :

PROPOSED ELEVATIONS

Revisions :	Date :
PLAN CHECK CORR	01-31-24
PLAN CHECK CORR	10-10-24

Designer : JC
 Manager : AH/S.R.
 Date : FEB. 2024
 Job No : 2023-027
 Scale : AS NOTED

Drawing No :

A-4

SHEET : 1 OF :

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

Los Angeles County Clerk
Business Filings & Registration
P.O. Box 1208
Norwalk, CA 90651-1208

Project Title: Development Plan No. 23-05

Project Location - Specific: 1015 South Azusa Avenue

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

Description of Project: Consideration of a Resolution approving Development Plan No. 23-05 with conditions of approval, for the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot tilt-up concrete industrial warehouse building and associated improvements, for the property located at 1015 South Azusa Avenue, City of Industry, California.

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

Name of Person or Agency Carrying Out Project: John Cataldo, Larson Design Group, Inc.

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:* 15332 (Class 32)
- Statutory Exemptions. *State code number:* _____

Reasons why project is exempt: The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill development Projects). The Class 32 consists of projects characterized as in-fill development meeting the conditions described below.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the general plan designation and regulations. The permissible land uses in the Employment land use designation include such uses as distribution, warehouses, storage, and supporting ancillary uses. Additionally, the Project is consistent with General Plan Policy LU5 that states the City should provide “[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment.” The Project will provide a new building that is of high architectural design, along with new infrastructure that will enhance the property value due to the increase in square footage. Also, the new building is consistent with Policy LU2-6, which states the City should “[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction Projects” because the new building will be solar ready, it is of an energy saving design.

(b) The proposed development occurs within city limits on a project site of no more than five acres surrounded by urban uses.

The proposed development is in the City, and is surrounded by urban uses to the north, south, east, and west. The Property is bordered by the Union Pacific Railroad to the south, Azusa Avenue and warehouse uses to the east, west, and north. While the Project is located on a 32.23-acre property, the actual construction or disturbed area is 4.9 acres, and therefore qualifies for an infill exemption.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

Pursuant to the General Plan, Resource Management Element, Section 3.1, since the City is urbanized and built out, it does not contain "significant biological resources." Consistent with the observation made in the General Plan, the Project site is developed with two existing industrial buildings and was therefore previously disturbed. Given the built out nature of the site, and the fact that the site is surrounded by developed, industrial uses, the Project site has no value as habitat for endangered, rare, or threatened species and does not contain any endangered habitat. Furthermore, no areas of the City are within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan as stated in the Resource Management Element of the General Plan.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic – Less than significant traffic impacts are anticipated because the proposed development does not exceed the City's adopted VMT baseline and thresholds of significance and was screened out from further traffic analysis.

Noise – There will be less than significant impacts to noise because the proposed Project is located in an urbanized, industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the Los Angeles County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Exhibit E) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 2.08.390).

Air Quality – There will be less than significant impacts to air quality because the temporary construction and post construction operations will not exceed the threshold of significance and will be conditioned (in the attached conditions of approval) that the Applicant, property owner, construction contractors, and business owners will be required to comply with the requirements of the California State Building Code, all State and Federal standards regarding air quality, and the City's General Plan and Municipal Code.

Water Quality – There will be less than significant impacts to water quality because the Project will comply with all requirements set forth by the Los Angeles County Regional Water Quality Control Board and Best Management Practices (BMPs). Also, the Project is required to have an approved Low impact Development (LID) plan and Water Quality Management Plan approved by the Engineering Department in order to construct, which has already received said approval.

(e) The site can be adequately served by all required utilities and public services.

The Project site is in an area where all public services and facilities are available to allow for

maximum development permissible in the General Plan. All roads and utilities exist and are maintained by the City and the respective utility entities and have served the industrial use at the Property for many years and are suitable for the construction of the new building.

Lead Agency

Contact Person: Eduardo Manriquez

Telephone: (626) 333-2211

Signature: _____

Date: _____

Title: Contract Senior Planner

RESOLUTION NO. CC 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 23-05, FOR THE DEMOLITION OF AN EXISTING INDUSTRIAL BUILDING TOTALING 28,928 SQUARE FEET, AND THE CONSTRUCTION OF A NEW 86,620 SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL WAREHOUSE BUILDING AND ASSOCIATED IMPROVEMENTS, FOR THE PROPERTY LOCATED AT 1015 SOUTH AZUSA AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, John Cataldo on behalf of the Larson Design Group, Inc. (“Applicant”), filed a complete application requesting approval of a Development Plan No. 23-05, for the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot tilt-up concrete industrial warehouse building and associated improvements, (“Project”) located at 1015 South Azusa Avenue, City of Industry, California, (“Project Site”); and

