



**CITY COUNCIL
REGULAR MEETING
AGENDA**

JULY 9, 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

Watch Live Meetings: <https://publicinput.com/cityofindustry>

Or call in

Phone #: (855) 925-2801 Meeting Code: 6009

Addressing the City Council:

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

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

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

AMERICANS WITH DISABILITIES ACT:

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

AGENDAS AND OTHER WRITINGS:

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

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

- 6.1. Consideration of the Register of Demands for July 9, 2026

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

- 6.2. Consideration of Amendment No. 3 to the Professional Services Agreement with CU Technology, LLC, dba Acorn Technology Services, for Information Technology Support Services, increasing compensation by \$151,486.50 and updating the Scope of Services and Rate schedule

RECOMMENDED ACTION: *Approve Amendment No. 3.*

- 6.3. Consideration of Award of Contract No. CITY-1554, Citywide Catch Basin Retrofits – Phase 3, to United Storm Water, Inc., in an amount not to exceed \$304,716.00, and adopt Notice of Exemption regarding same

RECOMMENDED ACTION: *Award the bid to United Storm Water, Inc., in an amount not to exceed \$304,716.00, and adopt Notice of Exemption regarding same*

- 6.4. Consideration of Resolution No. CC 2026-20 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE GABRIEL FOUNDATION, IN THE AMOUNT OF ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), FOR THE INDUSTRY HILLS CHARITY PRO RODEO

RECOMMENDED ACTION: *Adopt Resolution No. CC 2026-20.*

- 6.5. Consideration of Resolution No CC 2026-22– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT THE CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY, NORTH, UNINCORPORATED LOS ANGELES COUNTY, (APN 8120-027-272), AS EXEMPT SURPLUS LAND UNDER CALIFORNIA GOVERNMENT CODE SECTION 54221(f)(1)(D) AND MAKING THE REQUISITE CEQA FINDINGS

RECOMMENDED ACTION: Adopt Resolution No. CC 2026-22 and Notice of Exemption regarding same.

- 6.6. Consideration of Resolution No. CC 2026-23 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA APPROVING A PURCHASE AND SALE AGREEMENT WITH THE COUNTY SANITATION DISTRICT NO. 18 OF LOS ANGELES COUNTY FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY NORTH, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: Adopt Resolution No. CC 2026-23, and Notice of Exemption regarding same.

7. ACTION ITEMS-NONE

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION

- 9.1. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS Pursuant to Government Code Section 54956.8:

Property: 711 Fairway Drive Assessor Parcels Number: 8760-028-903, 8760-028-001, 8760-028-005, 8760-028-003, 8760-028-002

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

Negotiation Parties: Biang Ronald CO TR Biang Trust, Leonarie Holdings LLC

Under Negotiation: Price and terms of payment.

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

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

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

Negotiating Parties: HKTSNTRLT LLC

Under Negotiation: Price and terms of payment

- 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, July 23, 2026, at 9:00 AM.

ITEM NO. 6.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF JULY 9, 2026**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	1,672,060.19
103	PROP A FUND	38,471.01
107	MEASURE W FUND	58,549.12
120	CAPITAL IMPROVEMENTS	247,684.85
TOTAL ALL FUNDS		2,016,765.17

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNT	97,253.87
PROP/A	PROP A - CKING ACCOUNT	38,471.01
M/W	MEASURE W - CKING ACCOUNT	58,549.12
WFBK	WELLS FARGO - CKING ACCOUNT	1,822,491.17
TOTAL ALL BANKS		2,016,765.17

APPROVED PER CITY MANAGER

DATE

_____ 

_____ 7/2/26

CITY OF INDUSTRY
BANK OF AMERICA
July 9, 2026

Check	Date	Payee Name		Check Amount
CITYGEN.CHK - City General				
WT1478	06/18/2026	JOHN HANCOCK USA		\$7,715.46
	Invoice	Date	Description	Amount
	5/23/26-6/5/26	06/18/2026	PARS CONTRIBUTIUONS FOR 5/23/26-6/5/26	\$7,715.46
WT1479	06/18/2026	CAL-PERS		\$89,538.41
	Invoice	Date	Description	Amount
	JUL-26	06/18/2026	CALPERS MEDICAL PREMIUM FOR JULY 2026	\$89,538.41

Checks	Status	Count	Transaction Amount
	Total	2	\$97,253.87

CITY OF INDUSTRY
PROP A
July 9, 2026

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Check	Date	Payee Name		Check	Amount
PROPA.CHK - Prop A Checking					
90793	07/01/2026	SOUTHERN CALIFORNIA EDISON			\$217.51
	Invoice	Date	Description	Amount	
	2026-00002139	06/23/2026	5/22-6/22/26 SVC-600 S BREA CYN RD B	\$217.51	
90794	07/01/2026	WALNUT VALLEY WATER DISTRICT			\$455.00
	Invoice	Date	Description	Amount	
	5685837	06/09/2026	5/1-5/31/26 SVC-IRR-METROLINK STN SPANISH LN	\$455.00	
90795	07/09/2026	CNC ENGINEERING			\$29,242.50
	Invoice	Date	Description	Amount	
	515516	06/25/2026	ANNUAL BUS STOP ADA IMPROVEMENTS	\$760.00	
	515517	06/25/2026	METROLINK STATION COMMUTER RAIL STATION	\$2,820.00	
	515518	06/25/2026	FULLERTON RD GRADE SEPARATION	\$19,817.50	
	515519	06/25/2026	TURNBULL CYN GRADE SEPARATION	\$5,845.00	
90796	07/09/2026	INDUSTRY SECURITY SERVICES			\$8,556.00
	Invoice	Date	Description	Amount	
	SG-ML-2094	06/12/2026	SECURITY SVC-METROLINK	\$2,852.00	
	SG-ML-2095	06/19/2026	SECURITY SVC-METROLINK	\$2,852.00	
	SG-ML-2096	06/26/2026	SECURITY SVC-METROLINK	\$2,852.00	

Checks	Status	Count	Transaction Amount
	Total	4	\$38,471.01

CITY OF INDUSTRY
MEASURE W
July 9, 2026

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Check	Date	Payee Name		Check Amount
MEASUREW.WF.CHK - Measure W Wells Fargo Checking				
300213	07/09/2026	ANNEALTA GROUP		\$41,879.00
	Invoice	Date	Description	Amount
	497-3812	06/26/2026	STORMWATER COMPLIANCE-MAY 2026	\$41,879.00
300214	07/09/2026	CASC ENGINEERING AND CONSULTIN		\$8,985.00
	Invoice	Date	Description	Amount
	55200	05/31/2026	NPDES CONSULTING SVC	\$6,820.00
	55070	04/30/2026	NPDES CONSULTING SVC	\$2,165.00
300215	07/09/2026	CNC ENGINEERING		\$3,283.75
	Invoice	Date	Description	Amount
	515514	06/25/2026	FOUR GRADE SEPARATION PUMP STATIONS	\$1,980.00
	515515	06/25/2026	CATCH BASIN RETROFITS-PHASE 3	\$1,303.75
300216	07/09/2026	LOS ANGELES COUNTY PUBLIC WOR		\$4,401.37
	Invoice	Date	Description	Amount
	PW-26060807054	06/08/2026	PUMP HOUSE MAINT	\$4,401.37

Checks	Status	Count	Transaction Amount
	Total	4	\$58,549.12

CITY OF INDUSTRY
WELLS FARGO WIRE TRANSFERS
July 9, 2026

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

WT10110	06/25/2026		WELLS FARGO	\$28,202.53
	Invoice	Date	Description	Amount
	5/3-6/3/26-J	06/03/2026	CREDIT CARD EXPENSE P/E 6/3/26-JOSH	\$4,393.32
	5/3-6/3/26-S	06/03/2026	CREDIT CARD EXPENSE P/E 6/3/26-SAM	\$15,862.87
	5/3-6/3/26-B	06/03/2026	CREDIT CARD EXPENSE P/E 6/3/26-BING	\$0.99
	5/3-6/3/26-V	06/03/2026	CREDIT CARD EXPENSE P/E 6/3/26-VERONICA	\$7,945.35

Checks	Status	Count	Transaction Amount
	Total	1	\$28,202.53

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
87582	06/24/2026	BCN TELECOM, INC.			\$199.04
	Invoice	Date	Description	Amount	
	6509206	06/15/2026	PHONE LINE FOR ELEVATOR-CITY HALL	\$199.04	
87583	06/24/2026	HADDICK'S TOWING, INC.			\$125.00
	Invoice	Date	Description	Amount	
	108480	03/13/2026	TOWING SVC-FORD F250	\$125.00	
87584	06/24/2026	FRONTIER			\$2,153.44
	Invoice	Date	Description	Amount	
	2026-00002122	06/05/2026	6/5-7/4/26 SVC-15625 STAFFORD ST C CITY HALL INTEF	\$1,836.83	
	2026-00002123	06/13/2026	6/13-7/12/26 SVC-15415 DON JULIAN RD	\$316.61	
87585	06/24/2026	INDUSTRY PUBLIC UTILITY COMMISSI			\$8,721.42
	Invoice	Date	Description	Amount	
	2026-00002124	06/16/2026	5/1-6/1/26 SVC-600 S BREA CYN RD CHARGING STN	\$5,316.00	
	2026-00002125	06/16/2026	5/1-6/1/26 SVC-600 BREA CYN	\$2,723.34	
	2026-00002126	06/16/2026	5/1-6/1/26 SVC-19296 TEMPLE AVE B	\$655.77	
	2026-00002127	06/16/2026	5/1-6/1/26 SVC-16296 TEMPLE AVE A	\$26.31	
87586	06/24/2026	SOUTHERN CALIFORNIA EDISON			\$352.59
	Invoice	Date	Description	Amount	
	2026-00002119	06/10/2026	5/6-6/9/26 SVC-STREET LIGHT PROCTOR AVE	\$170.89	
	2026-00002120	06/11/2026	5/12-6/10/26 SVC-575 BALDWIN PARK BLVD U	\$106.05	
	2026-00002121	06/11/2026	5/12-6/10/26 SVC-122 N PUENTE AVE U1	\$75.65	
87587	06/24/2026	THREE VALLEYS MUNICIPAL WATER I			\$4,713.93

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	6944	05/31/2026	5/1-5/31/26 SVC-TONNER CYN	\$4,713.93
87588	07/01/2026		FRONTIER	\$901.35
	Invoice	Date	Description	Amount
	2026-00002159	06/10/2026	6/10-7/9/26 SVC-600 BREA CYN RD	\$437.37
	2026-00002160	06/16/2026	6/16-7/15/26 SVC-PH AUTO PLAZA	\$323.13
	2026-00002161	06/16/2026	6/16-7/15/26 SVC-BREA CYN PUMP STN	\$140.85
87589	07/01/2026		SAN GABRIEL VALLEY WATER CO.	\$2,473.69
	Invoice	Date	Description	Amount
	2026-00002162	06/23/2026	5/20-6/22/26 SVC-336 EL ENCANTO	\$40.88
	2026-00002163	06/18/2026	5/18-6/17/26 SVC-13756 VALLEY	\$243.20
	2026-00002164	06/18/2026	5/18-6/17/26 SVC-123 IRRIG WORKMAN MILL	\$346.27
	2026-00002165	06/18/2026	5/18-6/17/26 SVC-132 IRRIG PUENTE	\$621.08
	2026-00002166	06/17/2026	5/14-6/16/26 SVC-14329 VALLEY	\$1,222.26
87590	07/01/2026		SOCALGAS	\$31.56
	Invoice	Date	Description	Amount
	2026-00002167	06/18/2026	5/15-6/16/26 SVC-1004 U FAIRWAY DR	\$15.78
	2026-00002168	06/18/2026	5/15-6/16/26 SVC-610 S BREA CYN RD	\$15.78
87591	07/01/2026		SOUTHERN CALIFORNIA EDISON	\$18,409.89
	Invoice	Date	Description	Amount
	2026-00002140	06/22/2026	5/21-6/21/26 SVC-VARIOUS SITES	\$251.35
	2026-00002141	06/22/2026	5/8-6/10/26 SVC-VARIOUS SITES	\$315.08
	2026-00002142	06/23/2026	5/5-6/8/26 SVC-VARIOUS SITES	\$777.68

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
2026-00002143	06/19/2026	5/18-6/16/26 SVC-15653 MAYOR DAVE WAY		\$217.12
2026-00002144	06/19/2026	5/18-6/16/26 SVC-VARIOUS SITES		\$182.68
2026-00002145	06/01/2026	5/1-5/31/26 SVC-133 N AZUSA AVE		\$126.98
2026-00002146	06/17/2026	5/18-6/16/26 SVC-VARIOUS SITES		\$145.60
2026-00002147	06/17/2026	5/18-6/16/26 SVC-18311 RAILROAD ST PED		\$18.89
2026-00002148	06/17/2026	4/17-5/17/26 SVC-18311 RAILROAD ST PMP PMP		\$193.15
2026-00002149	06/17/2026	5/18-6/16/26 SVC-17635 GALE AVE		\$3,708.67
2026-00002150	06/17/2026	5/18-6/16/26 SVC-1023 U FAIRWAY DR		\$274.90
2026-00002151	06/12/2026	5/13-6/11/26 SVC-490 S 7TH U		\$111.23
2026-00002152	06/12/2026	5/13-6/11/26 SVC-504 S 6TH AVE U TC1		\$90.31
2026-00002153	06/17/2026	5/18-6/16/26 SVC-VARIOUS SITES		\$98.11
2026-00002154	06/17/2026	5/18-6/16/26 SVC-1341 FULLERTON RD		\$201.38
2026-00002155	06/17/2026	5/18-6/16/26 SVC-VARIOUS SITES		\$6,138.68
2026-00002156	06/18/2026	5/19-6/17/26 SVC-900 NOGALES U		\$3,211.23
2026-00002157	06/17/2026	5/18-6/16/26 SVC-PECK RD S/O PELLISSIER		\$30.28
2026-00002158	06/17/2026	5/13-6/11/26 SVC-VARIOUS SITES		\$2,316.57
87592	07/01/2026	WALNUT VALLEY WATER DISTRICT		\$3,449.42
Invoice	Date	Description		Amount
5685985	06/09/2026	5/1-5/31/26 SVC-BAKER PKWY MTR#1		\$1,016.47
5685986	06/09/2026	5/1-5/31/26 SVC-BAKER PKWY MTR#2		\$321.89
5685992	06/09/2026	5/1-5/31/26 SVC-GRAND AVE CROSSING		\$374.88
5685993	06/09/2026	5/1-5/31/26 SVC-GRAND AVE CROSSING		\$147.96
5685995	06/09/2026	5/1-5/31/26 SVC-22002 VALLEY BLVD		\$873.02
5686053	06/09/2026	5/1-5/31/26 SVC-21627 GRAND CROSSING PKWY #3		\$487.76
5686054	06/09/2026	5/1-5/31/26 SVC-21627 GRAND CROSSING PKWY #4		\$227.44

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
87593	07/01/2026	FIDELITY SECURITY LIFE INSURANCE		\$1,262.06
	Invoice	Date	Description	Amount
	167417305	07/01/2026	VISION PREMIUM FOR JULY 2026	\$1,262.06
87594	07/01/2026	HUMANA INSURANCE COMPANY		\$7,060.97
	Invoice	Date	Description	Amount
	389690224	06/13/2026	DENTAL PREMIUM FOR JULY 2026	\$7,060.97
87595	07/01/2026	MUTUAL OF OMAHA - PAYMENT PROC		\$9,503.73
	Invoice	Date	Description	Amount
	2123443831	06/16/2026	LIFE INS PREMIUM FOR JULY 2026	\$9,503.73
87596	07/01/2026	REGIONAL CHAMBER OF COMMERCE		\$5,000.00
	Invoice	Date	Description	Amount
	5904	06/25/2026	SPONSORSHIP FOR WORLD CUP FAN ZONE	\$5,000.00
87597	07/01/2026	UNUM LIFE INSURANCE COMPANY OF		\$11,005.36
	Invoice	Date	Description	Amount
	7/1-7/31/26	06/18/2026	LONG TERM CARE PREMIUM FOR JULY 2026	\$11,005.36
87598	07/09/2026	ACTION SPORTS DESIGN, LLC		\$28,000.00
	Invoice	Date	Description	Amount
	ASD-24-55-02	06/22/2026	DESIGN SVC FOR BMX RACETRACK	\$28,000.00
87599	07/09/2026	ANNEALTA GROUP		\$90,898.00
	Invoice	Date	Description	Amount
	497-3819	06/26/2026	16010 & 16020 PHOENIX	\$1,351.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	497-3818	06/26/2026	3228 GILMAN RD	\$944.00
	497-3816	06/26/2026	16207, 16233 & 16253 GALE AVE	\$2,832.00
	497-3815	06/26/2026	184 S 6TH ST	\$10,935.00
	497-3814	06/26/2026	1015 AZUSA AVE	\$3,933.00
	497-3813	06/26/2026	18501-53 GALE AVE	\$537.00
	497-3811	06/26/2026	GENERAL PLANNING SVC-MAY 2026	\$36,050.00
	497-3810	06/26/2026	GENERAL DEV SVC-MAY 2026	\$34,316.00
87600	07/09/2026	AVANT-GARDE, INC		\$1,147.50
	Invoice	Date	Description	Amount
	13281	06/15/2026	PROJ MGMT-CITYWIDE BRIDGES	\$1,147.50
87601	07/09/2026	BIGGS CARDOSA ASSOCIATES, INC.		\$4,612.00
	Invoice	Date	Description	Amount
	96466	06/05/2026	ENG SVC-ANAHEIM-PUENTE BRIDGE	\$4,612.00
87602	07/09/2026	BLAKE AIR CONDITIONING COMPANY		\$3,195.68
	Invoice	Date	Description	Amount
	70573	06/09/2026	URGENT HVAC REPAIR-EL ENCANTO	\$3,195.68
87603	07/09/2026	BOWSER GEOSPATIAL, LLC		\$10,240.00
	Invoice	Date	Description	Amount
	1015	06/23/2026	MANAGE/MAINT OF CITY'S GIS DATABASE	\$10,240.00
87604	07/09/2026	CAL-PERS		\$1,601.60
	Invoice	Date	Description	Amount
	100000018333332	06/17/2026	SURVIVOR BENEFIT FY 25/26-PLAN 15030	\$416.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	100000018332825	06/17/2026	SURVIVOR BENEFIT FY 25/26-PLAN 26791	\$1,123.20
	100000018333353	06/17/2026	SURVIVOR BENEFIT FY 25/26-PLAN 1226	\$62.40
87605	07/09/2026	CALIFORNIA ASSOC. OF LOCAL ECON		\$620.00
	Invoice	Date	Description	Amount
	300007483	05/14/2026	MEMBERSHIP DUES FY 26/27-JOSH	\$500.00
	300007643	05/14/2026	MEMBERSHIP DUES FY 26/27-SAM	\$120.00
87606	07/09/2026	CASC ENGINEERING AND CONSULTIN		\$1,950.00
	Invoice	Date	Description	Amount
	0055172	05/31/2026	IS/MND FOR 184 S 6TH ST	\$1,950.00
87607	07/09/2026	CINTAS CORPORATION LOC 693		\$1,862.89
	Invoice	Date	Description	Amount
	4273327137	06/22/2026	DOOR MATS	\$84.16
	497-3817	06/26/2026	722 PARRIOTT PL	\$1,095.00
	4273871572	06/26/2026	DOOR MATS	\$84.16
	9379151117	06/30/2026	LEASE FOR AED MACHINE-CITY HALL	\$296.33
	9379151109	06/30/2026	WATER COOLER-TREASURY	\$56.30
	9379151112	06/30/2026	WATER COOLERS-CITY HALL	\$246.94
87608	07/09/2026	CITY OF INDUSTRY-PAYROLL ACCT		\$175,000.00
	Invoice	Date	Description	Amount
	PR P/E 6/19/26	06/23/2026	REPLENISH PAYROLL P/E 6/19/26	\$175,000.00
87609	07/09/2026	CNC ENGINEERING		\$257,145.00
	Invoice	Date	Description	Amount

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515429	06/25/2026	SOLAR INSTALLATION AT CITY HALL	\$2,355.00
515430	06/25/2026	EL ENCANTO ROOF REFURB	\$3,357.50
515431	06/25/2026	CITYWIDE ADA SELF-EVALUATION/TRANSITION PLAN	\$12,420.00
515432	06/25/2026	KELLA AVE STORM DRAIN	\$15,980.00
515433	06/25/2026	GALE AVE REALIGNMENT	\$14,105.00
515434	06/25/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$825.00
515435	06/25/2026	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$900.00
515436	06/25/2026	GENERAL ENG SVC 6/8-6/21/26	\$82,946.25
515437	06/25/2026	GENERAL ENG SVC-BACKFLOW DEVICE MAINT	\$850.00
515438	06/25/2026	UTILITY OUTREACH MEETING COORDINATION	\$4,020.00
515439	06/25/2026	GENERAL ENG SVC 6/8-6/21/26	\$2,895.00
515441	06/25/2026	GENERAL ENG SVC-STREETLIGHT KNOCKDOWNS	\$822.50
515442	06/25/2026	GENERAL ENG SVC-STREET LIGHT IMPROVE AT PRO	\$297.50
515443	06/25/2026	GENERAL ENG SVC-FIELD OPERATIONS SERVICES	\$21,503.75
515444	06/25/2026	GENERAL ENG SVC-STREET INSPECTIONS	\$12,367.50
515445	06/25/2026	GENERAL ENG SVC-COUNTER SERVICE	\$16,297.50
515446	06/25/2026	GENERAL ENG SVC-TRAFFIC	\$8,376.25
515447	06/25/2026	GENERAL ENG SVC-PERMITS	\$17,783.75
515448	06/25/2026	GENERAL ENG SVC-PLAN CHECKING	\$6,800.00
515449	06/25/2026	NPDES STORM WATER	\$900.00
515450	06/25/2026	SEWER MANAGEMENT SYSTEM	\$1,050.00
515451	06/25/2026	GENERAL ENG SVC-3951 CAPITOL AVE	\$420.00
515452	06/25/2026	GENERAL ENG SVC-15010 & 15100 NELSON AVE	\$790.00
515453	06/25/2026	GENERAL ENG SVC-15940-16012 AMAR/15940-16065 KA	\$445.00
515454	06/25/2026	GENERAL ENG SVC-14940 PROCTOR AVE	\$2,720.00
515455	06/25/2026	GENERAL ENG SVC-17411 COLIMA RD	\$105.00
515456	06/25/2026	GENERAL ENG SVC-184 S 6TH AVE & 14436 VALLEY BL	\$580.00

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515457	06/25/2026	GENERAL ENG SVC-15051 DON JULIAN RD WAREHOU	\$185.00
515458	06/25/2026	GENERAL ENG SVC-16207,16233, & 16253 GALE AVE	\$4,575.00
515459	06/25/2026	TONNER CYN PROPERTY	\$3,317.50
515460	06/25/2026	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$1,410.00
515461	06/25/2026	COLIMA RD WIDENING	\$2,435.00
515462	06/25/2026	NELSON AVE RESURFACING	\$3,245.00
515463	06/25/2026	15660 MAYOR DAVE WAY (YAL BLDG)	\$75.00
515464	06/25/2026	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$4,140.00
515465	06/25/2026	CIVIC CENTER PLANNING AND IMPROVEMENTS	\$750.00
515466	06/25/2026	220 HACIENDA BOULEVARD	\$75.00
515467	06/25/2026	CITY ADMINSTRATIVE OFFICES	\$460.00
515475	06/25/2026	EL ENCANTO IMPROVEMENTS AND MAINT	\$4,565.00
87610	07/09/2026	CNC ENGINEERING	\$126,131.25
Invoice	Date	Description	Amount
515468	06/25/2026	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$150.00
515469	06/25/2026	CITY COUNCIL CHAMBER & IBC BUILDING IMPROVEME	\$150.00
515470	06/25/2026	HOMESTEAD MUSEUM IMPROVEMENTS	\$692.50
515471	06/25/2026	HOMESTEAD MUSEUM IRRIGATION RETROFIT TO REC	\$1,997.50
515472	06/25/2026	STIMSON AVE CROSSING	\$595.00
515473	06/25/2026	SIGNING & STRIPING IMPROVEMENTS	\$235.00
515474	06/25/2026	METROLINK-MAINT OF PARKING LOT	\$1,762.50
515476	06/25/2026	SAN JOSE AVE RECONSTRUCTION	\$4,797.50
515477	06/25/2026	INDUSTRY HILLS FUEL TANKS DISPENSING	\$1,057.50
515478	06/25/2026	HIGHWAY BRIDGE PROGRAM FUNDING	\$290.00
515479	06/25/2026	NELSON AVENUE OVER PUENTE CREEK	\$2,262.50
515480	06/25/2026	BRIDGE REHABILITATION-VALLEY BLVD OVER SAN GA	\$380.00

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
515481	06/25/2026	BRIDGE WIDENING-ANAHEIM PUENTE RD BRIDGE	\$4,280.00
515482	06/25/2026	SEISMIC RETROFIT ANAHEIM-PUENTE OVER SAN JOS	\$1,330.00
515483	06/25/2026	FISCAL YEAR BUDGET	\$1,367.50
515484	06/25/2026	BIXBY DR PCC PAVEMENT	\$2,280.00
515485	06/25/2026	FOLLOW'S CAMP PROJECT	\$3,275.00
515486	06/25/2026	CROSSROADS PKY NORTH & SOUTH IMPROVEMENTS	\$9,092.50
515487	06/25/2026	NELSON AVE INTERSECTION	\$105.00
515488	06/25/2026	MAINT OF 1123 HATCHER AVE	\$510.00
515489	06/25/2026	2024 CITYWIDE SPEED SURVEY	\$470.00
515490	06/25/2026	CARTEGRAPH MGMT	\$14,375.00
515491	06/25/2026	GRAND AVE SLOPE RECONSTRUCTION-FERRERO TO	\$2,770.00
515492	06/25/2026	ADD SIDEWALK ON SOUTH SIDE OF TEMPLE AVE	\$381.25
515493	06/25/2026	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY	\$1,280.00
515494	06/25/2026	LA 28 OLYMPIC GAMES PROJECT DEVELOPMENT	\$3,460.00
515495	06/25/2026	MOUNTAIN BIKING TRAIL AT INDUSTRY HILLS	\$2,225.00
515496	06/25/2026	DEL VALLE AND HILL STREET STORM DRAIN/STREET I	\$3,395.00
515497	06/25/2026	2022-2023 ANNUAL PAVEMENT REHABILITATION	\$8,412.50
515498	06/25/2026	DON JULIAN RD IMPROVEMENTS	\$1,080.00
515499	06/25/2026	INTELLIGENT TRANSPORATION SYSTEM	\$1,375.00
515500	06/25/2026	CITYWIDE LICENSE PLATE CAMERA READER INSTALL	\$720.00
515501	06/25/2026	RAILROAD STREET PAVEMENT REHABILITATION	\$18,185.00
515502	06/25/2026	MUSEUM-HEALTH CAMPUS MASTER SITE PLANNING	\$9,787.50
515503	06/25/2026	2024-2025 ANNUAL PAVEMENT REHABILITATION	\$4,345.00
515504	06/25/2026	AZUSA WAY BIKE PATH IMPROVEMENTS	\$570.00
515505	06/25/2026	STREET LIGHT BANNER INSTALLATION	\$5,150.00
515506	06/25/2026	NINTH AVENUE SEWER LINE IMPROVEMENTS	\$925.00
515507	06/25/2026	STONER CREEK RD IMPROVEMENTS	\$4,270.00

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
515508	06/25/2026	GRAND AVE BRIDGE WIDENING AT SAN JOSE CREEK		\$6,345.00
87611	07/09/2026	COUNTRY ESTATE FENCE, INC.		\$3,402.24
Invoice	Date	Description	Amount	
26050	05/11/2026	VINYL FENCE MATERIALS ALONG AZUSA AVE	\$3,402.24	
87612	07/09/2026	COUNTY OF LA - DEPT OF AGRICULTU		\$95,021.77
Invoice	Date	Description	Amount	
261901	06/16/2026	PEST CONTROL-TRES HERMANOS	\$2,035.47	
262028	06/16/2026	WEED & PEST ABATEMENT-TONNER CYN	\$14,206.44	
261899	06/16/2026	WEED ABATEMENT-MOUNTAIN BIKE TRAIL	\$16,975.97	
261898	06/16/2026	WEED ABATEMENT-TONNER CYN (FIRESTONE CAMP)	\$33,212.17	
262029	06/16/2026	WEED & PEST ABATEMENT-TRES HERMANOS	\$28,591.72	
87613	07/09/2026	CRIA-EQUESTRIAN CENTER		\$8,742.40
Invoice	Date	Description	Amount	
COIWHSSPON	05/31/2026	WORKMAN GRAD SPONSOR EVENT	\$4,641.80	
COIRHSPON	05/31/2026	RIO HONDO GRAD SPONSOR EVENT	\$4,100.60	
87614	07/09/2026	D.S. EWING ARCHITECTS, INC.		\$4,307.50
Invoice	Date	Description	Amount	
26-11848	06/15/2026	IBC CHAMBER & BLDG IMPROVEMENT PROJ	\$4,307.50	
87615	07/09/2026	DB SALES & SERVICE		\$1,760.00
Invoice	Date	Description	Amount	
1305	12/31/2025	TROUBLESHOOT BOILER-EL ENCANTO	\$1,760.00	

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
87616	07/09/2026	DEPT OF ANIMAL CARE & CONTROL		\$3,613.30
	Invoice	Date	Description	Amount
	6/25/2026	06/25/2026	SHELTER COST-MAY 2026	\$3,613.30
87617	07/09/2026	DUTHIE POWER SERVICES		\$3,308.89
	Invoice	Date	Description	Amount
	S155438	05/01/2026	CLEAN AIRFLOW TANK-EL ENCANTO	\$880.00
	S155437	05/01/2026	FUEL SAMPLE & TESTING-EL ENCANTO	\$478.89
	S155422	05/01/2026	LOAD BANK TEST-EL ENCANTO	\$1,950.00
87618	07/09/2026	ENTERPRISE MAPS LLC		\$5,897.50
	Invoice	Date	Description	Amount
	1072	06/24/2026	AMAZON WEB SERVICES	\$5,897.50
87619	07/09/2026	ESPY'S ELECTRICAL SERVICES INC.		\$975.00
	Invoice	Date	Description	Amount
	1937	06/19/2026	REPLACE LIGHT SWITCHES-TONNER CYN	\$975.00
87620	07/09/2026	FEDERAL EXPRESS CORP.		\$78.65
	Invoice	Date	Description	Amount
	9-346-45607	06/19/2026	MESSENGER SVC	\$78.65
87621	07/09/2026	FIRETEAM ONE, INC.		\$13,745.00
	Invoice	Date	Description	Amount
	14547	06/03/2026	SERVICE FIRE EXTINGUISHER-HOMESTEAD	\$2,250.00
	14542	06/02/2026	SERVICE FIRE EXTINGUISHER-CITY HALL	\$2,650.00
	14546	06/03/2026	SERVICE FIRE EXTINGUISHER-YAL	\$195.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	14544	06/02/2026	SERVICE FIRE EXTINGUISHER-YAL	\$950.00
	14545	06/03/2026	SERVICE FIRE EXTINGUISHER-HATCHER YD	\$5,850.00
	14543	06/02/2026	SERVICE FIRE EXTINGUISHER-IBC	\$1,850.00
87622	07/09/2026		FUEL PROS, INC.	\$3,434.25
	Invoice	Date	Description	Amount
	81864	06/15/2026	REPLACE VACUUM SENSOR-IH FUEL STN	\$3,434.25
87623	07/09/2026		GARCIA'S FENCE CORP	\$9,316.00
	Invoice	Date	Description	Amount
	062620	06/26/2026	MULTIPLE FENCE REPAIRS ALONG TEMPLE & AZUSA	\$9,316.00
87624	07/09/2026		HADDICK'S TOWING, INC.	\$3,477.00
	Invoice	Date	Description	Amount
	2433	06/17/2026	TOWING SVC-ILLEGAL DUMPSTER	\$3,477.00
87625	07/09/2026		HYDROGEN FUEL CELL BUS COUNCIL	\$750.00
	Invoice	Date	Description	Amount
	FY 26/27	06/01/2026	MEMBERSHIP DUES FY 26/27	\$750.00
87626	07/09/2026		INDUSTRY BUSINESS COUNCIL	\$218,182.16
	Invoice	Date	Description	Amount
	APRIL 2026	06/18/2026	EXPENSE REIMBURSEMENT-APR 2026	\$218,182.16
87627	07/09/2026		INDUSTRY SECURITY SERVICES	\$104,559.50
	Invoice	Date	Description	Amount
	SG-COI#2-2095	06/12/2026	SECURITY SVC-VARIOUS CITY SITES	\$23,600.30

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	SG-COI#2-2096	06/19/2026	SECURITY SVC-VARIOUS CITY SITES	\$23,573.56
	SG-COI#1-2094	06/12/2026	SECURITY SVC 6/5-6/11/26	\$11,207.90
	SG-COI#1-2095	06/19/2026	SECURITY SVC 6/12-6/18/26	\$11,288.72
	SG-COI#2-2097	06/26/2026	SECURITY SVC-VARIOUS CITY SITES	\$23,600.30
	SG-COI#1-2096	06/26/2026	SECURITY SVC 6/19-6/25/26	\$11,288.72
87628	07/09/2026		JEFF PARRIOTT PHOTOGRAPHIC SER	\$5,686.26
	Invoice	Date	Description	Amount
	COI0626	06/30/2026	PROF SVC-HOMESTEAD	\$5,686.26
87629	07/09/2026		JOE A. GONSALVES & SON	\$11,000.00
	Invoice	Date	Description	Amount
	164469	06/18/2026	LEGISLATIVE SVC-JUN 2026	\$11,000.00
87630	07/09/2026		KEENAN AND ASSOCIATES	\$18,468.00
	Invoice	Date	Description	Amount
	339770	06/19/2026	AIRPORT LIABILITY FY 26/27	\$18,468.00
87631	07/09/2026		KLEINFELDER, INC.	\$25,806.50
	Invoice	Date	Description	Amount
	001596469	06/17/2026	GEO SVC-ANNUAL PAVEMENT REHAB FY 23	\$25,806.50
87632	07/09/2026		KLINE'S PLUMBING, INC.	\$11,575.00
	Invoice	Date	Description	Amount
	14762	04/08/2026	REPAIRS TO WASHERS-EL ENCANTO	\$10,115.00
	14909	06/26/2026	REPLACE HYDRANT VALVE-TONNER CYN	\$1,460.00

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Check	Date	Payee Name			Check Amount
CITY.WF.CHK - City General Wells Fargo					
87633	07/09/2026	L A COUNTY DEPT OF PUBLIC WORKS			\$115,259.33
	Invoice	Date	Description	Amount	
	IN260000837	06/22/2026	BLDG & SAFETY-ONE STOP SHOP FOR APR 2026	\$115,259.33	
87634	07/09/2026	L A COUNTY SHERIFF'S DEPARTMENT			\$78,621.92
	Invoice	Date	Description	Amount	
	263307EB	06/24/2026	SPECIAL EVENT-DIRECTED PATROL (MAR 2026)	\$78,621.92	
87635	07/09/2026	LA PUENTE VALLEY COUNTY WATER			\$290.98
	Invoice	Date	Description	Amount	
	BS;06/26	06/30/2026	WATER MONITORING-BOY SCOUTS RESERVE	\$290.98	
87636	07/09/2026	LEAGUE OF CALIFORNIA CITIES			\$1,155.00
	Invoice	Date	Description	Amount	
	4467	05/28/2026	MEMBERSHIP DUES FY 26/27	\$1,155.00	
87637	07/09/2026	LOCKS PLUS, INC.			\$960.32
	Invoice	Date	Description	Amount	
	36443	06/17/2026	PURCHASE (24) PADLOCKS AND CHAINS-CITY	\$960.32	
87638	07/09/2026	LOS ANGELES BUSINESS JOURNAL			\$1,875.00
	Invoice	Date	Description	Amount	
	7842-R	06/15/2026	PUBLICATION IN THE LA BUSINESS JOURNAL	\$1,875.00	
87639	07/09/2026	LOS ANGELES COUNTY PUBLIC WORKS			\$39,043.47
	Invoice	Date	Description	Amount	
	PW-26060807045	06/08/2026	TRAFFIC SIGNAL INSPECT/TIMING SHEETS	\$1,098.96	

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	PW-26060807057	06/08/2026	LITTER/DEBRIS REMOVAL	\$36.76
	PW-26060807058	06/08/2026	STORM DRAIN MAINT	\$486.69
	PW-26060807059	06/08/2026	STREET MAINT/INSPECTION	\$5,773.52
	PW-26060807060	06/08/2026	EMERGENCY CALL OUT ROAD SVC	\$724.03
	PW-26060807075	06/08/2026	TRAFFIC SIGNING REPAIRS	\$734.44
	PW-26060807096	06/08/2026	SEWER SYSTEM MANAGEMENT PLAN	\$1,156.72
	PW-26060807102	06/08/2026	REPAIR SEWER LINE	\$2,230.17
	PW-26060807043	06/08/2026	TIMING SHEETS REVIEW	\$1,236.44
	PW-26060807299	06/08/2026	TRAFFIC SIGNAL MAINT	\$2,144.75
	PW-26060807298	06/08/2026	TRAFFIC SIGNAL MAINT	\$3,884.03
	PW-26060807297	06/08/2026	TRAFFIC SIGNAL MAINT	\$16,839.22
	PW-26060807055	06/08/2026	UPDATE TRAFFIC SIGNAL TIMING SHEETS	\$2,697.74
87640	07/09/2026		MERRITT'S ACE HARDWARE	\$383.93
	Invoice	Date	Description	Amount
	152844	06/18/2026	VARIOUS SUPPLIES-CITY	\$383.93
87641	07/09/2026		MIDAMERICA ADMINISTRATIVE & RET	\$1,504.00
	Invoice	Date	Description	Amount
	0362246	06/23/2026	ADMIN FEES FOR JAN-MAR 2026	\$1,504.00
87642	07/09/2026		MMASC	\$970.00
	Invoice	Date	Description	Amount
	16008	06/23/2026	WOMEN'S LEADERSHIP SUMMIT 2026-YVETTE & JULIE	\$335.00
	16009	06/23/2026	2026 ANNUAL CONFERENCE-YVETTE	\$635.00
87643	07/09/2026		MORTISE & TENON BUILDING CORP	\$1,500.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	546	06/22/2026	CLEAN AND STORE BANNERS	\$1,500.00
87644	07/09/2026		MR PLANT & INTERIOR BOTANICAL DI	\$910.00
	Invoice	Date	Description	Amount
	JULY 25414	07/01/2026	PLANT MAINT-JUL 2026	\$910.00
87645	07/09/2026		MUNI-ENVIRONMENTAL, LLC	\$69,582.41
	Invoice	Date	Description	Amount
	26-022	05/11/2026	COMMERCIAL WASTE PROGRAM	\$34,719.91
	26-028	06/08/2026	COMMERCIAL WASTE PROGRAM	\$34,862.50
87646	07/09/2026		MX GRAPHICS, INC.	\$576.19
	Invoice	Date	Description	Amount
	37820	06/16/2026	FOAM BOARDS-HOMESTEAD	\$391.81
	36869	03/06/2026	FOAM BOARDS-HOMESTEAD	\$184.38
87647	07/09/2026		NEXTIVA, INC.	\$2,448.23
	Invoice	Date	Description	Amount
	40006416685	06/27/2026	CITY HALL PHONE SVC	\$2,141.53
	40006407568	06/24/2026	PHONE SVC FOR YAL	\$306.70
87648	07/09/2026		OCEAN BLUE ENVIRONMENTAL SERV	\$23,981.98
	Invoice	Date	Description	Amount
	42938	06/12/2026	HAZARDOUS WASTE REMOVAL	\$23,981.98
87649	07/09/2026		OLMOS PROFESSIONAL SERVICES	\$8,782.00

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	573	06/29/2026	JANITORIAL SVC-CITY HALL	\$5,500.00
	574	06/29/2026	JANITORIAL SVC-IBC	\$1,467.00
	575	06/29/2026	JANITORIAL SVC-YAL	\$1,815.00
87650	07/09/2026	ONLINE SOLUTIONS, LLC		\$16,800.00
	Invoice	Date	Description	Amount
	6661	06/01/2026	ANNUAL SUBSCRIPTIONS (7) USERS 9/1/26-8/31/27	\$16,800.00
87651	07/09/2026	PACIFIC UTILITY INSTALLATION		\$7,996.00
	Invoice	Date	Description	Amount
	PS-INV105084	05/31/2026	CITY STREETLIGHT PROGRAM	\$7,996.00
87652	07/09/2026	PLACEWORKS		\$19,236.25
	Invoice	Date	Description	Amount
	IND-22.16-19	05/31/2026	CEQA FOR 1600 AZUSA AVE	\$1,593.75
	IND-22.15-18	05/31/2026	CEQA FOR 17871 CASTLETON ST	\$17,642.50
87653	07/09/2026	PLANETBIDS, LLC		\$21,527.61
	Invoice	Date	Description	Amount
	INV77	06/25/2026	BID/CONTRACT MGMT SYSTEM SOFTWARE 7/1/26-6/30/27	\$21,527.61
87654	07/09/2026	PUENTE BASIN WATER AGENCY		\$3,947.92
	Invoice	Date	Description	Amount
	2068	04/30/2026	GROUNDWATER MGMT PLAN PHASE 2 (APR 2026)	\$3,947.92
87655	07/09/2026	QUADIENT LEASING USA, INC.		\$1,235.51