WHEREAS, the Project Site is comprised of a 32.23-acre parcel, generally “L-shaped” with street frontage and access from Azusa Avenue and Chestnut Street. It is currently developed with an existing 575,167 square foot industrial building and a 28,928 square foot industrial building; and

WHEREAS, the Project is limited to the southeast portion of the Project Site and involves the demolition of the existing 28,928 square foot industrial building and replacing it with a 86,620 square foot industrial warehouse building; and

WHEREAS, a majority of the Project Site, including the existing 575,167 square foot industrial building will remain in its current condition and continue its operations; and

WHEREAS, Los Angeles County Assessor records show that the existing 28,620 square foot industrial warehouse building was constructed in 1993; and

WHEREAS, since 1998 Carrier Transcold of Southern California has occupied the Property and utilized it as a warehousing and distribution site for transport refrigeration and auxiliary power unit parts and equipment; and

WHEREAS, the Project Site has a General Plan Employment land use designation, and an Industrial zoning designation. In accordance with Section 17.36.020 of the Industry Municipal Code (“IMC”), a Development Plan is required for construction of a new building; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant and based on Staff’s review and assessment, the proposed project is exempt from the California

Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 In-fill development projects); and

WHEREAS, on June 11, 2026, the City Council of the City of Industry conducted a duly noticed public meeting on the application, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

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

SECTION 2: All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the IMC.

SECTION 3: The Applicant submitted an Environmental Assessment form pursuant to the City's requirements. Based upon the information received and Staff's review and assessment, the proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 of the CEQA Guidelines (Class 32 In-fill development Projects). Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare, or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the general plan designation and regulations. The permissible land uses in the Employment land use designation include such uses as distribution, warehouses, storage, and supporting ancillary uses. Additionally, the Project is consistent with General Plan Policy LU5 that states the City should provide "[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment." The Project will provide a new building that is of high architectural design, along with new infrastructure that will enhance the property value due to the increase in square footage. Also, the new building is consistent with Policy LU2-6, which states the City should "[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction Projects" because the new building will be solar ready, it is of an energy saving design.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development is in the City, and is surrounded by urban uses to the north, south, east, and west. The Property is bordered by the Union Pacific Railroad to the south, Azusa Avenue and warehouse uses to the east, west, and north. While the Project is located on a 32.23-acre property, the actual construction or disturbed area is 4.9 acres, and therefore qualifies for an infill exemption.

- c. The project site has no value as habitat for endangered, rare, or threatened species.

Pursuant to the General Plan, Resource Management Element, Section 3.1, since the City is urbanized and built out, it does not contain “significant biological resources.” Consistent with the observation made in the General Plan, the Project site is developed with two existing industrial buildings and was therefore previously disturbed. Given the built out nature of the site, and the fact that the site is surrounded by developed, industrial uses, the Project site has no value as habitat for endangered, rare, or threatened species and does not contain any endangered habitat. Furthermore, no areas of the City are within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan as stated in the Resource Management Element of the General Plan.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic – Less than significant traffic impacts are anticipated because the proposed development does not exceed the City’s adopted VMT baseline and thresholds of significance and was screened out from further traffic analysis.

Noise – There will be less than significant impacts to noise because the proposed Project is located in an urbanized, industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the Los Angeles County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Exhibit E) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 2.08.390).

Air Quality – There will be less than significant impacts to air quality because the temporary construction and post construction operations will not exceed the threshold of significance and will be conditioned (in the attached conditions of approval) that the Applicant, property owner, construction contractors, and business owners will be required to comply with the requirements of the California State Building Code, all State and Federal standards regarding air quality, and the City’s General Plan and Municipal Code.

Water Quality – There will be less than significant impacts to water quality because the

Project will comply with all requirements set forth by the Los Angeles County Regional Water Quality Control Board and Best Management Practices (BMPs). Also, the Project is required to have an approved Low Impact Development (LID) plan and Water Quality Management Plan approved by the Engineering Department in order to construct, which has already received said approval.

- e. The site can be adequately served by all required utilities and public services.

The Project site is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. All roads and utilities exist and are maintained by the City and the respective utility entities and have served the industrial use at the Property for many years and are suitable for the construction of the new building.

SECTION 4: Based upon substantial evidence presented to the City Council during the June 11, 2026 public meeting, including public testimony, and written and oral staff reports, and which includes without limitation, CEQA and the CEQA Guidelines, and the City's Municipal Code, the City Council finds as follows:

- a. The site is suitable for development in accordance with the development plan.

The site is suitable for development in accordance with the development plan in that the project is in conformance with the City's General Plan, Zoning Code and all applicable development standards outlined in Section 17.36.060 of the IMC. This includes setbacks, building height, parking, and landscape standards. Further, pursuant to the provisions of the General Plan, industrial uses are permitted in the Employment land use designation, and the project does not conflict with the established goals and objectives of the Land Use Element of the General Plan. The Project consists of the demolition of an existing industrial building totaling 28,928 square feet, and construction of a new 86,620 square foot industrial building.