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	Q2402442	06/09/2026	MAIL EQUIPMENT RENTAL 7/11/26-10/10/26	\$1,235.51
87656	07/09/2026		ROBERT PORTILLO	\$800.00
	Invoice	Date	Description	Amount
	61226	06/23/2026	TUNE & CLEAN 3 PIANOS-HOMESTEAD	\$800.00
87657	07/09/2026		SOUTH COAST A.Q.M.D.	\$8,392.52
	Invoice	Date	Description	Amount
	4737207	06/02/2026	LIQUID FUEL DISPENSING SYSTEM/NAT GAS-16200 TE	\$928.81
	4740569	06/02/2026	FLAT FEE EMISSION FY 26/27-16200 TEMPLE AVE (FUE	\$176.41
	4736847	06/02/2026	LANDFILL GAS COLLECTIONS-IND HILLS	\$7,110.89
	4738550	06/02/2026	FLAT FEE EMISSION FY 26/27-IND HILLS	\$176.41
87658	07/09/2026		SOUTHWEST MECHANICAL, INC.	\$5,505.35
	Invoice	Date	Description	Amount
	37472	06/15/2026	REPLACE BACK FLOW-EL ENCANTO	\$5,505.35
87659	07/09/2026		STATE AFFAIRS INC.	\$1,550.00
	Invoice	Date	Description	Amount
	20260616510	06/13/2026	ANNUAL CAPITOL MORNING REPORT SUBSCRIPTION	\$1,550.00
87660	07/09/2026		TBS CLEANING SERVICES	\$595.00
	Invoice	Date	Description	Amount
	15720	06/29/2026	JANITORIAL SVC-HOMESTEAD	\$595.00
87661	07/09/2026		TEMP AIR SYSTEM INC.	\$195.00

**CITY OF INDUSTRY
WELLS FARGO BANK
July 9, 2026**

P. 23

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	24025	06/17/2026	CLEAN HVAC-HOMESTEAD	\$195.00
87662	07/09/2026		THE BIG NORWEGIAN	\$2,828.43
	Invoice	Date	Description	Amount
	58073	06/24/2026	REPAIR 2005 CAT 953C-TONNER CYN	\$1,242.69
	58072	06/24/2026	REPAIR 2011 CAT 430E-TONNER CYN	\$1,585.74
87663	07/09/2026		WEST COAST ARBORISTS, INC.	\$24,560.00
	Invoice	Date	Description	Amount
	242898	04/15/2026	TREE MAINT 4/1-4/15/26	\$24,560.00
87664	07/09/2026		WORKMAN QUATERBACK CLUB	\$400.00
	Invoice	Date	Description	Amount
	6/29/2026	06/29/2026	SPONSORSHIP FOR WORKMAN HIGH SCHOOL FOOTE	\$400.00

Checks	Status	Count	Transaction Amount
	Total	83	\$1,794,288.64

ITEM NO. 6.2



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Yvette Padilla, Management Analyst II
Bing Hyun, Asst. City Manager

DATE: July 9, 2026

SUBJECT: Consideration of Amendment No. 3 to the Professional Services Agreement with CU Technology, LLC, dba Acorn Technology Services, for Information Technology Support Services, increasing compensation by \$151,486.50 and updating the Scope of Services and Rate schedule

Background:

On October 28, 2021, the City Council approved a Professional Services Agreement ("Agreement") with Acorn Technology Services ("Acorn"), to provide technology support services through October 31, 2024, for a not-to-exceed amount of \$659,200.00. On September 26, 2024, the City Council approved Amendment No. 1, which extended the Agreement through October 31, 2025, and increased compensation by \$301,840.00. On September 25, 2025, the City Council approved Amendment No. 2, which extended the Agreement through October 31, 2026, and increased compensation by \$300,869.12.

Discussion:

Acorn has provided information technology services to the City and has played a critical role in evaluating the City's technology infrastructure and identifying opportunities for improvement. Through its ongoing assessments, Acorn has identified several infrastructure upgrades necessary to support the City's operational efficiency, system reliability, and cybersecurity objectives. Recommended improvements include the replacement of firewall devices, modernization of outdated network switches and servers, and implementation of cybersecurity compliance measures.

The original Agreement included funding for special projects that fall outside the monthly managed IT services fee. As the City continues to modernize its technology infrastructure and address evolving cybersecurity requirements, additional projects have been identified that are necessary to maintain a secure, reliable, and efficient technology environment.

Amendment No. 3 will increase compensation by \$151,486.50 to fund the implementation of these infrastructure improvement projects. The work will be completed throughout Fiscal Year 2026-27 and will help ensure the City's technology systems remain current, secure, and capable of supporting ongoing operational needs.

Fiscal Impact:

Table 1 – Summary of Consultant Costs

	Contract Amount
Professional Services Agreement	\$659,200.00
Amendment No. 1	\$301,840.00
Amendment No. 2	\$300,869.12
Proposed Amendment No. 3	\$151,486.50
	\$1,413,395.62

The proposed Amendment No. 3 will increase the Agreement compensation by \$151,486.50. Funding for these services is included in the approved Fiscal Year 2026/2027 budget, which allocates \$500,000.00 for Professional and Technical Services (Account No. 100-525-5120.01). No additional appropriations are required at this time.

Recommendation:

Staff recommends that the City Council approve Amendment No. 3 to the Agreement.

Exhibits:

1. COI Acorn Technology Services Amendment No 3 - FINAL

**AMENDMENT NO. 3
TO PROFESSIONAL SERVICES AGREEMENT WITH
ACORN TECHNOLOGY SERVICES**

This Amendment No. 3 to the Professional Services Agreement (“Agreement”), is made and entered into this 1st day of June 2026 (“Effective Date”), by and between the City of Industry, a California municipal corporation (“City”) and CU Technology LLC, dba Acorn Technology Services, a California Limited Liability Company (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties”.

RECITALS

WHEREAS, on or about October 28, 2021, the Agreement was entered into and executed between the City and Consultant for information technology services; and

WHEREAS, on or about September 26, 2024, Amendment No. 1 was entered into extending the term through October 31, 2025, amending the scope of services, updating the rate schedule, and increasing compensation by \$301,840.00; and

WHEREAS, on or about September 25, 2025, Amendment No. 2 was entered into extending the term through October 31, 2026, amending the legal name of Consultant to CU Technology LLC, dba Acorn Technology Services, updating the rate schedule, and increasing compensation by \$300,869.12; and

WHEREAS, the Parties desire to amend the Agreement to update the rate schedule and provide a companion increase in compensation of \$151,486.50; and

WHEREAS, for the reasons set forth herein, the City and Consultant desire to enter into this Amendment No. 3, as set forth below.

AMENDMENT

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

Section 4. PAYMENT

The second sentence of Section 4(c) is hereby amended to read in its entirety as follows:

This amount shall not exceed One Million Four Hundred Thirteen Thousand Three Hundred Ninety-Five Dollars and Sixty-Two Cents (\$1,413,395.62.) for the total Term of the Agreement unless additional payment is approved as provided in this Agreement.

EXHIBIT A SCOPE OF SERVICES

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

EXHIBIT B RATE SCHEDULE

The Rate Schedule is hereby rescinded in its entirety and replaced with the rates set forth in Attachment No. 2 attached hereto, and incorporated herein by reference.

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

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment No. 3 to be executed as of the Effective Date.

“CITY”
City of Industry

“CONSULTANT”
CU Technology, LLC

By: _____
Joshua Nelson, City Manager

By: _____
Craig Wolynez, COO

Attest:

By: _____
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

ATTACHMENT NO. 1

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide the following services related to the City's Information Technology needs:

1. IT Infrastructure Management

- **Network Management:** Setup, monitoring, and maintenance of local area networks (LAN), wide area networks (WAN), and wireless networks.
- **Server Management:** Installation, configuration, and management of physical and virtual servers, including backups and performance monitoring.
- **Storage Management:** Management of on-premise and cloud storage solutions, including backups and disaster recovery plans.
- **Hardware Maintenance:** Installation and repair services for workstations, printers, routers, switches, and other hardware.

2. End-User Support

- Full-time On-Site Technician at City Hall
- **Help Desk Services:** 24/7 support for hardware, software, and connectivity issues via phone, email, or chat.
- **Desktop Support:** Troubleshooting, maintenance, and repair of desktops, laptops, and peripheral devices.
- **Mobile Device Support:** Configuration and troubleshooting of smartphones, tablets, and other mobile devices.

3. Cloud Services

- **Cloud Strategy and Migration:** Consultation on cloud adoption, migration of data and applications, and ongoing management of cloud infrastructure. (
- **Cloud Backup & Disaster Recovery:** Regular cloud backups, disaster recovery planning, and testing to ensure business continuity.

4. Cybersecurity Services

- **Security Monitoring:** Continuous monitoring of IT systems to detect and respond to potential threats.
- **Firewall and Antivirus Management:** Installation, configuration, and maintenance of firewall systems and antivirus software.
- **Vulnerability Assessments & Penetration Testing:** Regular security assessments to identify vulnerabilities and perform tests to ensure network safety.

- **Data Encryption & Access Control:** Implementation of data encryption standards and access control protocols to secure sensitive data.

5. IT Consulting Services

- **Technology Assessments:** Evaluation of existing technology infrastructure and providing recommendations for improvements.
- **Strategic Planning:** Development of IT strategies aligned with City goals, including capacity planning and resource optimization.
- **Vendor Management:** Liaison with third-party vendors for purchasing software, hardware, and IT-related services.

6. Data Management & Analytics

- **Database Management:** Design, implementation, and maintenance of databases to store, manage, and retrieve data efficiently.
- **Data Analytics:** Analyzing City data to provide actionable insights and reporting for decision-making.
- **Data Backup & Recovery:** Ensuring regular backups of all City-critical data and fast recovery options in case of data loss.

7. Data Collection and Preservation for Public Records Request

- **Data Identification:** Identify and map relevant data sources, including emails, databases, network logs, cloud storage, and physical devices.
- **Data Preservation:** Ensure the preservation of data in a forensically sound manner to prevent tampering or spoliation.
- **Litigation Hold Support:** Implement and manage litigation hold procedures to prevent the destruction of potentially relevant data.
- **Metadata Capture:** Collect detailed metadata to support legal claims and counterclaims.

8. Technology Infrastructure Improvement Projects

- **Infrastructure Assessments and Planning:** Evaluate the City's existing technology infrastructure and develop recommendations for equipment replacement, upgrades, and modernization to support operational and cybersecurity requirements.
- **Network Equipment Upgrades:** Procure, configure, install, and replace network switches, routers, and related networking equipment to improve network performance, reliability, and security.
- **Server Modernization:** Upgrade, replace, configure, and migrate physical and virtual server infrastructure as necessary to maintain system performance, security, and compatibility with current technology standards.
- **Firewall Replacement and Security Enhancements:** Procure, install, configure, and maintain firewall appliances and related security technologies to strengthen the City's cybersecurity posture and protect critical systems and data.

- **Cybersecurity Compliance and Risk Mitigation:** Implement technology solutions, security controls, and best practices necessary to support cybersecurity compliance requirements, reduce security risks, and address identified vulnerabilities.
- **Technology Project Management:** Provide project planning, coordination, implementation, testing, documentation, and vendor management services related to approved infrastructure improvement projects.
- **Equipment Procurement and Deployment:** Assist the City with the specification, procurement, installation, configuration, and deployment of hardware, software, and related technology solutions necessary to support infrastructure modernization efforts.

ATTACHMENT NO. 2

EXHIBIT B

RATE SCHEDULE

Monthly IT Managed Services

Service	Quantity	Price	Amount
Workstation Support	73	\$80.00	\$5,840.00
Server Support	18	\$250.00	\$4,500.00
SAN Support	1	\$250.00	\$250.00
Firewall Support	8	\$125.00	\$1,000.00
Switch Support	21	\$75.00	\$1,575.00
WAP Support	13	\$35.00	\$455.00
Additional Locations	4	\$200.00	\$800.00
Microsoft 365 Support	1	\$300.00	\$300.00
Full-Time Onsite Engineer	1	\$9,425.76	\$9,425.76
Service Discount			(\$750.00)
Monthly Total			\$23,405.76

Technology Infrastructure Improvement Projects

Project Name	Cost
Server Upgrades	\$54,054.00
Firewall Upgrades	\$3,432.00
Switches Upgrades	\$44,830.50
WAPs	\$14,586.00
Datto BCDR	\$2,574.00
Cybersecurity Compliance and Risk Mitigation	\$32,010.00
Total	\$151,486.50

ITEM NO. 6.3



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Mathew Hudson, Director of Public Works
James Cramsie, Sr. Director of Engineering

DATE: July 9, 2026

SUBJECT: Consideration of Award of Contract No. CITY-1554, Citywide Catch Basin Retrofits – Phase 3, to United Storm Water, Inc., in an amount not to exceed \$304,716.00, and adopt Notice of Exemption regarding same

Background:

On January 15, 2026, the City Council authorized solicitation of public bids for Citywide Catch Basin Retrofits – Phase 3 project for an estimated cost of \$263,000.00. This project was bid to procure a contractor to provide retrofit of 63 existing catch basins to add Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) throughout the City.

On April 9, 2026, the bid was posted in the City's PlanetBids™ vendor portal and an email notification was sent to 597 vendors. The bid was viewed by 25 prospective bidders. The appropriate trade journals were notified on April 14, 2026. The bid was advertised on April 17, 2026 and April 24, 2026 in the San Gabriel Valley Tribune. Questions pertaining to the bid were received up until May 8, 2026 at 5:00 p.m. in the City's PlanetBids™ vendor portal.

Discussion:

The bid process closed on June 4, 2026. Four (4) bids were received. The review of bids has found that United Storm Water Inc., has submitted the lowest responsive bid and has the relevant experience, qualifications, and licensing necessary to complete this project. Below is a table of all bidders and their prices, showing that Estate Design and Construction is the lowest bidder.

Bidder	Bid Price
--------	-----------

Estate Design and Construction, Inc.	\$198,700.00
United Storm Water, Inc.	\$304,716.00
Van Engineering Inc	\$433,596.00
Oppenheimer National	\$472,075.00

Upon review of the bids, the apparent lowest bidder, Estate Design and Construction, Inc., did not use separate or missing notary acknowledgment forms for each project document as specified in the specifications. Therefore, Estate Design and Construction, Inc. bid was deemed non-responsive.

Staff has determined that this project is subject to review under the California Environmental Quality Act ("CEQA"), however, it falls within the Categorical Exemption, Section 15301 Class 1, minor alteration of existing public facilities. As set forth above, the project involves the retrofitting of existing catch basins with trash capture devices, and pursuant to Section 15301 of the CEQA Regulations, the repair, maintenance, or minor alteration of existing facilities is exempt, as long as there is no expansion (or only negligible expansion) of the use. Here, Staff is proposing the retrofit of 63 existing catch basins to add Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) throughout the City. Based on the foregoing, Staff is recommending that the City Council adopt a Notice of Exemption for the project.

Fiscal Impact:

The fiscal impact is \$304,716.00. This project (MP 16-09 #3) is approved for Measure W funds. At this time, \$5.5M is available in the Measure W cash and investment accounts for this project. Staff will update the Annual Report with the final cost of the project and adjust the budget accordingly.

Recommendation:

1. Staff recommends that the City Council consider the results of the Citywide Catch Basin Retrofits – Phase 3 bid and award the bid to United Storm Water, Inc. and
2. Authorize the City Manager to approve change orders up to ten percent of the contract amount; and
3. Staff recommends that the Council adopt the Notice to Exemption for this project

Exhibits:

1. Bid Results
2. United Storm Water - Bid Schedule Packet
3. Contractor's State of California and Department of Industrial relations License Detail
4. Notice of Exemption

City of Industry
Submissions for Solicitation Citywide Catch Basin Retrofit - Phase 3 (CITY-1554)
Issued on 04/09/2026
Submissions Due on June 04, 2026 10:00 AM (PDT)
Exported on 06/04/2026

Line Totals (Unit Price * Quantity)

Item No	Description	UOM	Qty	Estate Design and Construction - Unit Price	Estate Design and Construction - Line Total
1	MOBILIZATION	LS	1	\$6,000.20	\$6,000.20
2	AUTOMATIC RETRACTABLE SCREEN (ARS), W <= 5'	EA	11	\$1,250.00	\$13,750.00
3	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W <= 8'	EA	12	\$1,550.00	\$18,600.00
4	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W <= 14'	EA	13	\$2,000.00	\$26,000.00
5	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W <= 21'	EA	24	\$3,000.00	\$72,000.00
6	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	EA	3	\$5,500.00	\$16,500.00
7	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	LS	1	\$350.00	\$350.00
8	CONNECTOR PIPE SCREENS (CPS)	EA	59	\$432.20	\$25,499.80
9	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	AL	1	\$20,000.00	\$20,000.00
				Subtotal	\$198,700.00
				Total	\$198,700.00

City of Industry
Submissions for Solicitation Citywide Catch Basin Retrofit - Phase 3 (CITY-1554)
Issued on 04/09/2026
Submissions Due on June 04, 2026 10:00 AM (PDT)
Exported on 06/04/2026

Line Totals (Unit Price * Quantity)

Item No	Description	UOM	Qty	United Storm Water, Inc. - Unit Price	United Storm Water, Inc. - Line Total
1	MOBILIZATION	LS	1	\$14,000.00	\$14,000.00
2	AUTOMATIC RETRACTABLE SCREEN (ARS), W <= 5'	EA	11	\$1,150.00	\$12,650.00
3	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W <= 8'	EA	12	\$2,300.00	\$27,600.00
4	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W <= 14'	EA	13	\$3,450.00	\$44,850.00
5	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W <= 21'	EA	24	\$4,600.00	\$110,400.00
6	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	EA	3	\$5,700.00	\$17,100.00
7	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	LS	1	\$1.00	\$1.00
8	CONNECTOR PIPE SCREENS (CPS)	EA	59	\$985.00	\$58,115.00
9	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	AL	1	\$20,000.00	\$20,000.00
					\$304,716.00
					\$304,716.00

Line Totals (Unit Price * Quantity)

Item No	Description	UOM	Qty	Van Engineering inc - Unit Price	Van Engineering inc - Line Total
1	MOBILIZATION	LS	1	\$75,000.00	\$75,000.00
2	AUTOMATIC RETRACTABLE SCREEN (ARS), W <= 5'	EA	11	\$1,800.00	\$19,800.00
3	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W <= 8'	EA	12	\$2,508.00	\$30,096.00
4	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W <= 14'	EA	13	\$3,500.00	\$45,500.00
5	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W <= 21'	EA	24	\$6,000.00	\$144,000.00
6	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	EA	3	\$7,800.00	\$23,400.00
7	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	LS	1	\$5,000.00	\$5,000.00
8	CONNECTOR PIPE SCREENS (CPS)	EA	59	\$1,200.00	\$70,800.00
9	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	AL	1	\$20,000.00	\$20,000.00
					\$433,596.00
					\$433,596.00

City of Industry
Submissions for Solicitation Citywide Catch Basin Retrofit - Phase 3 (CITY-1554)
Issued on 04/09/2026
Submissions Due on June 04, 2026 10:00 AM (PDT)
Exported on 06/04/2026

Line Totals (Unit Price * Quantity)					
Item No	Description	UOM	Qty	Oppenheimer national - Unit Price	Oppenheimer national - Line Total
1	MOBILIZATION	LS	1	\$36,250.00	\$36,250.00
2	AUTOMATIC RETRACTABLE SCREEN (ARS), W <= 5'	EA	11	\$2,075.00	\$22,825.00
3	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W <= 8'	EA	12	\$2,812.50	\$33,750.00
4	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W <= 14'	EA	13	\$3,625.00	\$47,125.00
5	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W <= 21'	EA	24	\$5,875.00	\$141,000.00
6	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	EA	3	\$6,625.00	\$19,875.00
7	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	LS	1	\$3,750.00	\$3,750.00
8	CONNECTOR PIPE SCREENS (CPS)	EA	59	\$2,500.00	\$147,500.00
9	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	AL	1	\$20,000.00	\$20,000.00
					\$472,075.00
					\$472,075.00

BID BOND

PROJECT NO. 554
Citywide Catch Basin Retrofit - Phase 3
 CONTRACT NO. CITY-1554

KNOW ALL MEN BY THESE PRESENTS that we United Storm Water, Inc.
Arch Insurance Company as BIDDER, and _____
 _____, a corporation organized
 and existing under the laws of the State of Missouri, and duly authorized to transact
 business under the laws of the State of California, as SURETY, are held and firmly bound unto
 the City of Industry ("CITY"), in the penal sum of Ten Percent of the Amount Bid [IN WORDS]
 dollars (\$10%), which is 10 percent of the total amount bid by BIDDER to CITY for
 the above-stated project, for the payment of which sum, BIDDER and SURETY agree to be bound,
 jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas BIDDER is about to submit
 a bid to CITY for the above-stated project, if said bid is rejected, or if said bid is accepted and a
 contract is awarded and entered into by BIDDER in the manner and time specified, then this
 obligation shall be null and void, otherwise it shall remain in full force and effect in favor of CITY.

IN WITNESS WHEREOF the parties hereto have set their names, titles, hands, and seals this
13th day of May, 2026.

BIDDER:Name: United Storm Water, Inc.Address: 14000 E. Valley Blvd.City of Industry, CA 91746By: Eduardo C. Perry Jr.Signature: [Signature]Title: President**SURETY:**Name: Arch Insurance CompanyAddress: 550 South Hope Street, Suite 2600Los Angeles, CA 90017By: Robert WoodSignature: [Signature]Title: Attorney-in-Fact**Note:**

- The signature on this form (Bid Bond, Page A-12) must be acknowledged before a Notary Public with an Acknowledgement Form attached.
- If any person is signing as attorney-in-fact, evidence of the authority for that must be attached as well.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On May 27, 2026 before me, Lillian Valdivieso, Notary Public
(insert name and title of the officer)

personally appeared Eduardo C. Perry, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

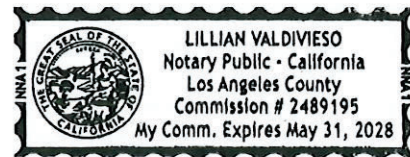
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lillian Valdivieso

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 05/13/2026 before me, Melissa Ann Vaccaro, Notary Public
(insert name and title of the officer)

personally appeared Robert Wood
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Ann Vaccaro (Seal)
Melissa Ann Vaccaro



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Ben Stong and R. Nappi of Riverside, CA (EACH) Benjamin Wolfe, Chelsea Liberatore and Magdalena R. Wolfe of Sacramento, CA (EACH) Adrian Langrell, Arturo Ayala, Daniel Huckabay, Dwight Reilly, Frank Morones, Stephanie McClain, Shaunna Rozelle Ostrom and Robert Wood of Orange, CA (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

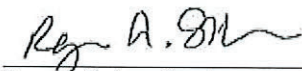
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 17th day of February, 2026.

Attested and Certified



Regan A. Shulman, Secretary



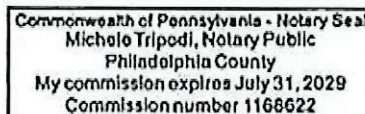
Arch Insurance Company

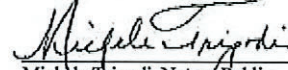


Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



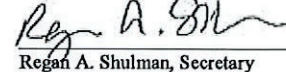


Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated February 17, 2026 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 13th day of May, 2026.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

NOTICE INVITING BIDS

**CITYWIDE CATCH BASIN RETROFIT PHASE 3
PROJECT NO. 554**

**City of Industry
15625 Mayor Dave Way
Industry, CA 91744
Attn: Engineering Department**

Submitted by



14000 E. Valley Blvd.
City of Industry, CA 91746

Ramon Menjivar
Sales Manager
626/ 961-9326 Office
626/ 434-6285 Fax
626/ 890-7104 Cell
ramon@unitedstormwater.com

Bid Opening Date: June 4, 2026 @ 10:00 AM



June 4, 2026

City of Industry
15625 Mayor Dave Way
Industry, CA 91744
Attn: Engineering Department

Subject: Project No. 554, Citywide Catch Basin Retrofit Phase 3

To whom it may concern,

United Storm Water, Inc. (United) is pleased to submit the enclosed response to the bid for Citywide Catch Basin Retrofit Phase 3. United has vast experience providing the services relative to this request, and our firm and proposal meet all the qualifications and requirements of the bid.

Identification of Bidder

Contractor Information	
Legal Name	United Storm Water, Inc.
Address	14000 E. Valley Blvd., City of Industry, CA 91746
Legal Form of Company	S-Corporation
Year Incorporated	1999 (26 years)
California Corporation No.	C2155753
Tax Identification No.	95-4742126
DIR Registration No.	1000012438
Contractor License No.	768583 (A, HAZ, C21, C27, C31, C42)
DBE Designation	Minority Business Enterprise (MBE)
Contact Name/Title	Lydia Perry, Secretary/Treasurer
Contact Email/Telephone	lydia@unitedstormwater.com; (626) 890-7078

United Storm Water is a Class A MBE Contractor founded in 1999 having demonstrated experience and expertise in storm water maintenance and BMP fabrication and installation. United holds the licenses and permits required for fulfillment of the contract and have successfully provided these services to numerous public agencies for (26) years.

Scope of Work

United shall provide all materials, labor, and equipment required to retrofit approximately (63) catch basins with Automatic Retractable Screens (ARS) and approximately (59) catch basins with Connector Pipe Screen (CPS) devices including staff gauge painting.

14000 E. Valley Blvd., City of Industry, CA 91746 | Tel 626-890-7078 | Fax 626-434-6994 www.unitedstormwater.com

Services include traffic control, pre-installation cleaning of the catch basins to be retrofitted, disposal of the extracted waste (utilizing Valley Vista Services due to franchise agreement), and documentation to include before and after photos and an installation report. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations and prevailing wage rates apply.

Per the bid specifications (Part 1, General Provisions, Section 2-2) the Contractor shall obtain an encroachment permit from the Los Angeles County flood Control District (LACFCD) to install devices within the catch basins owned by Los Angeles County. These specifications also state that the City will reimburse the Contractor for any permit or inspection fees required by the County. **Any additional inspections that may be required for retrofit locations not already identified in the bid specifications would be considered extra work and must be performed under a change order at a price that is agreed to by both parties in writing.**

Products to be Installed

United Storm Water proposes installation of the following products for this project:

Connector Pipe Screens (CPS)- Manufactured by United Storm Water, Inc.

United Storm Water will manufacture and install its own CPS devices. United's CPS devices have been approved by the Water Board, and the Mosquito and Vector Control Association of California (MVCAC). Product names are provided below:

- USW-2M1 Fixed Screen With Swivel Access Plate
- USW-2M2 Fixed Screen With Hinged Deflector Access

Design options include mosquito abatement features via swivel plate access or hinged deflector access. The USW-2M1 and USW-2M2 models have fixed front screen panels, and the entire device can be removed if needed using standard hand tools. **Per Los Angeles County CPS standards, removeable type CPS devices (quick release and/or removeable front panel) are not allowed.** **Technical Drawings** of United's fixed screen CPS models are provided as **Exhibit A**.

All CPS devices will be custom fitted onsite. The bottom of the front panel will also be scribed and cut to conform to the shape of the catch basin floor. Should an outlet pipe be located within close proximity to a corner of the catch basin to be retrofitted a triangular shaped CPS device will be installed as depicted here.



All models allow for visual access and treatment of mosquitos by vector control district staff via the swivel access plate or hinged deflector access. Individual catch basin configurations will determine if USW-2M1 (swivel access plate) or USW-2M2 (hinged deflector) configurations will be the best design regarding accessibility for mosquito

abatement activities. The swivel access plate models are used when there is not adequate clearance for a hinged deflector to open fully.

For liability and public safety reasons United Storm Water will have the final determination as to which model of CPS device will be best suited for each catch basin to be retrofitted.

Automatic Retractable Screen (ARS)- Manufactured by Wing-Gate LLC

These devices will be procured from Wing-Gate LLC and will be installed by United Storm Water. United has installed this product since 2012 and stands behind its quality and functionality features as a superior ARS device.

- Wing-Gate Automatic Retractable Screen, Locking Configuration

This product is approved by the County of Los Angeles Public Works Department, and individual catch basin configurations will determine the suitable size. **Technical Drawings** of the Wing-Gate ARS are provided as **Exhibit B**.

Should a CPS or ARS device not be suitable for any catch basin to be retrofitted based on catch basin measurements or nonconforming conditions (e.g. sump type drain), alternate full trash capture device types (other than CPS or ARS) from United or other manufacturers will be recommended to the City for those catch basins in question, which may trigger a change order as agreed to by both parties in writing. Otherwise, the City may also provide United with alternate installation locations when installation of a CPS or ARS device at any of the locations identified for retrofit is not feasible.

United Storm Water offers quality services that aid public agencies to remain in compliance with local and regional storm water regulations in a professional and workmanlike manner. United is a firm who is a leader in its industry and is always evolving to provide its customers with leading edge solutions. Thank you for your consideration of our proposal!

Sincerely,



Lydia Perry, Secretary/Treasurer

ATTACHMENTS

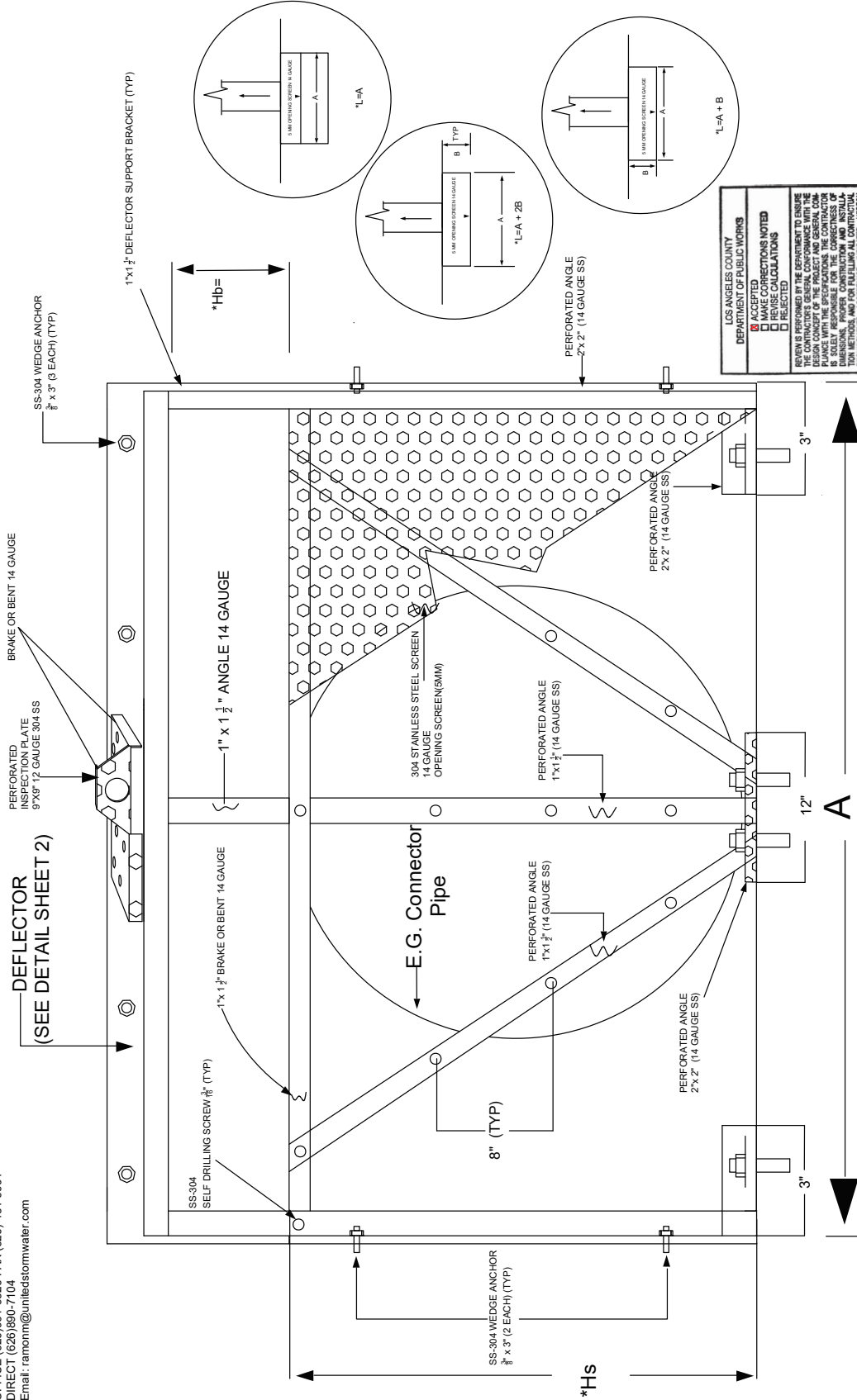
1. Exhibit A- Technical Drawings, CPS
2. Exhibit B- Technical Drawings, ARS
3. Bid Proposal Forms
4. Addenda and Q&A
5. Pricing **** Submitted Electronically via PlanetBids Only ****



UNITED STORM WATER, Inc.
Protecting Our Water Resources

14000 E. VALLEY BLVD
CITY OF INDUSTRY CA 91746
RAMON MENJIVAR
OFFICE (626)861-1326 FAX (626)434-6994
DIRECT (626)860-7104
Email: ramonm@unitedstormwater.com

EXHIBIT A CONNECTOR PIPE SCREEN (CPS) MODEL USW-2M1 FIXED SCREEN WITH SWIVEL ACCESS PLATE



General Notes

*SEE APPENDIX A-1
AND CPS SIZING TABLE 1&2

**INSPECTION COVER CAN BE MOVED
TO EITHER SIDE (WITH TOOL)
TECHNICIAN TO INSERT TEST MATERIALS

THIS MODEL FOR USE IN SHALLOW
CATCH BASINS WHERE CLEARANCE
FROM BOTTOM OF GRAPHIC GRADE
IS 12" OR MORE. THE DEFLECTOR
DEFLECTOR IS 9" OR LESS.
ALLOWS ACCESS FOR MOSQUITO
ABATEMENT ACTIVITIES.

No.	Revision/Issue	Date

Print Name and Address

Project Name and Address
UNITED STORM WATER, Inc.
14000 E. VALLEY BLVD
CITY OF INDUSTRY CA 91746

Project	USW-2M1	Sheet	1 OF 4
Date	7/6/2022	Scale	NOT TO SCALE

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	REVIEWED BY	DATE
☒ ACCEPTED ☐ REVISIONS NOTED ☐ REJECTED	BY: Steven Dickson	DATE: 03-01-22

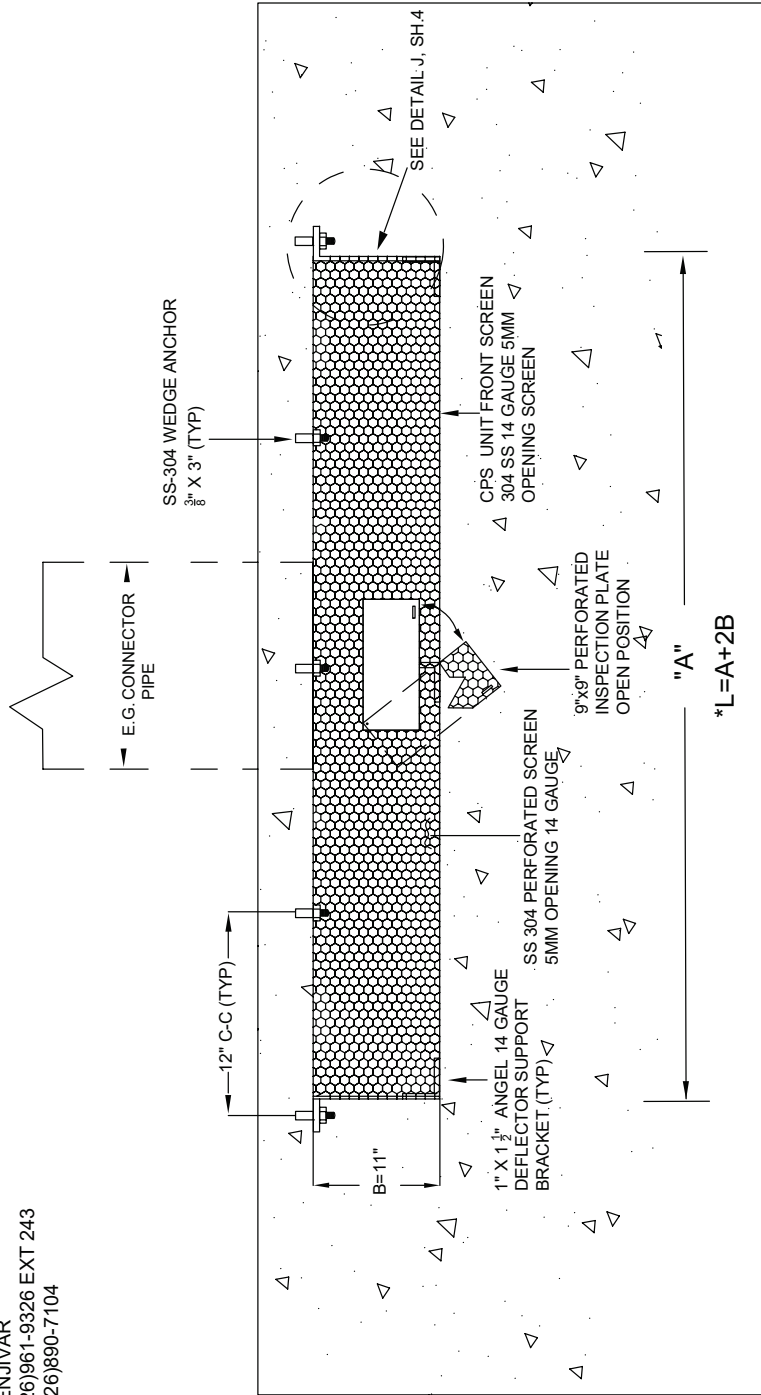
REVIEW IS PERFORMED BY THE DEPARTMENT TO ENSURE
THE CONTRACTOR'S GENERAL COMPLIANCE WITH THE
CITY OF LOS ANGELES SPECIFICATIONS AND STANDARDS.
IT IS SOLELY RESPONSIBLE FOR THE CONTRACTOR TO
OBTAIN ALL NECESSARY PERMITS AND APPROVALS
FROM THE CITY OF LOS ANGELES AND FOR FOLLOWING ALL CONTRACT
REQUIREMENTS. ACCEPTANCE INDICATED HEREON
DOES NOT RELIEVE THE CONTRACTOR OF THESE OBLIGATIONS.



UNITED STORM WATER, Inc.
Protecting Our Water Resources

14000 E. VALLEY BLVD
CITY OF INDUSTRY, CA 91746
RAMON MENJIVAR
OFFICE (626)961-9326 EXT 243
DIRECT (626)890-7104

CONNECTOR PIPE SCREEN (CPS) MODEL USW-2M1 FIXED SCREEN WITH SWIVEL ACCESS PLATE



$$*L=A+2B$$

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	
☒ ACCEPTED	☐ MAKE CORRECTIONS NOTED
☐ REJECTED	☐ RECALCULATIONS
REVISIONS PERFORMED BY THE SUBMITTER TO CORRECT THE CONTRACTOR'S GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL CONFORMANCE WITH THE CITY OF INDUSTRY'S REQUIREMENTS FOR THE CORRECTNESS OF DIMENSIONS, PROPER CONSTRUCTION AND INSTALLATION. THE SUBMITTER'S ACCEPTANCE OF THESE DIMENSIONS, PROPER CONSTRUCTION AND INSTALLATION DOES NOT RELIEVE THE CONTRACTOR OF THESE OBLIGATIONS.	
By: Steven Dickson	DATE 03-01-22

DEFLECTOR DETAIL PLAIN VIEW (SHEET 1)

General Notes

- * SEE APPENDIX A-1 AND CPS SIZING TABLES 1 & 2
- ** INSPECTION COVER CAN BE MOVED TO EITHER SIDE (WITH TOOL) TO ALLOW MOSQUITO VECTOR CONTROL PERSONNEL TO INSERT TEST MATERIAL.