- b. The total development is arranged so as to avoid traffic congestion, ensure the public health, safety, and general welfare, or prevent adverse effects upon neighboring

The total development is arranged to avoid traffic congestion, ensure the public health, safety, and general welfare, or prevent adverse effects upon neighboring properties, because it has been designed to minimize any potential impacts by complying with the IMC. The IMC requires all driveways and drive-aisles to be a minimum of 26 feet in width.

The existing improvements consist of single forty-foot (40') wide driveway off Azusa Road and two (2) forty-foot (40') wide driveways off Chestnut Street. Per the Standard of Review and development guidelines (IMC §17.36.060.N) access requirements, the required minimum driveway width is 26-feet. Also, the proposed interior drive aisles range between 26 - 30 feet wide throughout the Project site, therefore meeting and exceeding the City's required minimum drive aisle width.

The Project site has been designed to avoid any potential traffic impacts such as

congestion, stacking, or spillage onto City streets. Furthermore, conditions of approval are incorporated to prevent the Project from having any adverse effects upon the public health, safety, and general welfare of neighboring properties. Conditions of Approval include a requirement to comply with the Los Angeles County Noise Ordinance regarding hours permitted for construction, compliance with the standards set for in the California Building Code, standards and requirements from the City's Public Works/Engineering Department, Los Angeles County Regional Water Quality Control Board, and South Coast Air Quality Management District.

- c. The development is in general accord with all elements of this title.

The development is in general accord with all elements of the City's Zoning Code because the Project complies with all development standards regarding building setbacks, building height, parking, access, screening, and design. The setbacks will remain within zoning limitations. Pursuant to Section 17.32.040 of the IMC, building setbacks are required to be a minimum of 30-feet from the curb line of any street (Azusa Avenue) or highway to the building, whether the street is improved or not. The proposed building expansion is setback 75 feet from Azusa Avenue to the west and 35 feet from the Union Pacific Railroad Line to the south. Therefore, it exceeds the City's minimum required setback distance.

The Project complies with the maximum building height of 150-feet. The proposed building is 41-feet high. The Project complies with the City's minimum parking requirement. In accordance with 17.36.060.K.1 of the IMC, the Project requires 150 spaces plus 1 space per 1,000 square feet of floor area, in excess of 100,000 square feet, which equates to 712 total parking spaces. The Project site has a total of 885 parking spaces. The Project also meets the City's access requirements by providing three separate driveways used for both entrance and exit of vehicles greater than 26-feet; each driveway is 40-feet wide, with all drive-aisles being a minimum of 26-feet wide within the property. The Property will be adequately screened because the existing mature hedges and the mature trees along Azusa Avenue and because of the grade change that occurs on Azusa Avenue which makes the proposed building sit higher and out of view, thereby reducing the visual impact from the public right of way. Pursuant to Section 17.36.060.Q of the IMC, 12 percent of the subject parcel must be landscaped, which is 168,498 square feet for the Project site, and the Applicant is providing 168,500 square feet of landscaping, thereby exceeding the requirement. The building will be designed to be similar in scale and massing to adjacent development and will establish a smooth transition between uses.

- d. The development is consistent with the provisions of the general plan.

The proposed building is consistent with the Employment land use designation set forth in the City's General Plan. Permissible land uses in the Employment land use designation include such uses as distribution, warehouses, storage, and supporting ancillary uses. Additionally, the Project is consistent with General Plan Policy LU5 which provides that the City should provide "[h]igh quality and well-maintained properties, buildings, and infrastructure that enhance property values and encourage additional public and private investment". The Project will provide a new building that is of high architectural design, along with new infrastructure that will enhance the property value due to the increase in square footage. New buildings, additions, and other structures require an appraisal from

the Los Angeles County Assessor’s office. The value of new construction is added to the existing improvement assessed value. Also, the new building is consistent with Policy LU2-6, which states the City should “[s]upport the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction Projects” because the new building will be solar ready, it is of an energy saving design.

SECTION 5: Based on the foregoing, the City Council hereby approves the Notice of Exemption and directs Staff to file same as required by law, and approves Development Plan No. 23-05, subject to the Conditions of Approval, attached hereto as Attachment 1, and incorporated herein by reference.

SECTION 6: The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7: That the City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on June 11, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

Attachment 1

Conditions of Approval – DP No. 23-05

[Attached]



CITY OF INDUSTRY

Standard Requirements and Conditions of Approval

Application: Development Plan No. 23-05
Applicant: John Cataldo on behalf of the Larson Design Group, Inc.
Location: 1015 South Azusa Avenue

Conditions of Approval

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a Project by the City Council per Section 17.36.080 of the Zoning Code. Please note that if the design of your Project or site conditions changes, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

For purposes of these conditions, the term “Property Owner” shall include any party or parties other than the Successor Agency to the Industry Urban-Development Agency, and/or the City of Industry.