No.	Revision/Issue	Date

UNITED STORM WATER, Inc.
14000 E. VALLEY BLVD
CITY OF INDUSTRY CA 91746

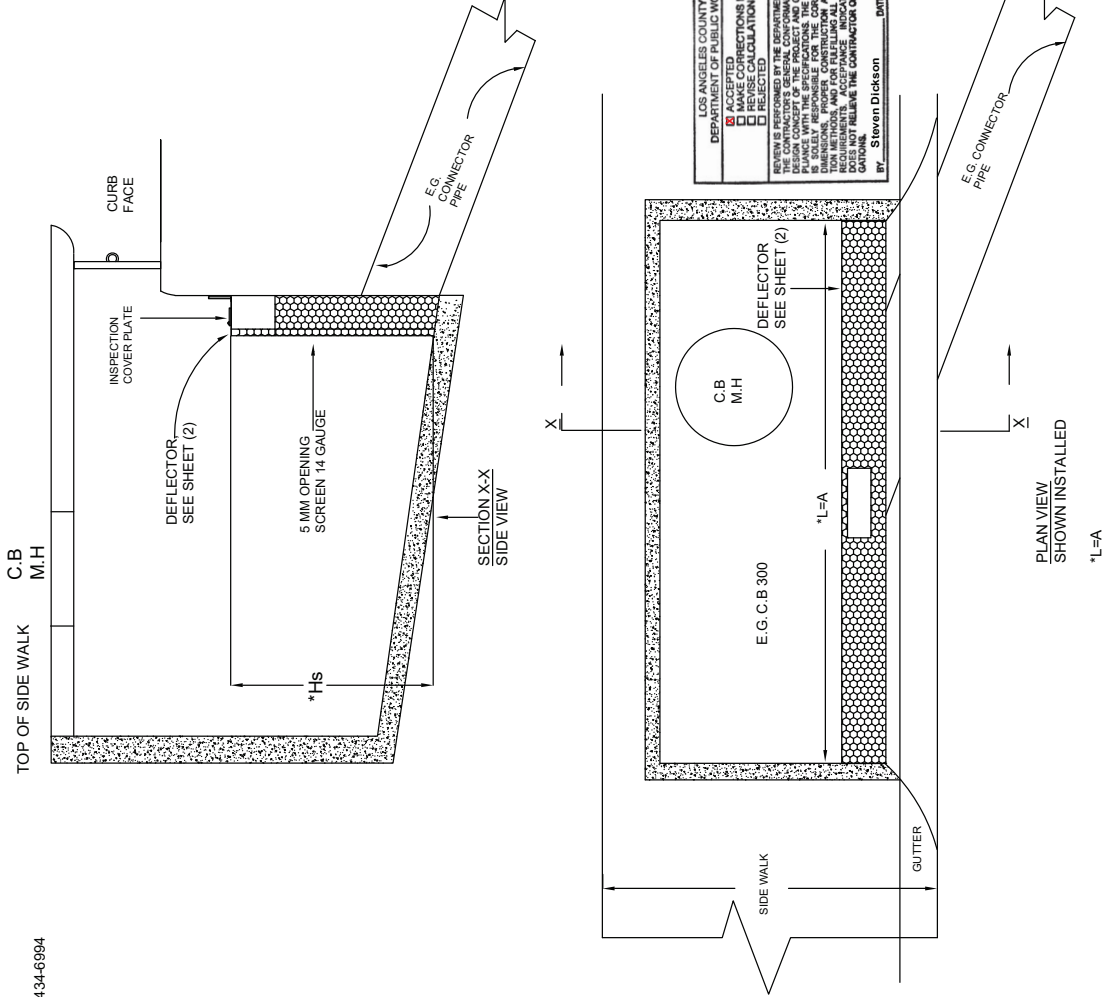
Project Name and Address

Project	USW-2M1	Sheet	2 OF 4
Date	7/6/2022		
Scale	NOT TO SCALE		



14000 E. VALLEY BLVD
CITY OF INDUSTRY, CA 91746
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DIRECT (626)960-7104
EMAIL:ramonm@unitedstormwater.com

CONNECTOR PIPE SCREEN (CPS) MODEL USW-2M1 FIXED SCREEN WITH SWIVEL ACCESS PLATE



LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
☒ ACCEPTED CORRECTIONS NOTED
☐ MAKE CORRECTIONS NOTED
☐ REVIEW CALCULATIONS
☐ REQUESTED
REVIEW IS PERFORMED BY THE DEPARTMENT TO ENSURE THE CONTRACTOR'S GENERAL CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS. IT IS NOT A GUARANTEE OF THE CONTRACTOR'S PERFORMANCE OR A RELEASE OF LIABILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER CONSTRUCTION AND INSTALLATION METHOD, AND FOR FULFILLING ALL CONTRACTUAL OBLIGATIONS. THE DEPARTMENT'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THESE OBLIGATIONS.
BY: Steven Dickson DATE: 03-01-22

General Notes	
* SEE APPENDIX A-J FOR STANDARD SIZING TABLE 1 & 2	
THIS MODEL FOR USE IN SHALLOW CATCH BASINS WHERE CLEARANCE FROM BOTTOM OF TRAFFIC GRATE OR CATCH BASIN DECK, TO TOP OF DEFLECTOR IS 9" OR LESS. ALLOWS ACCESS FOR MOSQUITO ABATEMENT ACTIVITIES.	

No.	Revision/Issue	Date

Firm Name and Address	
 UNITED STORM WATER, INC. 14000 E. VALLEY BLVD CITY OF INDUSTRY CA 91746	

Project Name and Address	

Project	Sheet
USW-2M1	3 OF 4

Date	Scale
10/25/2021	NOT TO SCALE

UNITED STORM WATER, Inc.
Protecting Our Water Resources

General	Notes
•	SEE APPENDIX A-1 AND APPENDIX B SIZING TABLE 1 & 2

THIS MODEL FOR USE IN CATCH BASINS WHERE CLEARANCE FROM BOTTOM OF TRAFFIC GRATE OR CATCH BASIN DECK, TO TOP OF DEFLECTOR IS 9¹/₂" OR LESS. ALLOWS ACCESS FOR MOSQUITO ABATEMENT ACTIVITIES.



No.	Revision/Issue	Date

Don Name and Address

UNITED STORM WATER, INC.
Protecting Our Future Resources
14000 E. VALLEY BLVD
CITY OF INDUSTRY CA 91746

Project Name and Address

Project	USW-2M1	Sheet
Date	10/25/2021	
Scale	NOT TO SCALE	



14000 E. VALLEY BLVD
CITY OF INDUSTRY, CA 91746
RAMON MENJIVAR
OFFICE (626) 961-9326 FAX (626) 434-6994
DIRECT (626) 960-7104
Email: ramonm@unitedstormwater.com

CONNECTOR PIPE SCREEN (CPS) MODEL USW-2M2 FIXED SCREEN WITH HINGED DEFLECTOR ACCESS

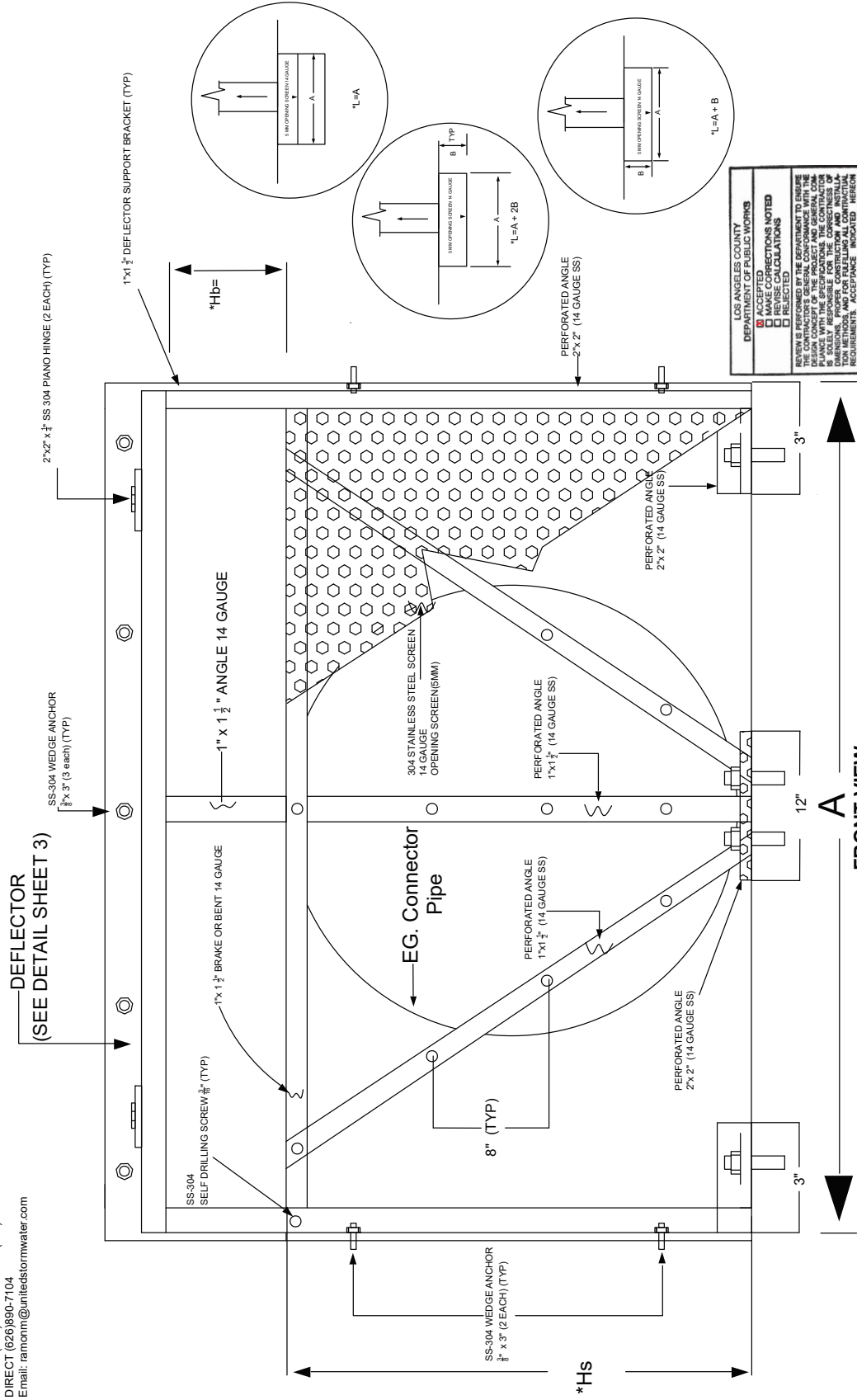
General Notes	
* SEE APPENDIX A-1 AND CPS SIZING TABLE 1&2	
THIS MODEL FOR USE IN CATCH BASINS WHERE THERE IS 10' OR MORE CLEARANCE FROM BOTTOM OF TRAFFIC GRATE OR CATCH BASIN DECK TO TOP OF DEFLECTOR SUPPORT BRACKET TO ADJACENT ACTIVITIES.	

No.	Revision/Issue	Date

Project Name and Address	
14000 E. Valley Blvd City of Industry CA 91746	

Project Name and Address	

Project	USW-2M2	Sheet
Date	10/10/2021	1 of 5
Scale	NOT TO SCALE	



FRONT VIEW
SHOWN WITH DEFLECTOR CLOSED

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	
ACCEPTED FOR CONSTRUCTION	
REVISED CALCULATIONS	
REJECTED	
REVIEWED FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CORRECTNESS OF THE DESIGN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
BY: Steven Dickson	DATE 03-01-22



**CONNECTOR PIPE SCREEN (CPS)
MODEL USW-2M2 FIXED SCREEN WITH HINGED DEFLECTOR ACCESS**



UNITED STORM WATER, Inc.
Protecting Our Water Resources
14000 E. VALLEY BLVD
CITY OF INDUSTRY CA.91746

Project Name and Address

Project	USW-2M2	Sheet 2 of 5
Date	7/7/2022	
Scale	NOT TO SCALE	



DEFLECTOR DETAIL
PLAN VIEW (SHEET 1)

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS	☒ ACCEPTED ☐ MAKE CORRECTIONS NOTED ☐ REVISE CALCULATIONS ☐ REJECTED	REVIEW IS PERFORMED BY THE DEPARTMENT TO ENSURE THE CONTRACTOR'S GENERAL CONFORMANCE WITH THE PLANS AND CONDITIONS OF THE SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CORRECTNESS OF THE DIMENSIONS, PROPER CONSTRUCTION AND INSTALLATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR DOES NOT RELIEVE THE CONTRACTOR OF THESE OBLIGATIONS.	DATE 03-01-22 BY Steven Dickson
--	--	--	------------------------------------

SEE APPENDIX A-1 AND
CPS SIZING TABLE 1 & 2

THIS MODEL FOR USE IN CATCH BASINS WHERE THERE IS 10" OR MORE CLEARANCE FROM BOTTOM OF TRAFFIC GRATE, OR CATCH BASIN DECK, TO TOP OF DEFLECTOR FOR MOSQUITO ABATEMENT ACTIVITIES.

			Date
No.	Revision/Issue		

Firm Name and Address



14000 E. VALLEY BLVD
CITY OF INDUSTRY, CA 91746

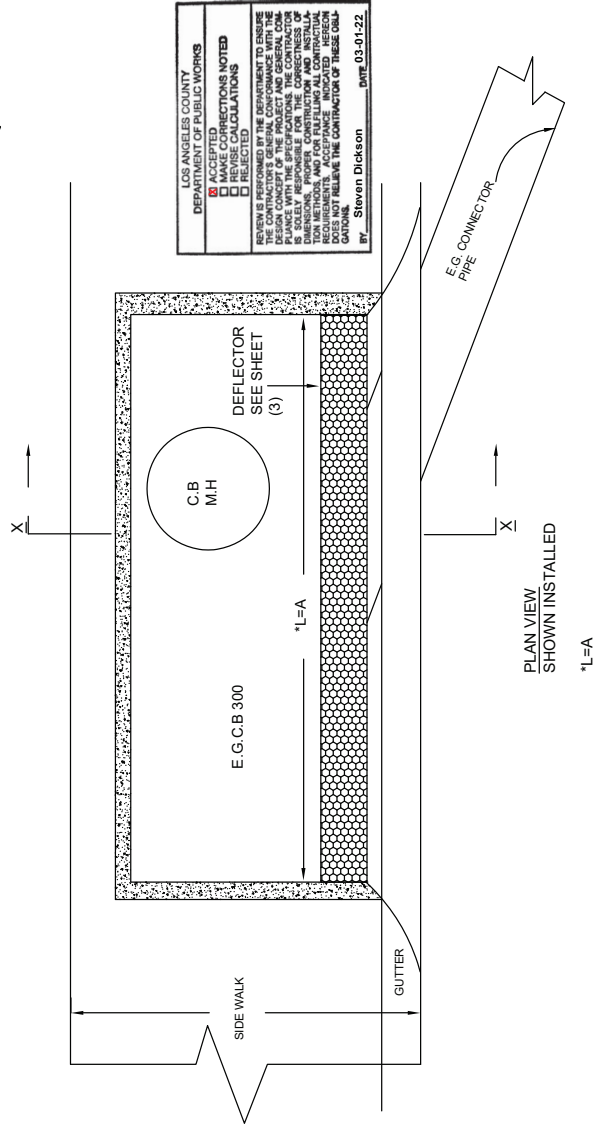
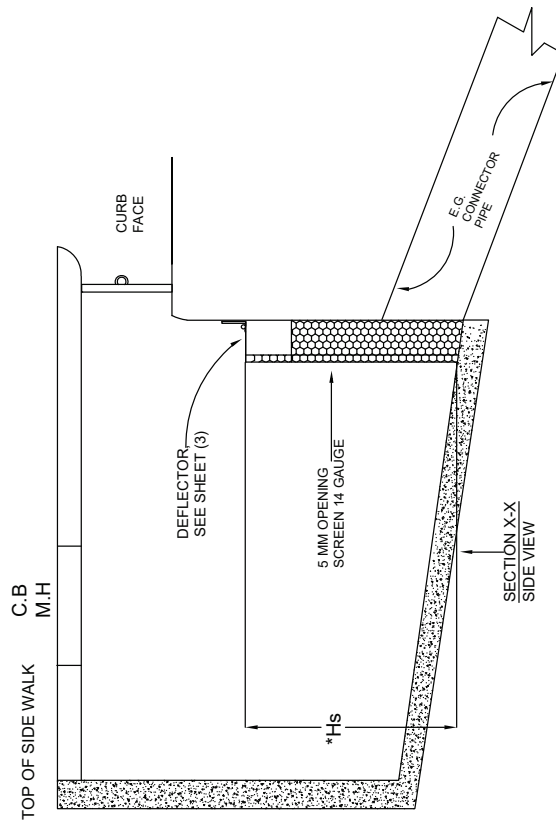
Project Name and Address

Project USW-2M2	Sheet
Date 10/10/2021	3 of 5
Scale NOT TO SCALE	

CONNECTOR PIPE SCREEN (CPS) MODEL USW-2M2 FIXED SCREEN WITH HINGED DEFLECTOR ACCESS



14000 E. VALLEY BLVD
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EMAIL:ramonm@unitedstormwater.com



LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
☒ ACCEPTED
☐ REVISIONS NOTED
☐ REVISE CALCULATIONS
☐ REJECTED
DESIGN IS REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS TO ENSURE THE CONFORMANCE WITH THE CITY OF INDUSTRY'S DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE CITY OF INDUSTRY'S DESIGN STANDARDS. THE DESIGNER IS SOLELY RESPONSIBLE FOR THE CORRECTNESS OF THE DESIGN AND FOR THE CONFORMANCE WITH THE CITY OF INDUSTRY'S DESIGN STANDARDS AND FOR THE CONFORMANCE WITH THE CITY OF INDUSTRY'S DESIGN STANDARDS. THE DESIGNER IS SOLELY RESPONSIBLE FOR THE CORRECTNESS OF THE DESIGN AND FOR THE CONFORMANCE WITH THE CITY OF INDUSTRY'S DESIGN STANDARDS. THE DESIGNER IS SOLELY RESPONSIBLE FOR THE CORRECTNESS OF THE DESIGN AND FOR THE CONFORMANCE WITH THE CITY OF INDUSTRY'S DESIGN STANDARDS.
BY: Steven Dickson DATE: 03-01-22

General Notes	
* SEE APPENDIX A1 AND APPENDIX B CPS SIZING TABLE 162 THIS MODEL FOR USE IN CATCH BASINS WHERE THERE IS 10' OR MORE CLEARANCE FROM BOTTOM OF THE DEFLECTOR TO THE BASIN DECK TO TOP OF DEFLECTOR FOR MOSQUITO ABATEMENT ACTIVITIES.	
No.	Revision/Issue
Date	
Firm Name and Address	
Project Name and Address UNITED STORM WATER INC. 14000 E. VALLEY BLVD CITY OF INDUSTRY CA 91746	
Project	USW-2M2
Date	10/10/2021
Scale	4 of 5
NOT TO SCALE	

UNITED STORM WATER INC.
Protecting Our Water Resources

General Notes

- * SEE APPENDIX A-1
AND APPENDIX B CPS SIZING TABLE

- ** BOTH LEGS OF DEFLECTOR
SUPPORT BRACKET MUST EXTEND
TO THE TOP OF THE DEFLECTOR AND
ALSO EXTEND AT LEAST TO THE
BOTTOM OF THE MOUNTING BRACKET**

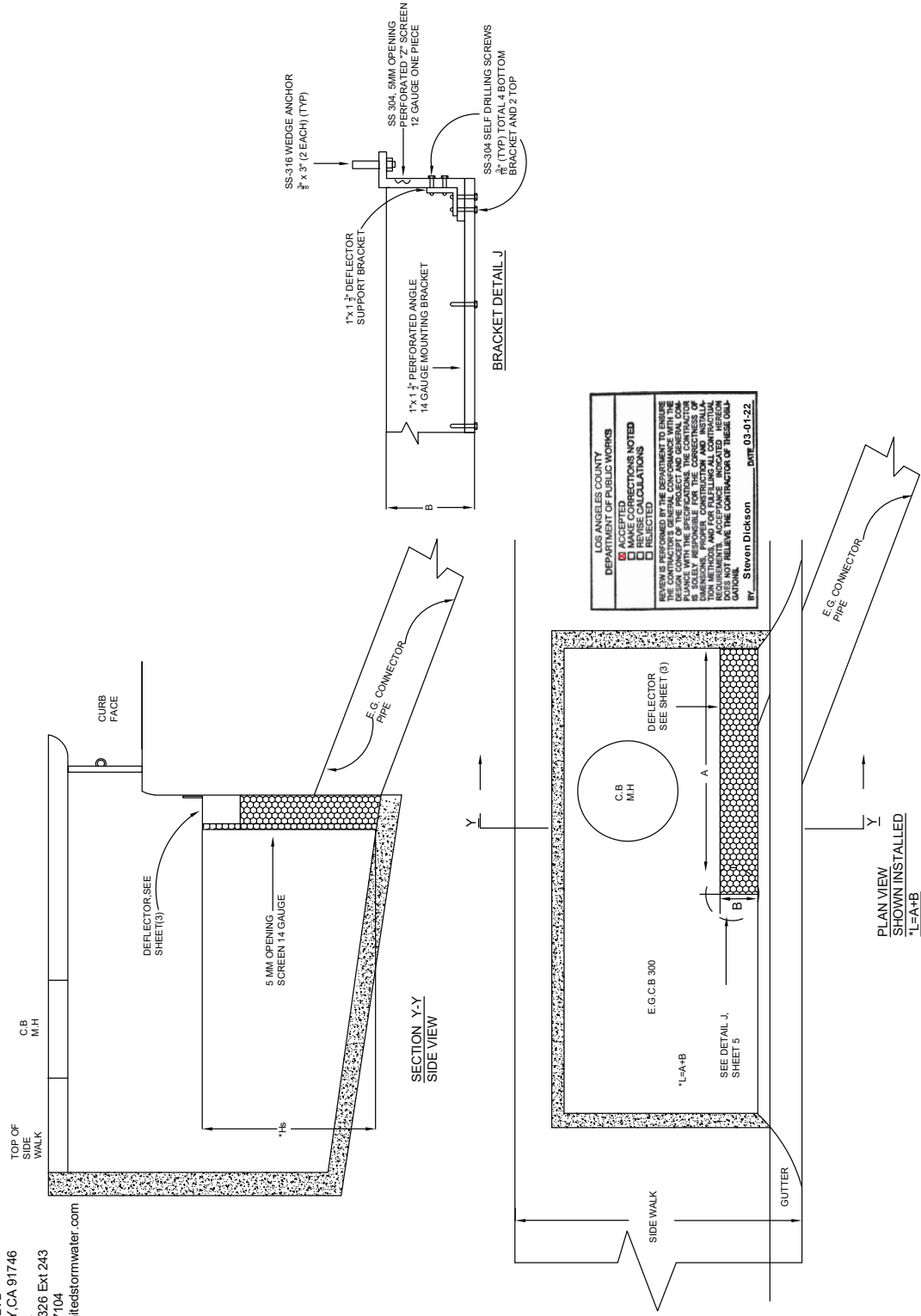
THIS MODEL FOR USE IN CATCH BASINS WHERE THERE IS 10' OR MORE CLEARANCE FROM BOTTOM OF TRAFFIC GRATE, OR CATCH BASIN DECK, TO TOP OF DEFLECTOR FOR MOSQUITO ABATEMENT ACTIVITIES.

No.	Revision/Issue	Date	

 UNITED STORM WATER INC. A Division of United Water Resources	Plan Name and Address 14000 E. VALLEY BLVD CITY OF INDUSTRY, CA 91746
--	--

Parent Name and Address

Project	USW-2M2	Sheet 5 OF 5
Date	10/10/2021	
Scale	Not to Scale	



FRONT VIEW WING-GATE IN CLOSED POSITION

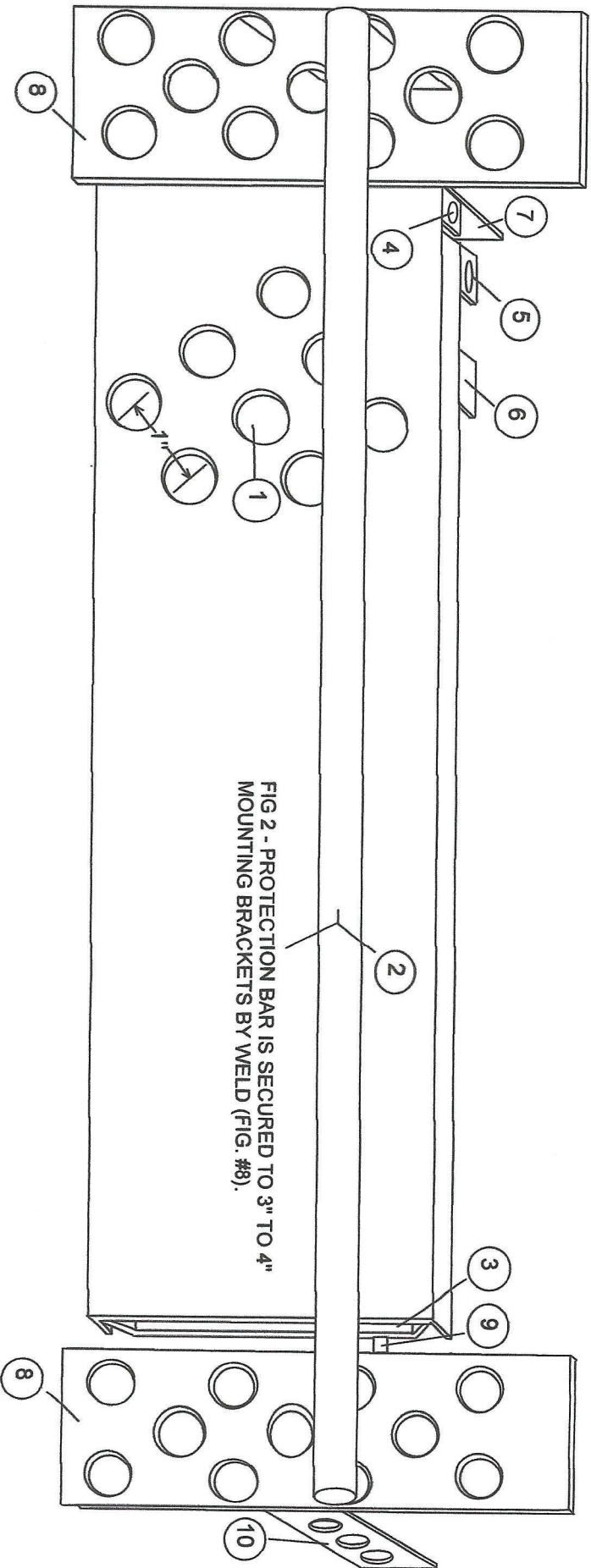


FIG 2 - PROTECTION BAR IS SECURED TO 3" TO 4" MOUNTING BRACKETS BY WELD (FIG. #8).

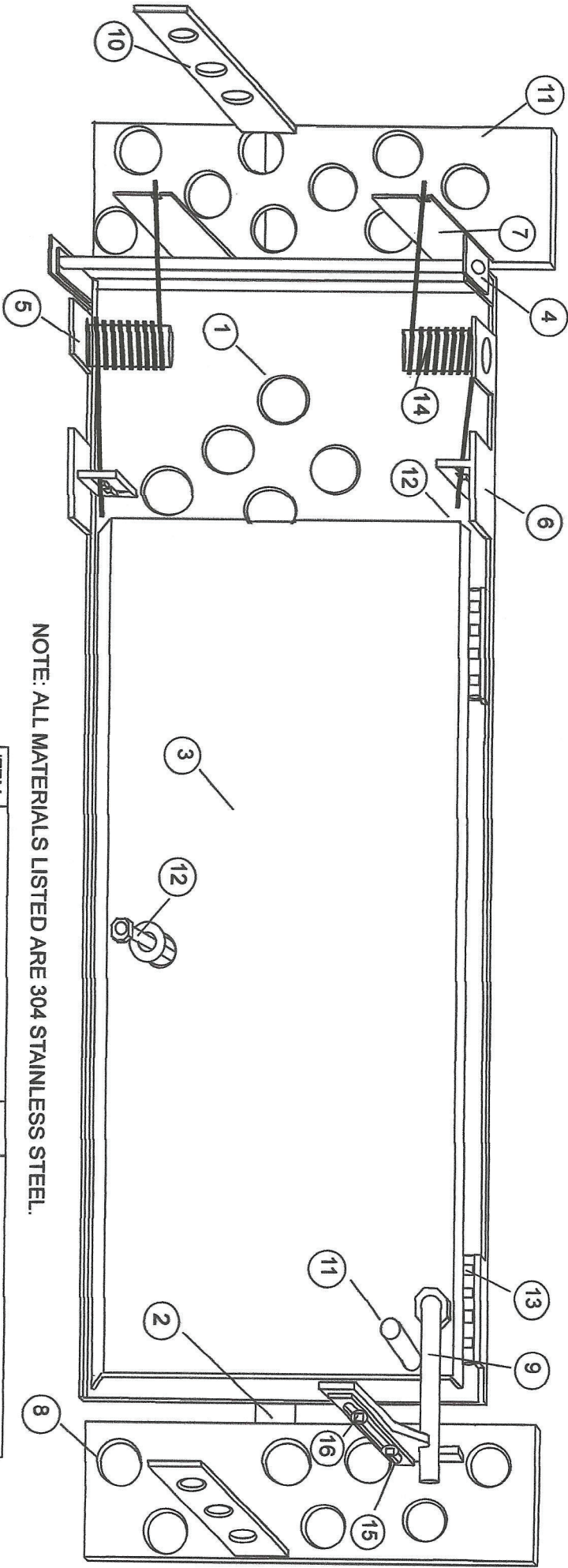
EXHIBIT B

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746
CHECKED BY: TF	DATE: 8/03/13	
DESIGNED BY: TF	DATE: 8/03/13	
DRAWING TITLE: FRONT VIEW WING-GATE		
DRAWING 1 OF 7		

ITEM	QUANTITY	DESCRIPTION
1	1	3/4" PERFORATED 12GA SS SCREEN
2	1	3/4" RD PROTECTION BAR
3	1	16 GA 304 SS ACTUATOR
4	2	12 GA PIVOT PIN MOUNTING BRACKET
5	2	1/2" X 1 1/4" X 12 GA SPRING HOLDER
6	2	12 GA SPRING TENSIONER PLATE
7	1	12 GA SPRING LEG STOP
8	2	7 GA 4" PERFORATED MOUNTING BRACKET
9	1	5/16" ROUND LOCKING PIN SS 304
10	2	1 1/2" X 12 GA X 7" MOUNTING BRACKET

REAR VIEW WING-GATE IN CLOSED POSITION



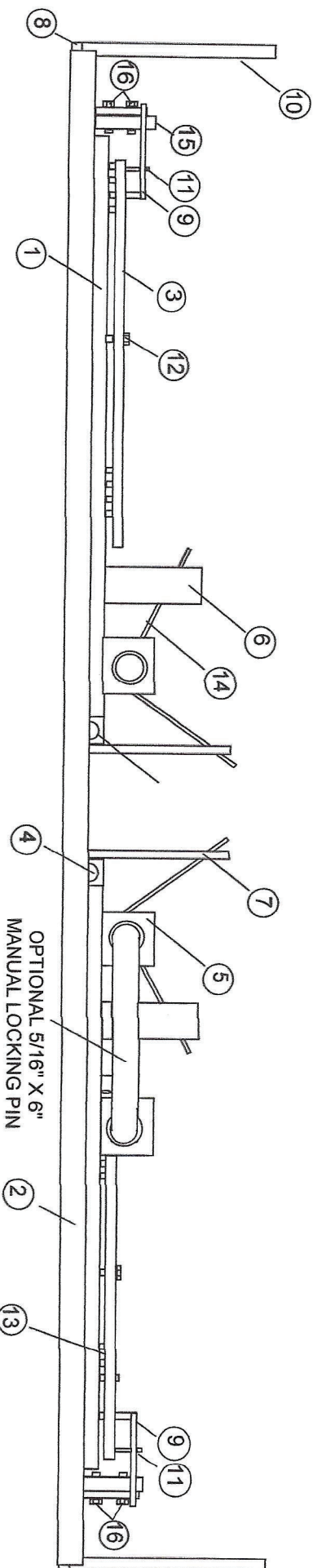
NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

NOTE: SPRING (14) SIZED TO ALLOW THE SCREEN TO OPEN WITH NO MORE THAN 1.25 POUNDS OF PULL ON SCREEN AT THE LOCKING PIN

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER, INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746
CHECKED BY: TF	DATE: 8/03/13	
DESIGNED BY: TF	DATE: 8/03/13	
DRAWING TITLE: REAR VIEW LOCKING WING-GATE		
PROJECT:		
		DRAWING 2 OF 7

ITEM	DESCRIPTION	ITEM	DESCRIPTION
1. 1	3/4" X 12GA PERFORATED SCREEN	9. 1-2	5/16" RD LOCKING PIN/NUT
2. 1	3/4" RD PROTECTION BAR	10. 2	1 1/2" X 7" X 12GA MOUNTING BRACKET.
3. 1	16GA ACTUATOR PLATE	11. 1-2	1/4" X 2" LOCKING PIN STOP
4. 2	14GA PIVOT PIN/ MOUNT BRACKET	12. 1-2	1/4" X 1" ACTUATOR STOP PIN
5. 2	1/2" X 1 1/4" SPRING HOLDER	13. 2-4	1/8" X 2" PINO HINGE
6. 2	SPRING TENSIONER PLATE	14. 1-2	1/2" X 1 1/4" SPRING
7. 1-2	12GA SPRING LEG STOP	15. 1-2	12 GA LOCKING PIN PLATE
8. 2	3" TO 4" X VARIES X 7GA BRACKET	16. 2-4	3/8" X 1" NC CAP SCREW/NUT

**TOP VIEW
WING-GATE IN
CLOSED POSITION
(2 - SCREENS FLOW FROM BOTH DIRECTIONS)**

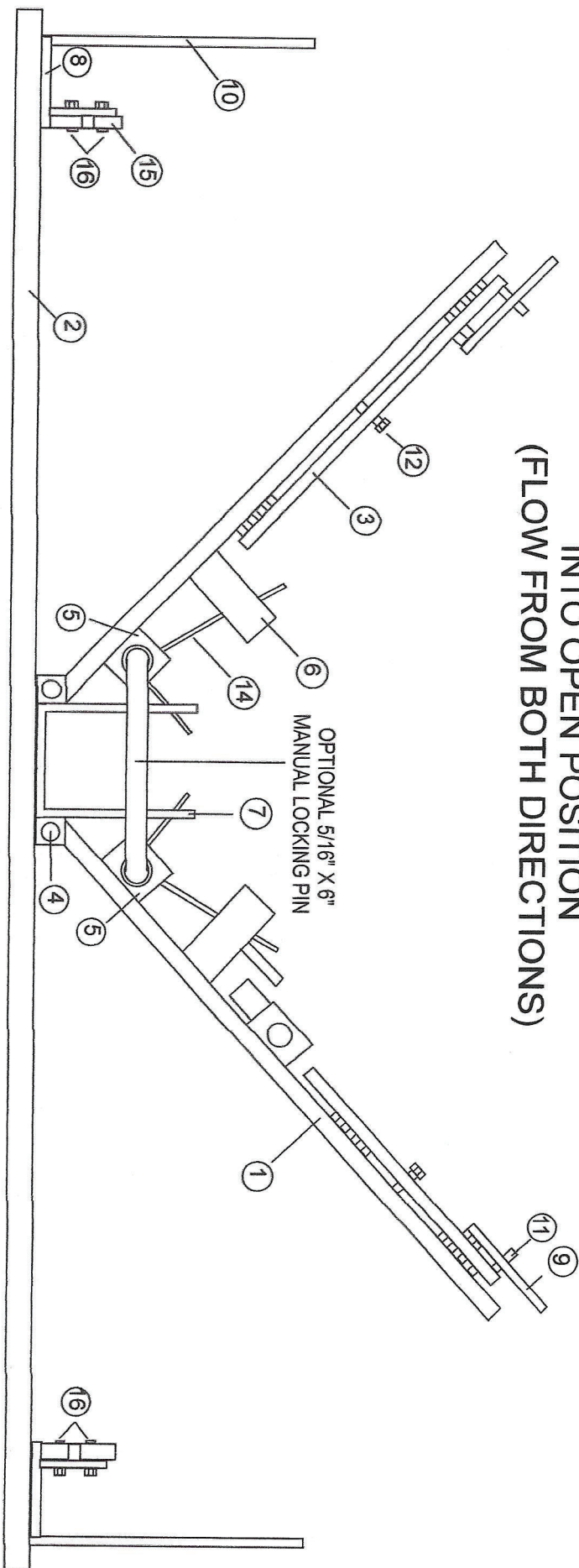


ITEM	QUANTITY	DESCRIPTION
1	1-2	3/4" PERFORATED 12GA SCREEN
2	1	3/4" RD PROTECTION BAR
3	1-2	16 GA ACTUATOR PLATE
4	2-4	12 GA PIVOT PIN/MOUNT BRACKET
5	2-4	1/2" X 1 1/4" X 12 GA SPRING HOLDER
6	2-4	12 GA SPRING TENSIONER PLATE
7	1-2	12 GA SPRING LEG STOP
8	3	3- 4" X 7GA PERFORATED MOUNTING BRACKET
9	1-2	5/16" RD LOCKING PIN/NUT
10	2	1 1/2" X 12 GA X 7" MOUNTING BRACKET
11	1-2	1/4" X 1 1/2" RD LOCKING PIN STOP
12	1-2	1/4" X 3" ACTUATOR STOP PIN W/ SELF-LOCKING NUT
13	2-4	1/8" X 2" X 16 GA PLANO HINGE
14	2-4	1/2" ID X 7/8" SS 304 SPRING W/ 2 1/2" LEG
15	1-2	12 GA LOCKING PIN PLATE
16	2-4	3/8" X 1" NC CAP SCREW, NUT & WASHER

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER, INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746
CHECKED BY: TF	DATE: 8/03/13	DRAWING TITLE: DOUBLE ENTRY LOCKING WING-GATE ARS TOP VIEW IN CLOSED POSITION
DESIGNED BY: TF	DATE: 8/03/13	DRAWING 3 OF 7

TOP VIEW WING-GATE MANUALLY LOCKED INTO OPEN POSITION (FLOW FROM BOTH DIRECTIONS)



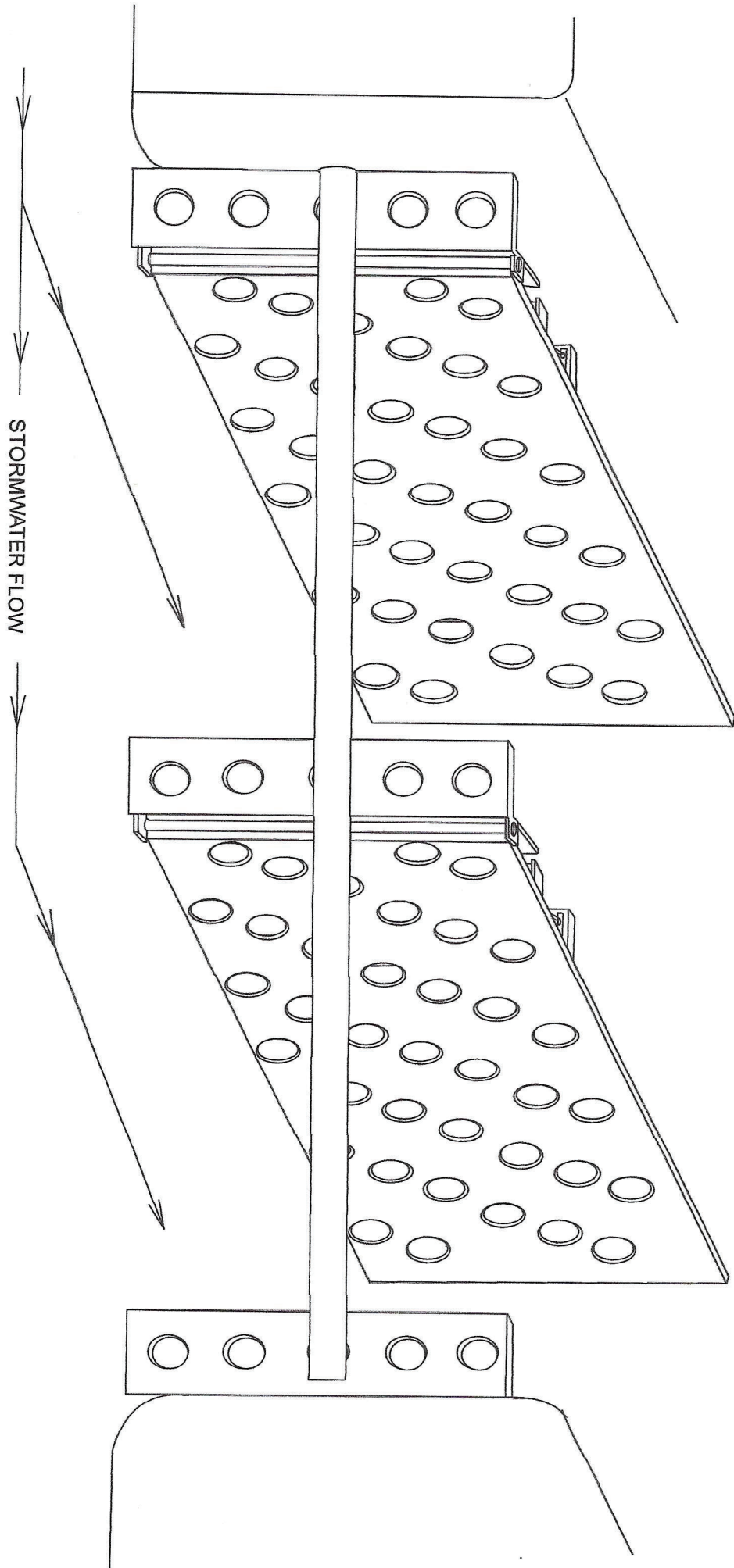
ITEM	QUANTITY	DESCRIPTION
1	1-2	3/4" PERFORATED 12GA SCREEN
2	1	3/4" RD PROTECTION BAR
3	1-2	16 GA ACTUATOR PLATE
4	2-4	12 GA PIVOT PIN MOUNTING BRACKET
5	2-4	1/2" X 1 1/4" X 12 GA SPRING HOLDER
6	2-4	12 GA TENSIONER PLATE
7	1-2	12 GA SPRING LEG STOP
8	1-2	3" TO 4" X 7 GA PERFORATED MOUNTING BRACKET
9	1	5/16" RD LOCKING PIN/NUT
10	2	1 1/2" X 12 GA X 7" ANCHOR BRACKET
11	1-2	1/4" X 1 1/2" RD LOCKING PIN STOP
12	1-2	1/4" X 3" ACTUATOR STOP PIN W/ SELF LOCKING NUT
13	2-4	1/8" X 2" X 16 GA PLANO HINGE
14	2-4	1/2" ID X 7/8" SS 304 SPRING W/2 1/2" LEG
15	2-4	12 GA LOCKING PIN PLATE
16	2-4	3/8" X 1" NC CAP SCREW/NUT & WASHER

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER, INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746
CHECKED BY: TF	DATE: 8/03/13	DRAWING TITLE: DOUBLE ENTRY WING-GATE ARS TOP VIEW IN OPENED POSITION
DESIGNED BY: TF	DATE: 8/03/13	DRAWING 4 OF 7

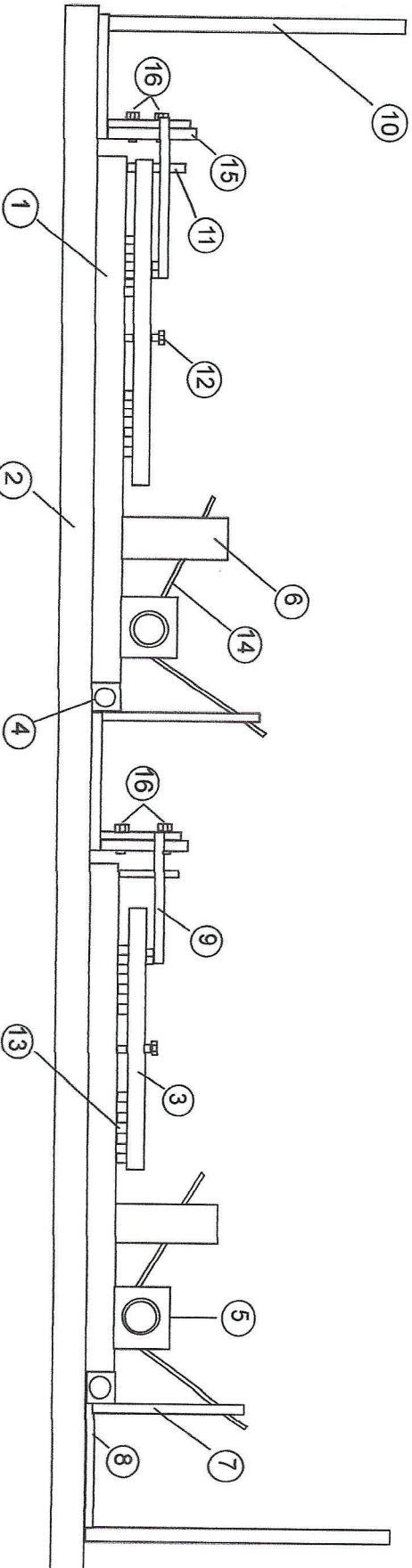
WING-GATE ARS OPENED IN SEQUENCE (CAN BE REVERSED TO FLOW IN OPPOSITE DIRECTION)

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.