PLANNING DIVISION

Development Plan Conditions

1. The Applicant and Property Owner shall file an executed and acknowledged Acceptance of Terms and Conditions of Development Plan No. 23-05 within 10 calendar days after the approval of said entitlement. The Applicant and Property Owner understand and agree that approval of the Resolution for Development Plan No. 23-05 will be of no force or effect unless such written consent is submitted to the City within the stated 10-day period.
2. Failure to comply with any of the conditions set forth herein, or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City’s requirement for full compliance may require minor corrections and/or complete demolition of a noncompliant improvement, regardless of costs incurred, where the Project does not comply with design requirements and approvals that the Applicant agreed to when permits were pulled to construct the Project.
3. Construction plans submitted for Building Permits shall be in substantial compliance with plans approved by this action on June 11, 2026. Any modifications to the use,

building, site, or Project description shall be subject to review and approval by the Planning Department and may require a separate planning entitlement review process.

4. A copy of the conditions of approval provided herein shall be included in the construction documentation package for the Project, which shall be continuously maintained on site during construction.
5. It shall be the responsibility of the Property Owner and Applicant to ensure that any required permits, inspections, and approvals from any regulatory agency shall be obtained from the agency concerned prior to the establishment of the use.
6. The Project uses shall always operate in a manner that is not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions.
7. All building corners shall be established by a licensed surveyor prior to construction of the foundation.
8. Prior to issuance of a building permit, the Applicant shall submit a Lighting Plan showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture for review and approval of the City of Industry Planning Department, the Los Angeles County Building and Safety Department and the Los Angeles County Sheriff's Department.
9. The Lighting Plan shall ensure any exterior night lighting installed on the Project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The fixtures will be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The location, height, style, and design shall be reviewed and approved by the City of Industry Planning Department and the Los Angeles County Building and Safety Department.
10. A complete landscape/irrigation package prepared by a landscape architect licensed by the State of California shall be reviewed and approved by the City of Industry Planning Department prior to issuance of building permit. The plans shall include the following elements: a. Water conservation concept statement. b. Calculation of maximum applied water allowance. c. Calculation of estimated total water use. d. Landscape design plan. e. Irrigation design plan. f. Certificate of substantial completion. g. The landscape plan shall demonstrate compliance with Zoning Ordinance requirements related to minimum dimensions and percentages of landscaping in parking areas, including required front yard setback landscaping.
11. Prior to the issuance of certificates of use and/or occupancy, the Applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify in writing that it was installed in accordance with the approved plan. Said written certification shall be submitted to the Planning Department.

12. The landscape irrigation system shall be designed to accept recycled water from future recycled water lines, which are currently being planned to be in the area. The irrigation plan, which is submitted to the City for approval per Chapter 13.18 of the Municipal Code, shall be designed and clearly noted to allow the transition from potable water to recycled water when and if recycled water lines are eventually installed in the immediate vicinity.
13. All irrigation systems shall function properly, and landscaping shall be maintained in a healthy and thriving condition. The maintenance of landscaping and the irrigation system shall be permanently provided for all areas of the Project site, as well as walkways and the portion of public rights-of-way abutting the Project site. Furthermore, the plans shall identify responsibility for the continued maintenance.
14. Trash enclosures shall be provided with three decorative walls, enhanced wall caps, a pedestrian entrance, a gate, and a structural steel cover, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when it is in use.
15. Storage use and removal of toxic substances, solid waste, and flammable liquids shall conform to all applicable federal, state, and local regulations. All required licensing shall be continuously maintained.
16. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The Applicant shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Department. All required screening shall be provided prior to occupancy. The construction plans shall include appropriate elevations and cross-section drawings demonstrating how such equipment is to be screened from view (include dimensions, materials, colors, etc.).
17. All ground mounted utility structures such as transformers and back flow prevention valves shall be located out of view from a public street or screened using landscaping and/or masonry walls.
18. A bumper guard or wheel stops shall be provided, where necessary, to protect the structure or parked vehicle.
19. The Applicant, and/or Property Owner shall arrange for a final inspection by representatives of the City of Industry Planning Department, the Los Angeles County Building and Safety Department, the City of Industry Public Works Department, and the Los Angeles County Fire Department prior to the release of occupancy. Any discrepancy between the approved plans and the field conditions shall be remedied prior to occupancy such that the field condition is consistent with the approved plans.