DRAWN BY	TF	DATE	09/12/13	UNITED STORM WATER, INC 14000 E. VALLEY BLVD. INDUSTRY, CA DRAWING TITLE: WING-GATES IN SEQUENCE
CHECKED BY	TF	DATE	09/12/13	
DESIGNED BY	TF	DATE	09/12/13	
				DRAWING 5 OF 7

TOP VIEW
WING-GATE IN
CLOSED POSITION
(IN SEQUENCE)



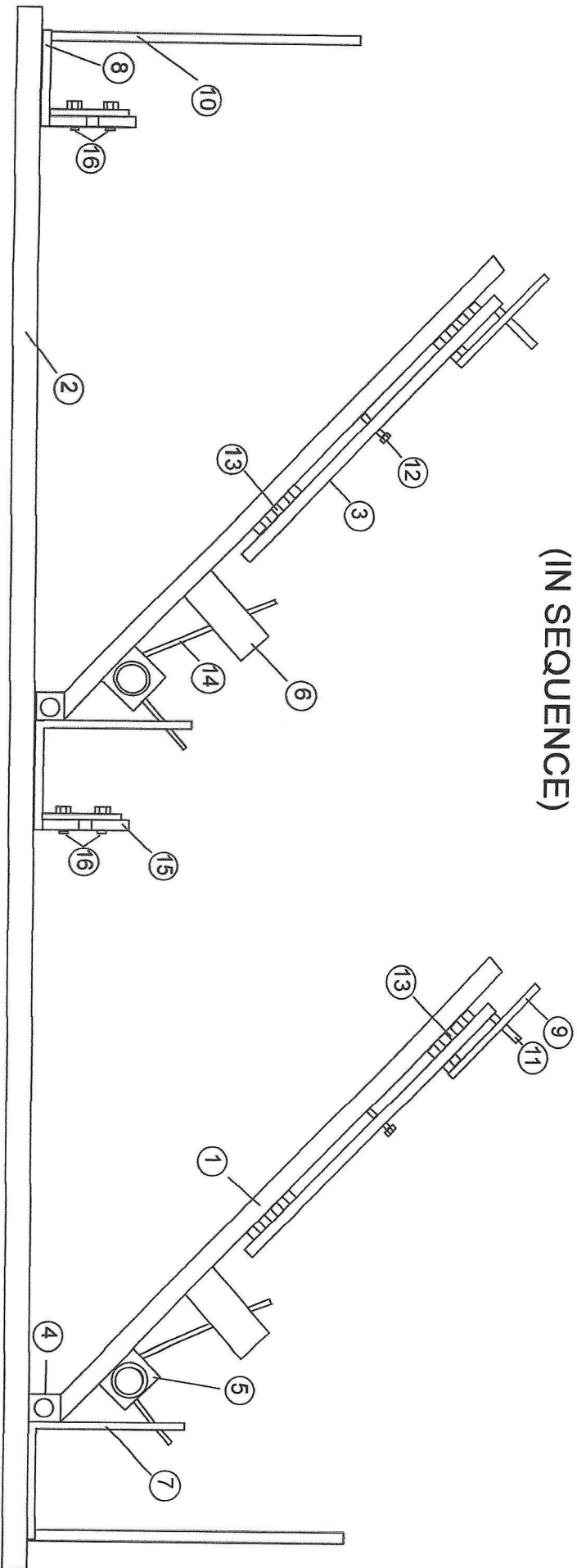
ITEM	QUANTITY	DESCRIPTION
1	1-2	3/4" PERFORATED 12GA SCREEN
2	1	3/4" RD PROTECTION BAR
3	1-2	16 GA ACTUATOR PLATE
4	2-4	12 GA PIVOT PIN MOUNTING BRACKET
5	2-4	1/2" X 1 1/4" X 12 GA SPRING HOLDER
6	2-4	12 GA SPRING TENSIONER PLATE
7	1-2	12 GA SPRING LEG STOP
8	1-2	3" TO 4" X 7 GA PERFORATED MOUNTING BRACKET
9	1-2	5/16" RD LOCKING PIN/NUIT
10	2	1 1/2" X 12 GA X 7" MOUNTING BRACKET
11	1-2	1/4" X 1 1/2" RD LOCKING PIN STOP
12	1-2	1/4" X 3" ACTUATOR STOP PIN W/SELF LOCKING NUT
13	2-4	1/8" X 2" X 16 GA PLANO HINGE
14	2-4	1/2" ID X 7/8" SS 304 SPRING W/2 1/2" LEG
15	1-2	12 GA LOCKING PIN PLATE
16	2-4	3/8" X 1" NC CAP SCREW/NUT/WASHER

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER, INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746 DRAWING TITLE: WING-GATE ARS - TOP VIEW CLOSED POSITION IN SEQUENCE.
CHECKED BY: TF	DATE: 8/03/13	
DESIGNED BY: TF	DATE: 8/03/13	

DRAWING
6 OF 7

TOP VIEW
WING-GATE
IN OPEN POSITION
(IN SEQUENCE)



ITEM	QUANTITY	DESCRIPTION
1	1-2	3/4" PERFORATED 12GA SCREEN
2	1	3/4" RD PROTECTION BAR
3	1-2	16 GA ACTUATOR PLATE
4	1-2	12 GA PIVOT PIN MOUNT BRACKET
5	2-4	1/2" X 1 1/4" X 12 GA SPRING HOLDER
6	2-4	12 GA SPRING TENSIONER PLATE
7	2-4	12 GA SPRING LEG STOP
8	2	3" TO 4" 7 GA PERFORATED MOUNTING BRACKET
9	1-2	5/16" LOCKING PIN/NUT
10	2	1 1/4" X 12 GA X 7" MOUNTING BRACKET
11	1-2	1/4" X 1 1/2" RD LOCKING PIN STOP
12	1-2	1/4" X 3" RD ACTUATOR STOP PIN W/ LOCKING NUT
13	2-4	1/8" X 2" X 16 GA PLANO HINGE
14	2-4	1/2" ID X 7/8" SS 304 SPRING W/2 1/2" LEG
15	1-2	12 GA LOCKING PIN PLATE
16	2-4	3/8" X 1" NC CAP SCREW/NUT/WASHER

NOTE: ALL MATERIALS LISTED ARE 304 STAINLESS STEEL.

DRAWN BY: TF	DATE: 8/03/13	UNITED STORM WATER, INC. 14000 E. VALLEY BLVD. INDUSTRY, CA 91746
CHECKED BY: TF	DATE: 8/03/13	DRAWING TITLE: WING-GATE ARS - TOP VIEW IN OPENED POSITION IN SEQUENCE.
DESIGNED BY: TF	DATE: 8/03/13	DRAWING 7 OF 7

SECTION C
BID SCHEDULE

FOR

CITY OF INDUSTRY
PROJECT NO. 554

PLEASE NOTE THAT UNIT PRICES SHALL ONLY BE ENTERED ONLINE WITHIN THE PLANETBIDS™ SOFTWARE. BID SCHEDULE PAGES C-4 THROUGH C-11 ARE REQUIRED TO BE SUBMITTED AS A PDF UPLOAD VIA PLANETBIDS PER CHECKLIST ON PAGE B-6

Citywide Catch Basin Retrofit - Phase 3

CONTRACT NO. CITY-1554

BIDDER: United Storm Water, Inc.

Hereby proposes to construct the above-named project in accordance with the plans and specifications for the following prices:

SCHEDULE OF WORK ITEMS

NO.	DESCRIPTION	APPROX. QTY	UNIT MEAS.	UNIT PRICE	TOTAL
1.	MOBILIZATION	1	LS		
2.	AUTOMATIC RETRACTABLE SCREEN (ARS), W ≤ 5'	11	EA		
3.	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W ≤ 8'	12	EA		
4.	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W ≤ 14'	13	EA		
5.	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W ≤ 21'	24	EA		
6.	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	3	EA		
7.	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	1	LS		
8.	CONNECTOR PIPE SCREENS (CPS)	59	EA		
9.	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	1	AL	\$20,000.00	\$20,000.00
GRAND TOTAL					

I hereby certify that on June 2, 2026, Ramon Menjivar
(Print Name)

examined the site of the proposed work, and the undersigned, fully understands the scope of work and has checked carefully all words and figures inserted in the Bid Schedule.

By:

United Storm Water, Inc.

CONTRACTOR NAME

lydia@unitedstormwater.com

EMAIL ADDRESS

1000012438

DIR #

Eduardo C. Perry Jr., President

PRINT NAME


SIGNATURE

BIDDER'S INFORMATION SHEET

- Receipt of any addenda shall be acknowledged only online through the PlanetBids™ software.

RETENTION MONEY OPTION: Please initial one of the following options.

41.
(Initials)
1. I will provide securities (escrow account) in lieu of monies to be withheld to ensure performance under the contract as per Section D63, General Provisions.
 2. I will not provide securities in lieu of monies to ensure performance under the contract. I understand retention will be held by the City of Industry per Section D22, General Provisions.
- _____
(Initials)

The undersigned, as bidder, declares as follows:

1. The only persons or parties interested in this proposal as principals are those named herein;
2. This proposal is made without collusion with any other person, firm or corporation;
3. We have carefully examined the location of the proposed work, the attached proposed form of contract, and the plans therein referred to; and
4. We propose and agree, if this Proposal is accepted, that we will contract with the City of Industry in the form of the copy of the contract attached hereto;
5. We will provide all necessary machinery, tools, apparatus and other means of construction and/or maintenance;
6. We will do all the work and furnish all the materials specified in the contract, in the manner and time therein prescribed, and according to the requirements of the CITY Engineer as therein set forth; and
7. This bid is sufficient to allow us to comply with all applicable local, state, and federal laws or regulations governing the labor or services to be provided; and
8. We will take in full payment therefore in the amounts shown on the Bid Schedule.

IN WITNESS WHEREOF, Bidder executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 3rd day of June, 2026.

The undersigned declares under penalty of perjury under the laws of the State of California that the representations made hereto are true and correct.

United Storm Water, Inc.

Bidder

14000E. Valley Blvd.

Mailing Address

Industry, CA 91746-2801

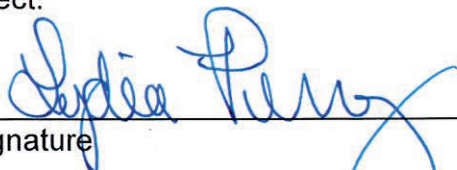
City/State/Zip

(626) 961-9326

Telephone

(626) 434-6285

Fax


Signature

Lydia Perry

Print Name

Secretary/Treasurer

Title

768583 (A, HAZ, C21, C31, C42, C27)

License No./Class

09/30/2027

Expiration Date

Select **one** of the following: The Bidder is a:

☐ Partnership

☒ Corporation

☐ Individual

The names of all persons, firms or corporations interested in this bid are: (See Section B, Page B-2, Item 4 - Signature of Bid).

AFFIX CORPORATE SEAL

United Storm Water, Inc. (S-Corporation)

Eduardo C. Perry Jr. - President

Daniel C. Perry - Vice President

Lydia Perry - Secretary/Treasurer

Note:

- The signature on this form (Bidders Information Sheet, Pages C-7 and C-8) must be acknowledged before a Notary Public with an Acknowledgement Form attached.
- If any person is signing as attorney-in-fact, evidence of the authority for that must be attached as well.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 03, 2026 before me, Shanice Brandenburg, Notary Public
(insert name and title of the officer)

personally appeared Lydia Perry,
who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ ☒ is/are
subscribed to the within instrument and acknowledged to me that he ☒ she ☒ they executed the same in
his ☒ her ☒ their authorized capacity ☒ ☒, and that by his ☒ her ☒ their signature ☒ ☒ on the instrument the
person ☒, or the entity upon behalf of which the person ☒ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Shanice Brandenburg* (Seal)



CONTRACTOR'S LICENSE AFFIDAVIT

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

CITY OF INDUSTRY
PROJECT NO. 554

Citywide Catch Basin Retrofit - Phase 3

CONTRACT NO. CITY-1554

Lydia Perry, being first duly sworn, deposes and says that
Name
he or she is Secretary/Treasurer, of United Storm Water, Inc.,
Title Name of Firm
768583 A, HAZ, C21, C31, C42, C27
License Number Classification
09/30/2027
Expiration Date

The party making the foregoing bid, is a licensed contractor and understands the information shown above shall be included with the bid, and understands that any bid not containing this information, or if this information is subsequently proven to be false, shall be considered non-responsive and shall be rejected by the CITY OF INDUSTRY.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

06/03/2026
DATE


SIGNATURE

Note:

- The signature on this form (Contractor's License Affidavit, Page C-9) must be acknowledged before a Notary Public with an Acknowledgement Form attached.
- If any person is signing as attorney-in-fact, evidence of the authority for that must be attached as well.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 03, 2026 before me, Shanice Brandenburg, Notary Public
(insert name and title of the officer)

personally appeared Lydia Perry
who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ (is) are
subscribed to the within instrument and acknowledged to me that he ☒ (she) they executed the same in
his ☒ (her) their authorized capacity ☒ (as), and that by his ☒ (her) their signature ☒ (s) on the instrument the
person ☒ (s), or the entity upon behalf of which the person ☒ (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



BIDDER'S LIST OF CONSTRUCTION TRADES

In submitting this bid for the following project:

CITY OF INDUSTRY
PROJECT NO. 554

Citywide Catch Basin Retrofit - Phase 3

CONTRACT NO. CITY-1554

United Storm Water, Inc.

certifies that:

Bidder

The following listed construction trades will be used in the work.

- | | | | |
|--|--|---|--|
| ☐ ASBESTOS | ☐ BOILERMAKER | ☐ BRICKLAYERS | ☐ CARPENTERS |
| ☐ CARPET/LINOLEUM | ☐ CEMENT MASONS | ☐ DRYWALL FINISHER | ☐ DRYWALL/LATHERS |
| ☐ ELECTRICIANS | ☐ ELEVATOR MECHANIC | ☐ GLAZIERS | ☐ IRON WORKERS |
| ☒ LABORERS | ☐ MILLWRIGHTS | ☐ OPERATING ENG | ☐ PAINTERS |
| ☐ PILE DRIVERS | ☐ PIPE TRADES | ☐ PLASTERERS | ☐ ROOFERS |
| ☐ SHEET METAL | ☐ SOUND/COMM | ☐ SURVEYORS | ☒ TEAMSTER |
| ☐ TILE WORKERS | | | |



Eduardo C. Perry Jr.
President

Signature of Authorized
Representative of Bidder

NON-COLLUSION DECLARATION

CITY OF INDUSTRY
PROJECT NO. 554

Citywide Catch Basin Retrofit - Phase 3

CONTRACT NO. CITY-1554

CONTRACTOR:

United Storm Water, Inc.

BUSINESS ADDRESS:

14000 E. Valley Blvd.

Industry, CA 91746-2801

In submitting this bid for the project:

I, Lydia Perry, state that I have not directly or indirectly,
(Name)
entered into any agreement, participated in any collusion or otherwise taken any action in restraint
of free competitive bidding in connection with the project.

I do hereby certify under penalty of perjury under the laws of the State of California that the
foregoing is true and correct. Executed at Industry,
California, this 3rd day of June, 2026.



Lydia Perry
Secretary/Treasurer

SIGNATURE

Note:

- The signature on this form (Non-Collusion Declaration, Page C-11) must be acknowledged before a Notary Public with an Acknowledgement Form attached.
- If any person is signing as attorney-in-fact, evidence of the authority for that must be attached as well.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

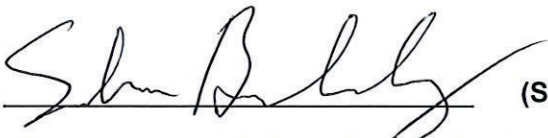
State of California
County of Los Angeles)

On June 03, 2026 before me, Shanice Brandenburg, Notary Public
(insert name and title of the officer)

personally appeared Lydia Perry
who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ (is) are
subscribed to the within instrument and acknowledged to me that he ☒ (she) / they executed the same in
his ☒ (her) / their authorized capacity ☒ (as), and that by his ☒ (her) / their signature ☒ (s) on the instrument the
person ☒ (s), or the entity upon behalf of which the person ☒ (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



CONTRACTOR REFERENCE VERIFICATION

CITY OF INDUSTRY
PROJECT NO. 554

Citywide Catch Basin Retrofit - Phase 3

CONTRACT NO. CITY-1554

CONTRACTOR: United Storm Water, Inc.

Company: City of Culver City

Contact Name: Javier De La Cruz

Address: 9770 Culver Blvd.
Culver City, CA 90232

Title: Senior Civil Engineer

Phone Number: (310) 253-5600

Email: Javier.DeLaCruz@culvercity.org

Project Description: Fabrication and installation of Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) at various locations.

July 2023 -
Date of Completion: November 2023 Awarded \$ amount: \$346,788

Comments: N/A

Company: City of Inglewood

Contact Name: Thomas Lee

Address: 1 Manchester Blvd.
Inglewood, CA 90301

Title: Principle Engineer-Water Resources

Phone Number: (310) 412-5333 ext. 5611

Email: tlee@cityofinglewood.org

Project Description: Fabrication and installation of Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) at various locations.

July 2022 -
Date of Completion: November 2023 Awarded \$ amount: \$401,178.50

Comments: N/A

Company: City of Tustin Contact Name: Alex Waite
Address: 300 Centennial Way Title: Senior Management Analyst
Tustin, CA 92780 Phone Number: (714) 573-3305

Email: AWaite@tustinca.org

Project Description: Catch basin cleanout two to three times yearly including installation of
storm drain BMP devices such as Connector Pipe Screens (CPS),
Automatic Retractable Screens, and DrainPac Filters at various locations.

September 2023 - Ongoing,
Date of Completion: 2018-2023; 2003-2017 Awarded \$ amount: \$613,900

Comments: N/A

CITY OF INDUSTRY
15625 Mayor Dave Way
City of Industry, CA 91744

ADDENDUM NO. 1
TO THE CONTRACT DOCUMENTS FOR:

CITY OF INDUSTRY
CONTRACT NO. CITY-1554
Citywide Catch Basin Retrofit - Phase 3

May 19, 2026

This Addendum forms a part of the Contract Documents and modifies the original bid documents. Acknowledge receipt of the Addendum on PlanetBids™ per Bidders Information Sheet of the Contract Documents and Specifications. Failure to do so will result in the bid being deemed non-responsive.