20. Pedestrian paths shall be maintained in such manner to allow the safe and convenient passage of people across drive aisles. Pedestrian pathways shall be clearly marked with paint and/or enhanced paving materials and designated with adequate and appropriate signage. Pedestrian pathways adjacent to the drive aisles shall be separated by a raised curb or other device to ensure a safe and adequate separation between pedestrians and motor vehicles.
21. Prior to any permit issuance, the Applicant shall provide a letter to the Planning Department that certifies that the following will be adhered to during all stages of development:
 - All equipment used on site meets the EPA Tier 4 Interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by CARB's regulations.
 - All equipment used on site has emission noise control parts in place and has not been altered in any way from their initial condition as delivered from the factory.
 - A list of all operating equipment in use on the construction site including the make, model, and numbers of each piece of equipment.
 - All equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations.
 - All non-essential idling of construction equipment is limited to no more than five minutes or less in compliance with Section 2449 of the California Code of Regulations, Title 13, Article 4.8, Chapter 9.
22. Prior to issuance of grading permits, Applicant shall identify to the Planning Department a construction relations officer to function as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
23. A note shall be added to the building plans stating that the construction contractor shall only use interior and exterior paints with a VOC content of 90 grams per liter (g/L) or less for the building structures to reduce VOC emissions. Prior to issuance of building permits, the construction contractor shall provide documentation to the satisfaction of the Planning Department that verifies use of coatings with a VOC content of 90 g/L or less.
24. The Applicant/Property Owner shall comply with all surface drainage and driveway requirements set forth in the City's Code.

BUILDING DIVISION

25. The Project shall comply with the adopted California Model Code (California Code of Regulations, Title 24).
26. The Project shall comply with the applicable provisions of the California Green Building Standards Code and provide at least 15% of the rooftop area for solar photovoltaic power.
27. Prior to the issuance of any permit, a soils report is required to be submitted to the Building Division for review and approval.
28. The Project shall provide Americans with Disabilities Act (ADA) compliance throughout the site.

PUBLIC WORKS AND ENGINEERING

29. The Applicant shall use the City of Industry Benchmarks (NAVD-29) for all construction plans. Contact the City's survey department for benchmark information.
30. The Applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans.
31. Prior to issuance of building permits, Applicant shall provide a sidewalk easement as required in the design of an ADA Path of Travel that are placed across driveway approaches and that encroaches into private property. Such sidewalk easement shall be approved by the City Engineer.
32. The Applicant shall supply sanitary sewer facilities to serve all buildings to the satisfaction of the City Engineer prior to the final approval of the development and hook-up utilities.
33. Depending upon the nature of the proposed use, the Applicant shall obtain an Industrial Waste Permit or receive Domestic Wastewater Clearance from the City Engineer depending on the building use.
34. The Applicant shall construct curb, gutter, street pave-out for new driveways, necessary drainage facilities, and minimum four feet wide sidewalk along driveway in accordance with City standards and specifications.
35. The Applicant shall construct storm drains and water quality devices to the satisfaction of the City Engineer prior to the final approval of the development and the hook-up of utilities.
36. Prior to the issuance of building permits for any interior improvements that serve to create separate units within the building, the Applicant shall consult with the City Engineer and demonstrate that each separate unit is equipped with its own sewer line and that the sewer lines join together before the connection to the main sewer line. This

will allow for the addition of a clarifier or grease interceptor if required to serve future tenants/uses in the building.

37. In conformance with Chapter 13.16 of the Municipal Code, and prior to the start of grading and construction, the Applicant shall provide a Stormwater Pollution Prevention Plan (SWPPP), developed by a Qualified SWPPP Developer (QSD) and consistent with the current National Pollutant Discharge Elimination System (NPDES) construction general permit, along with proof that a Waste Discharger Identification (WDID) Number has been obtained, to the City Engineer for review and approval.
38. In conformance with Chapter 13.16 of the Municipal Code, the Applicant shall provide:
 - 1) a Low Impact Development (LID) plan; and 2) an operations, maintenance, and monitoring plan to the City Engineer for review and approval. Upon approval, the Applicant shall construct storm drains and water quality devices according to the approved plans and the satisfaction of the City Engineer. Prior to building final and/or issuance of the certificate of occupancy, the Applicant shall provide the City Engineer with a signed and recorded covenant and agreement stating that the Property and all structural or treatment control Best Management Practices (BMPs) will be maintained in compliance with the municipal NPDES permit (also sometimes called the MS4 permit) and other applicable regulatory requirements.
39. In conformance with Chapter 13.17 of the Municipal Code, all future owners or successors of a property subject to a requirement for maintenance of structural and treatment control BMPs must either: 1) assume responsibility for maintenance of any existing structural or treatment control BMPs at least once a year and retain proof of maintenance/inspection for review by the City Engineer upon request; or 2) replace an existing structural or treatment control BMP with new control measures or BMPs meeting the then current standards of the City and the municipal NPDES permit. Prior to building final and/or issuance of the certificate of occupancy, this requirement will be included in a recorded restrictive covenant on Property and included in any sale or lease agreement or deed of the Property.
40. Prior to obtaining a Certificate of Occupancy Applicant shall submit digital copies of as-built plans to the City Engineer.
41. Prior to the close out of the grading permit the Applicant shall video via CCTV or any other applicable method all sewer and storm drains on-site and submit to the City Engineer for approval.

CODE REQUIREMENTS AND STANDARDS

The following is a list of general planning conditions, code requirements and standards deemed applicable to the proposed Project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of Project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the City Council and noted above. Please note that if the design of your Project or site conditions changes, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

42. The Applicant and/or successor in interest shall comply with all Federal, State, County, and local laws, rules, and ordinances.
43. The Applicant shall pay off all existing deficit deposit accounts associated with processing this permit. The Applicant shall provide a receipt to the Planning Department, which shows that all discretionary deposit accounts have been paid. No Certificate of Occupancy or Final Planning Division Inspection will be issued/completed if there are deficit deposit accounts.
44. Current and future property owners, business managers, operators, successors, assigns, etc. shall be responsible for ensuring and complying with all conditions of approval contained herein.
45. The Applicant shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Approval.
46. The Applicant/Property Owner shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.
47. The Applicant/Property Owner shall supply sanitary sewer facilities to serve all buildings to the satisfaction of the City Engineer. One sewer connection per parcel is permitted and, in the case of multiple units or buildings, all sewer lines must join at the connection point.
48. The Applicant/Property Owner shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of any building permit. Such plans shall be in substantial conformity with the approved development plans.
49. In conformance with Chapter 13.16 of the Municipal Code and prior to the start of grading and construction, the Applicant/Property Owner shall provide a Storm Water Pollution Prevention Plan (SWPPP), developed by a Qualified SWPPP Developer (QSD) and consistent with the current National Pollutant Discharge Elimination System (NPDES) construction general permit, along with proof that a Waste Discharger Identification (WDID) Number has been obtained, to the City Engineer for review and approval.

Demolition and construction operations shall be limited to the hours prescribed by the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 12.08.390). Hours of construction are limited to 7:00 am to 7:00 pm Monday through Saturday with no construction on Sundays.
50. Should archeological resources be uncovered during site preparation, grading, or excavation, work shall be stopped for a period not to exceed 14 days. The finding shall be immediately evaluated for significance by a county-certified archaeologist. If the archaeological resources are found to be significant, the archaeologist shall perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit resources to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department

of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

INTERPRETATION AND ENFORCEMENT

51. The City of Industry Planning Department, the Los Angeles County Building and Safety Department, the City of Industry Public Works Department, and the Los Angeles County Fire Department shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.
52. The Planning Department may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, latest information, and/or relevant factors if the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

INDEMNIFICATION

53. The Applicant and any of its heirs, successors and assigns, shall defend, indemnify, and hold harmless the City and its elected officials, officers, employees, agents and volunteers ("City Indemnitees") from any claim, action or proceedings, liability cost, including attorneys' fees and costs against the City Indemnitees, caused or alleged to have been caused by reason of the Applicant's activities in connection with Development Plan No. 23-05. This indemnity provision applies to all damages and claims for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for Development Plan No. 23-05.
54. In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, including the environmental review, or any other supporting document relating to Development Plan 23-05, the Applicant and its successors and assigns, shall indemnify, defend and hold harmless the City Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City Indemnitees in relation to such action. The City shall have the right to select counsel of its choice. The City shall promptly notify Applicant of any claim, action or proceeding, and shall cooperate fully in the defense thereof.

END OF CONDITIONS



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yamini Pathak, Finance Director

DATE: June 11, 2026

SUBJECT: Consideration of Resolution No. CC 2026-14 - a Resolution of the City Council of the City of Industry, California, rescinding Resolution No. CC 2025-18 and adopting Salary Range Schedules for City Employees and City Elected and Appointed Officials for Fiscal Year 2026-2027

Background:

The proposed Salary Schedule for all employees for the upcoming fiscal year is taken annually to Council to consider and adopt along with the next fiscal year budget. The Salary Schedule is updated annually to reflect: any new positions added or deleted for the fiscal year, any Cost of Living Adjustments (“COLA”) to Staff salaries positions, and/or any adjustments to wages for any position. As such, the Fiscal Year 2026-27 (“FY 27”) proposed Salary Schedule is being presented to Council for consideration.

Discussion:

For FY27, Staff is proposing a three and a half percent COLA for City employees. When changes are made to positions and wages, the City Council must approve and update these changes in the City’s Salary Schedule. Since the majority of position and salary-related modifications coincide with the budget adoption, the Salary Schedule is typically taken for approval along with the budget. As such, the FY 27 Proposed Salary Schedule reflects the following:

- **COLA Salary Increases**– One good sign for the overall economy is when there is a year-over-year increase in the region’s Consumer Price Index for all Urban Consumers (“CPI-U”). The CPI-U increase from March 2025 - March 2026 in the Los Angeles-Long Beach-Anaheim region is three and a half percent. Accordingly, CPI-based COLA is being proposed for all employees at three and a half percent.
- **Personnel Changes** – Three part-time positions have been removed from the Salary Schedule, namely Public Safety Coordinator, Public Safety Manager, and Special Project

Manager. Additionally, the Development and Administrative Services Manager position (full-time) has been removed. A full-time Development Services Director was added.

Pursuant to Government Code Section 3502.3, the City Council considered the status of vacancies, recruitment and retention efforts during a public hearing at the June 11, 2025 meeting, prior to adopting the final budget. During Fiscal Year 2025-2026, there were three (3) vacant part-time positions, including Public Safety Manager, Public Safety Coordinator, and Administrative Technician I. All of these positions were budgeted, to enable the addition of Staff, if needed. However, the City managed the workload during the fiscal year without needing to fill the positions and, therefore, the positions remained vacant. No policies, procedures, or recruitment activities lead to obstacles in the hiring process; therefore, no changes are necessary or recommended. The City does not have any recognized employee organization or bargaining units, but all employees were entitled to make a presentation at the public hearing.

Fiscal Impact:

There is no fiscal impact associated with the approval of the FY 27 proposed Salary Schedule, as the proposed COLA increase is included in the FY 27 Budget. The FY 27 proposed Salary Schedule is available on the City's website, and in hard copy at City Hall.

Recommendation:

Staff recommends the City Council adopt Resolution CC 2026-14, adopting the City of Industry's FY 2026-27 Salary Schedule, in line with the FY 27 Adopted Budget

Exhibits:

1. COI CC Resolution FY 27 Salary Schedule Resolution
2. City of Industry Salary Schedule - FY 26-27

RESOLUTION NO. CC 2026-14

CONSIDERATION OF RESOLUTION NO. CC 2026-14 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, RESCINDING RESOLUTION NO. CC 2025-18, AND ADOPTING SALARY RANGE SCHEDULES FOR CITY EMPLOYEES AND CITY ELECTED AND APPOINTED OFFICIALS FOR FISCAL YEAR 2026-2027

WHEREAS, the FY 2026-27 (“FY 27”) Proposed Citywide Operating Budget (“Budget”) was presented at the June 11, 2026 City Council meeting; and

WHEREAS, the FY 2026-27 (“FY 27”) Adopted Budget includes a three and a half percent COLA for all City employees. The COLA increase is consistent with the published consumer price index-urban (“CPI-U”) year-over-year increase of three and a half percent from March 2025 to March 2026 for the Los Angeles-Long Beach-Anaheim region; and

WHEREAS, it is necessary to adopt a Salary Range Schedule for FY 27 to demonstrate the COLA increase for the aforementioned City Employees; and

WHEREAS, pursuant to Government Code Section 3502.3, the City Council considered the status of vacancies, recruitment and retention efforts at the June 11, 2026 meeting, prior to adopting the final budget. During Fiscal Year 2025-2026, there were three (3) vacant part-time positions, including Public Safety Manager, Public Safety Coordinator, and Administrative Technician I. All of these positions were budgeted, to enable the addition of Staff, if needed. However, the City managed the workload during the fiscal year without needing to fill the positions and, therefore, the positions remained vacant. No policies, procedures, or recruitment activities lead to obstacles in the hiring process; therefore, no changes are necessary or recommended. The City does not have any recognized employee organization or bargaining units, but all employees were entitled to make a presentation at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

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

Section 2. Findings. The City Council hereby finds as follows:

- A. The City Council is authorized under Government Code Section 36506 to establish salary ranges for City employees and appointed officers.
- B. The City has followed all legal prerequisites prior to the adoption of this resolution.

Section 3. The City Council hereby rescinds Resolution No. CC 2025-18 in its entirety, and all prior salary range resolutions, effective July 1, 2026.

Section 4. The City Council hereby approves the City's Salary Range Schedule for Fiscal Year 2026-2027, attached hereto as Exhibit A, and incorporated herein by reference. The Salary Schedule shall take effect July 1, 2026.

Section 5. The City's Salary Range Schedule will be promptly made available for public review during normal business hours upon request and will also be posted on the City's website. A copy of this Salary Range Schedule will be retained for at least five years following the effective date of this Resolution.

Section 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 7. The City Clerk shall certify to the passage and adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on June 11, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

CITY OF INDUSTRY



SALARY RANGE SCHEDULE

FY 2026-2027

Date Effective: July 1, 2026

Exhibit A

NON-MANAGEMENT CLASSIFICATIONS

<u>Grade</u> <u>Range #</u>	<u>POSITION</u>		<u>SALARY RANGE</u>		<u>Exempt</u> <u>Status</u>
			<u>Bottom Step</u>	<u>Top Step</u>	
3	Administrative Technician I	Annually	\$67,100.00	\$89,500.00	NE
		Monthly	\$5,591.67	\$7,458.33	
5	Accounting Technician I Administrative Technician II	Annually	\$74,600.00	\$99,500.00	NE
		Monthly	\$6,216.67	\$8,291.67	NE
6	Human Resources Technician I	Annually	\$70,100.00	\$93,400.00	NE
		Monthly	\$5,841.67	\$7,783.33	
7	Accounting Technician II	Annually	\$80,200.00	\$106,900.00	NE
	Administrative Technician III	Monthly	\$6,683.33	\$8,908.33	NE
	Human Resources Technician II				NE
8	Accounting Technician III Assistant to the City Manager	Annually	\$90,100.00	\$119,000.00	NE
		Monthly	\$7,508.33	\$9,916.67	NE
9	Accountant I	Annually	\$92,700.00	\$123,600.00	NE
	Financial Analyst I	Monthly	\$7,725.00	\$10,300.00	NE
	Human Resources Analyst I				NE
	Management Analyst I				NE
10	Deputy City Clerk Deputy City Treasurer	Annually	\$92,700.00	\$123,600.00	NE
		Monthly	\$7,725.00	\$10,300.00	NE

CITY OF INDUSTRY
SALARY RANGE SCHEDULE
FY 2026-2027
Date Effective: July 1, 2026

MANAGEMENT CLASSIFICATIONS

<u>Grade</u> <u>Range #</u>	<u>POSITION</u>		<u>SALARY RANGE</u>		<u>Exempt Status</u>
			<u>Bottom Step</u>	<u>Top Step</u>	
11	Accountant II	Annually	\$102,200.00	\$136,300.00	E
	Financial Analyst II	Monthly	\$8,516.67	\$11,358.33	E
	Human Resources Analyst II				E
	Management Analyst II				E
12	Accountant III	Annually	\$113,500.00	\$151,300.00	E
	Financial Analyst III	Monthly	\$9,458.33	\$12,608.33	E
	Human Resources Analyst III				E
	Management Analyst III				E
	Code Enforcement Supervisor				E
13	Engineering Manager	Annually	\$135,300.00	\$161,100.00	E
	Assistant City Treasurer	Monthly	\$11,275.00	\$13,425.00	E
	Executive Assistant to the City Manager				
14	Human Resources Manager	Annually	\$150,900.00	\$205,400.00	E
	Planning Manager	Monthly	\$12,575.00	\$17,116.67	E
15	City Clerk	Annually	\$158,500.00	\$212,800.00	E
		Monthly	\$13,208.33	\$17,733.33	
16	City Engineer/Director of Public Works	Annually	\$194,100.00	\$238,400.00	E
	Development Services Director	Monthly	16,175.00	\$19,866.67	
17	Assistant City Manager	Annually	\$246,000.00	\$308,100.00	E
	Assistant City Manager/Public Affairs Manager	Monthly	\$20,500.00	\$25,675.00	E
	City Treasurer				E
	Director of Finance				E
18	City Manager - Contract Position	Annually	\$302,700.00	\$349,300.00	E
		Monthly	\$25,225.00	\$29,108.33	

CITY OF INDUSTRY
SALARY RANGE SCHEDULE
FY 2026-2027
Date Effective: July 1, 2026

PART-TIME EMPLOYEES (HOURLY)

<u>Grade</u> <u>Range #</u>	<u>POSITION</u>		<u>SALARY RANGE</u>		<u>Exempt Status</u>
			<u>Bottom Step</u>	<u>Top Step</u>	
PT-1	P/T Receptionist I	Hourly	\$23.92	\$31.90	NE
PT-2	P/T Receptionist II	Hourly	\$33.77	\$45.03	NE
PT-3	P/T Administrative Technician I	Hourly	\$33.74	\$44.99	NE
PT-4	P/T Administrative Technician II	Hourly	\$37.53	\$50.04	NE
PT-5	Code Enforcement Officer I	Hourly	\$35.45	\$47.27	NE
PT-6	Code Enforcement Officer II	Hourly	\$43.39	\$57.85	NE

BOARDS AND COMMISSIONS

<u>POSITION</u>		<u>SALARY RANGE</u>	
		<u>Monthly</u>	<u>Exempt</u>
BC-1	City Council/Successor Agency/Industry Public Finance Authority	Stipend	\$2,872.43 E
BC-2	Industry Public Utilities Commission	Stipend	\$368.25 E
BC-3	Planning Commission	Stipend	\$1,021.89 E
BC-4	Civic Recreational Industrial Authority	Stipend	\$1,021.89 E
BC-5	Industry Property and Housing Management Authority	Stipend	\$900.81 E