Note: It is the responsibility of all bidders to notify all subcontractors from whom they request bids and from whom they accept bids of all changes contained in this addendum.

All other terms and conditions remain unchanged.

ADDENDUM NO. 1 CONTENTS

I. SPECIFICATIONS

* * * * *

I. SPECIFICATIONS

1. **NOTICE INVITING SEALED BIDS, PAGE A-1**, change the date of receiving bids to **Thursday, June 4, 2026 at 10:00 a.m.** via the City of Industry's PlanetBids™ vendor portal.

NOTE

Please note the City is working diligently to address all of the posted questions and will be releasing subsequent addenda to clarify the issues raised, with sufficient time to adjust bids.

***** END OF ADDENDUM NO. 1 *****

CITY OF INDUSTRY
15625 Mayor Dave Way
City of Industry, CA 91744

ADDENDUM NO. 2
TO THE CONTRACT DOCUMENTS FOR:

CITY OF INDUSTRY
CONTRACT NO. CITY-1554
Citywide Catch Basin Retrofit - Phase 3

May 21, 2026

This Addendum forms a part of the Contract Documents and modifies the original bid documents. Acknowledge receipt of the Addendum on PlanetBids™ per Bidders Information Sheet of the Contract Documents and Specifications. Failure to do so will result in the bid being deemed non-responsive.

Note: It is the responsibility of all bidders to notify all subcontractors from whom they request bids and from whom they accept bids of all changes contained in this addendum.

All other terms and conditions remain unchanged.

ADDENDUM NO. 2 CONTENTS

- I. SPECIFICATIONS**
- II. PLANETBIDS QUESTIONS AND ANSWERS**

* * * * *

I. SPECIFICATIONS

1. **SECTION E SPECIAL PROVISIONS, PART 9 EXISTING CATCH BASINS INSPECTION, SUBMITTALS, AUTOMATIC RETRACTABLE SCREEN (ARS) UNITS AND CONNECTOR PIPE SCREENS (CPS), SUBSECTION 900–1 CATCH BASINS, PAGE E-15** *add the below paragraph to the end of the subsection:*

900–1.6 As-built Documentation. At the end of the project and prior to final acceptance of improvements, the Contractor shall provided as-built documentation as defined in Attachment C of Attachment No. 1 of these project specifications, for review and approval by the City.

2. **SECTION E SPECIAL PROVISIONS, PART 9 EXISTING CATCH BASINS INSPECTION, SUBMITTALS, AUTOMATIC RETRACTABLE SCREEN (ARS) UNITS AND CONNECTOR PIPE SCREENS (CPS), SUBSECTION 900–2.5 DEBRIS DISPOSAL, PAGE E-17** *revise the paragraph to read as follows:*

All trash and debris removed under this Contract shall legally disposed of away from the basin sites per these specifications. The Contractor is responsible for proper disposal of the trash and debris, including obtaining approvals from all jurisdictional agencies,

as applicable. The contractor shall contact LA County Animal Care and Control for pickup and disposal of dead animals. However, the Contractor shall be responsible for removing any dead animal from inside a catch basin. The Contractor shall also be responsible for contacting and coordinating with Animal Care and Control; a list of local Animal Care and Control offices may be obtained at <http://animalcare.lacounty.gov/locationByCity.asp>.

3. **SECTION E SPECIAL PROVISIONS, PART 9 EXISTING CATCH BASINS INSPECTION, SUBMITTALS, AUTOMATIC RETRACTABLE SCREEN (ARS) UNITS AND CONNECTOR PIPE SCREENS (CPS), SUBSECTION 900-4.2 REQUIREMENTS, NUMBER 8, PAGE E-18** *revise the paragraph to read as follows:*

8) Units shall be fabricated from twelve (12) gauge (0.105 inches) or thicker metal, with 3/4-inch diameter holes, and with a total open area of not less than 50 percent, or shall be fabricated from flattened expanded metal with the following properties:

- a. Style: 3/4" - #9
- b. SWO= 0.563 inches (vertical)
- c. LWO= 1.688 inches (horizontal)
- d. Percent of open area: 63%
- e. Overall thickness: 0.120 inches
- f. Uncoated Type 304 stainless steel, except concrete anchor bolts shall be Type 316 stainless steel.

4. **SECTION E SPECIAL PROVISIONS, PART 9 EXISTING CATCH BASINS INSPECTION, SUBMITTALS, AUTOMATIC RETRACTABLE SCREEN (ARS) UNITS AND CONNECTOR PIPE SCREENS (CPS), SUBSECTION 900-4.7 ONSITE TEST, PAGE E-19** *revise the second paragraph to read as follows:*

The Contractor shall perform necessary adjustments to the units to ensure proper functions prior to requesting the water testing. All catch basins in which ARS units were installed shall be tested per requirements in Attachment B of Attachment No. 1 of these project specifications. The Contractor shall be responsible for providing the source of water, including written approval from the water agency if a hydrant is used. Sufficient water shall be provided to cause the ARS units to open with no other assistance as follows:

II. PLANETBIDS QUESTIONS & ANSWERS

1. **QUESTION: Disposal--** There is conflicting information provided in the bid specifications regarding disposal. Part 4 (section 401-1.1; page E-7) states that the Contractor must obtain bins and trans for disposal from Valley Vista Services due to a franchise agreement, and Part 9 (section 900-2.5; page E-17) states the extracted waste shall become the property of the Contractor. Which section is correct as these seem to be conflicting instructions?

ANSWER: See Specifications as part of the Addendum.

2. **QUESTION: ARS Water Testing--** Please confirm the frequency of ARS water testing that will be required for this project as there is conflicting information provided in the bid specifications. Section 900-4.7 (page E-20, 2nd paragraph) states that water testing will be required at catch basins where both an ARS and CPS are installed as well as for all 302 type catch basins. Attachment 1 (Attachment A, 3rd paragraph; Attachment B, 2nd paragraph) states that all ARS must be water tested. Which water testing criteria is correct? Los Angeles County usually only requires that 25% of ARS retrofitted catch basins be water tested.
ANSWER: For testing frequency, see Specifications as part of this Addendum.
3. **QUESTION: How will the Contractor be compensated for the various return trips that will be required to County owned catch basins for inspections and water testing?**
ANSWER: The bidder shall include all anticipated costs necessary for the fabrication and installation of units within County owned catch basins per unit.
4. **QUESTION: Please confirm if the ARS screens must be fabricated from 12-gauge stainless steel and that all hardware must be type 316 stainless steel as stated in the bid specifications?**
ANSWER: See Specifications as part of the Addendum.
5. **QUESTION: Please confirm that all hardware for the CPS devices must be type 316 stainless steel as indicated in the bid specifications, or is 304 stainless steel acceptable?**
ANSWER: See Section 900-5.3 and Attachment A of Attachment 1 of the project specifications for CPS material requirements.
6. **QUESTION: Are any stormwater units within this scope of work located in bus stops or a transit rights-of-way?**
ANSWER: No catch basins are located in or within 50 feet of an existing bus stop.
7. **QUESTION: Does the city have shape files that can be shared with the contractor after the award of the contract?**
ANSWER: The City will provided the digital information with the successful bidder.
8. **QUESTION: Will the city extend the bid due date so contractors can have time to adjust their proposals based on the answers provided?**
ANSWER: See Addendum No. 1 for bid due date information.
9. **QUESTION: Does the city require the CPS devices to be pre-manufactured prior to installation, rather than manufactured on-site?**
ANSWER: The method of manufacturing shall be determined by the contractor.
10. **QUESTION: Does the city have any requirements for vector control lids (fully hinged lid or hinged viewing portal), when applicable?**
ANSWER: No, there are no requirements for vector control lids.

11. **QUESTION: Will the City accept a pressure/force test using a force gauge in lieu of water testing?**
ANSWER: Testing for ARS Units shall be per Attachment B of Attachment 1 of the project specifications.
12. **QUESTION: Can the city provide pipe sizes for the connector pipes where the CPS devices will be installed?**
ANSWER: See Sheet 5 of the plans for information on each catch basin, including outlet pipe sizes.
13. **QUESTION: Is the City requiring construction “As-built” drawings for each installation?**
ANSWER: Yes, as-built information is required to be provided by the Contractor upon completion of the project.
14. **QUESTION: Will the City accept standard manufacturer drawings for devices in lieu of site-specific as-built drawings?**
ANSWER: See Specifications as part of this Addendum.
15. **QUESTION: Does the City require full pipe coverage with the CPS?**
ANSWER: Yes, to the maximum extent practical.

***** END OF ADDENDUM NO. 2 *****

City of Industry
Submissions for Solicitation Citywide Catch Basin Retrofit - Phase 3 (CITY-1554)
Issued on 04/09/2026
Submissions Due on June 04, 2026 10:00 AM (PDT)
Exported on 06/04/2026

Line Totals (Unit Price * Quantity)

Item No	Description	UOM	Qty	United Storm Water, Inc. - Unit Price	United Storm Water, Inc. - Line Total
1	MOBILIZATION	LS	1	\$14,000.00	\$14,000.00
2	AUTOMATIC RETRACTABLE SCREEN (ARS), W <= 5'	EA	11	\$1,150.00	\$12,650.00
3	AUTOMATIC RETRACTABLE SCREEN (ARS), 5' < W <= 8'	EA	12	\$2,300.00	\$27,600.00
4	AUTOMATIC RETRACTABLE SCREEN (ARS), 8' < W <= 14'	EA	13	\$3,450.00	\$44,850.00
5	AUTOMATIC RETRACTABLE SCREEN (ARS), 14' < W <= 21'	EA	24	\$4,600.00	\$110,400.00
6	AUTOMATIC RETRACTABLE SCREEN (ARS), W > 21'	EA	3	\$5,700.00	\$17,100.00
7	PHOTOGRAPHIC DOCUMENTATION OF THE WORK	LS	1	\$1.00	\$1.00
8	CONNECTOR PIPE SCREENS (CPS)	EA	59	\$985.00	\$58,115.00
9	REPAIR CATCH BASIN (ALLOWANCE OF \$20,000)	AL	1	\$20,000.00	\$20,000.00
					\$304,716.00
					\$304,716.00



CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 768583

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)). If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 6/25/2026 4:47:00 PM

Business Information

UNITED STORM WATER INC
14000 E VALLEY BLVD
CITY OF INDUSTRY, CA 91746
Business Phone Number:(626) 961-9326

Entity Corporation
Issue Date 09/14/1999
Expire Date 09/30/2027

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- ▶ [A - GENERAL ENGINEERING](#)
- ▶ [C21 - BUILDING MOVING, DEMOLITION](#)
- ▶ [C31 - CONSTRUCTION ZONE TRAFFIC CONTROL](#)
- ▶ [C42 - SANITATION SYSTEM](#)
- ▶ [C27 - LANDSCAPING](#)

Certifications

- ▶ [HAZ - HAZARDOUS SUBSTANCES REMOVAL](#)

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with [ARCH INSURANCE COMPANY](#).

Bond Number: SU1135733

Bond Amount: \$25,000

Effective Date: 01/01/2023

[Contractor's Bond History](#)

Bond of Qualifying Individual

The qualifying individual EDUARDO CARRASCO PERRY JR certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

Effective Date: 07/18/2002

[BQI's Bond History](#)

This license has workers compensation insurance with the [XL SPECIALTY INSURANCE COMPANY](#)

Policy Number:WEC3001692

Effective Date: 12/31/2022

Expire Date: 12/31/2026

[Workers' Compensation History](#)

Workers' compensation classification code(s):

6206 - Description Unavailable

8810 - Clerical Office Employees

9402 - Sewer/Tank/Hazardous Spill Cleaning

For a description of the workers' compensation classification code(s) listed for this licensee, contact the licensee's insurance carrier. Contact information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Other

- ▶ Personnel listed on this license (current or disassociated) are listed on other licenses.

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Department of
Industrial Relations

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1000012438 - UNITED STORM WATER, INC

1000012438 - UNITED STORM WATER, INC

Customer Account Lookup

PWCR

1000012438

Contractor Status

DIR Approved

CSLB

768583

Business Phone

6269619326

Ext

Registration Start Date

2024-07-01

Legal Entity Name

UNITED STORM WATER, INC

Doing Business As (DBA)

UNITED STORM WATER, INC

Business Structure

Corporation - S corp

President

Eduardo Perry Jr.

Email

marisa.pina@unitedstormwater.com

Registration End Date

2026-06-30

Crafts

Driver (On/Off-Hauling to/from Construction Site) Operating Engineer

Laborer and Related Classifications Teamster (Work on a construction site)

Landscape Maintenance Laborer Traffic Control/Lane Closure (Laborer)

Address

Mailing Address

14000 E. VALLEY BLVD

Mailing Address - City

CITY OF INDUSTRY

Mailing Address - State

CA

Mailing Address - Zip

91746

Mailing Address - Country

Un

Physical Address

Physical Address - City

Physical Address - State

Physical Address - Zip

Physical Address - Country

Related Lists

Registration Dates (10)

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NOTICE OF EXEMPTION

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

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

Project Title: CITY-1554, Citywide Catch Basin Retrofits – Phase 3

Project Location - Specific: Citywide

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

Description of Project: This project is to retrofit of 63 existing catch basins to add Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) throughout the City.

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry

Exempt Status: *(check one)*

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

Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act ("CEQA") per Section 15301 Class 1 of the CEQA Regulations in which the minor alteration of existing public or private structures or facilities involve negligible or no expansion of existing use. This project is to retrofit of 63 existing catch basins to add Connector Pipe Screens (CPS) and Automatic Retractable Screens (ARS) throughout the City.

Lead Agency

Contact Person: Mathew Hudson Telephone: (626) 333-2211

Signature: _____ Date: July 9, 2026

Title: Director of Public Works

ITEM NO. 6.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: Sam Pedroza, Asst. City Manager

DATE: July 9, 2026

SUBJECT: Consideration of Resolution No. CC 2026-20 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE GABRIEL FOUNDATION, IN THE AMOUNT OF ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), FOR THE INDUSTRY HILLS CHARITY PRO RODEO

Background:

The Gabriel Foundation (“Foundation”) is a non-profit organization that supports disadvantaged children and those with special needs in the San Gabriel Valley by raising funds that are used to help organizations throughout the community. These organizations include Delhaven Community Center, Industry Sheriff’s Youth Athletic League, YMCA, Friends of the Heart, Emanate Health, New Horizons, San Gabriel Valley Dental, and SGV Boys and Girls Club. The Foundation works to provide funding to these organizations, so they may be able to provide the assistance needed.

Discussion:

The City has been a long-time supporter of the Foundation and a sponsor of the Industry Hills Charity Pro Rodeo. The Foundation continues to seek ways to improve the quality of the event and increase overall attendance, participation, and revenue each year. The donation of \$120,000.00, along with other fundraising activities will help the Foundation continue to support the community. The City’s donation serves a public purpose by contributing to an organization that supports youth and those with special needs. In addition to its monetary donation, the City provides an in-kind donation of City Staff support services for the Industry Hills Charity Pro Rodeo, which is determined by City Staff’s availability to assist with event planning, set up, supporting day-of activities, and event tear down. At least one month prior to the Industry Hills Charity Pro Rodeo, the City Manager will provide the City Council with an estimate of the time and number of Staff necessary to assist with the event.

Fiscal Impact:

In the Fiscal Year 2026/27 budget, \$371,000.00 was approved for Donations for Community Promotions and Economic Development. No appropriations are required at this time (Account No. 100-621-5602).

Recommendation:

Staff recommends that the City Council adopt Resolution No. CC 2026-20.

Exhibits:

1. Resolution No. CC 2026-20

RESOLUTION NO. CC 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A DONATION TO THE GABRIEL FOUNDATION, IN THE AMOUNT OF ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), FOR THE INDUSTRY HILLS CHARITY PRO RODEO

RECITALS

WHEREAS, The Gabriel Foundation (“Foundation”) is a California non-profit organization that raises funds to provide programs and resources to disadvantaged children and those with special needs, throughout the San Gabriel Valley. The Foundation has sponsored the Community Kids Day and has introduced Western Heritage to thousands of children in the grades three through five; and

WHEREAS, the Foundation requested a donation from the City to assist with the Industry Hills Charity Pro Rodeo. The donation of \$120,000.00, along with other fund-raising activities will help the Foundation continue supporting the community; and;

WHEREAS, in addition to its monetary donation, the City provides an in-kind donation of City Staff support services for the Industry Hills Charity Pro Rodeo, which is determined by City Staff’s availability to assist with event planning, set up, supporting day-of activities, and event tear down; and

WHEREAS, the City’s donation serves a public purpose in that the Foundation is able to provide grant funds to various organizations throughout the San Gabriel Valley that work to assist children in need, including, but not limited to, Delhaven Community Center, the Industry Sheriff’s Youth Athletic League, SGV Boys & Girls Club, and countless other organizations. The City’s donation will allow the Foundation to provide grant funding to assist non-profit organizations in the community and surrounding areas; and

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

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

SECTION 1: The City Council finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2: The City’s donation serves a public purpose in that the Foundation is a California non-profit organization and is able to provide grant funds to various organizations throughout the San Gabriel Valley that work to assist children in need, including, but not limited to, Delhaven Community Center, the Industry Sheriff’s Youth Athletic League, SGV Boys & Girls Club, and countless other organizations. The City’s

donation will allow the Foundation to provide grant funding to assist non-profit organizations in the community and surrounding areas.

SECTION 3: The City Council approves a donation to the Foundation in the amount of One Hundred Twenty Thousand Dollars (\$120,000.00), as well as an in-kind donation of necessary City Staff support services. At least one month prior to the Industry Hills Charity Pro Rodeo, the City Manager shall provide an estimate of the time and number of Staff necessary to assist with the event.

SECTION 4: The City Manager is hereby authorized and directed to take such other and further action consistent with this Resolution, in order to implement this Resolution on behalf of the City.

SECTION 5: 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 6: 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 July 9, 2026, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

ITEM NO. 6.5



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Nelson, City Manager

STAFF: James Casso, City Attorney

DATE: July 9, 2026

SUBJECT: Consideration of Resolution No CC 2026-22– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT THE CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY, NORTH, UNINCORPORATED LOS ANGELES COUNTY, (APN 8120-027-272), AS EXEMPT SURPLUS LAND UNDER CALIFORNIA GOVERNMENT CODE SECTION 54221(f)(1)(D) AND MAKING THE REQUISITE CEQA FINDINGS

Background:

In 2021, the California Department of Housing and Community Development (“HCD”) issued the Surplus Land Act Guidelines (“Guidelines”) to assist public agencies with the implementation of the Surplus Land Act (“Act”).

Under the Act, prior to disposing of City of Industry (“City”) owned land that is no longer necessary for the City’s own use, the City is required to declare the land either “surplus land” or “exempt surplus land”.

Surplus land that a local agency sells/transfers to another public agency for its use may be declared “exempt surplus land” under California Government Code §54221(f)(1)(D) and, if HCD finds compliance with Section 54221(f)(1)(D), the sale is authorized, and the City has no further obligations under the Act related to the sale.

Discussion:

The City is the owner in fee simple of that portion of certain real property located at the corner of Workman Mill Road and Crossroads Parkway, North, Unincorporated Los Angeles County (“Property”).

The County Sanitation District No. 18 of Los Angeles County ("Sanitation District") is interested in purchasing the corner of Workman Mill Road and Crossroads Parkway, North, Unincorporated Los Angeles County. The Sanitation District plans on using the property as an overflow parking lot for its staff, board members, and visitors.

Fiscal Impact:

There is no fiscal impact associated with adoption of the Resolution.

Recommendation:

Staff recommends that the City Council adopt the Resolution, direct Staff to file the Notice of Exemption, and direct Staff to file a copy of the Resolution with HCD.

Exhibits:

1. Resolution No. CC 2026-22
2. Notice of Exemption

RESOLUTION NO. CC 2026-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT THE CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY, NORTH, UNINCORPORATED LOS ANGELES COUNTY, (APN 8120-027-272), AS EXEMPT SURPLUS LAND UNDER CALIFORNIA GOVERNMENT CODE SECTION 54221(f)(1)(D) AND MAKING THE REQUISITE CEQA FINDINGS

RECITALS

WHEREAS, the City of Industry (“City”) is the owner in fee simple of that certain portion of real property located at the corner of Workman Mill Road and Crossroads Parkway, North, Unincorporated Los Angeles County, California, (APN: 8120-027-272) described further in Exhibit “A”, attached hereto and made a part hereof (“Property”); and

WHEREAS, the County Sanitation District No. 18 of Los Angeles County, a county sanitation district organized and existing under the provisions of the County Sanitation District Act, California Health and Safety Code section 4700, *et seq.*, (“Sanitation District”) has requested the City sell the Property for use as an overflow parking lot for its staff, board members, and visitors.

WHEREAS, California Government Code section 54221(f)(1)(D) provides that surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use is exempt surplus and need not comply with the noticing and sales requirements to make the land available for development as affordable housing; and

WHEREAS, the City is proposing to sell the Property to the Sanitation District to use in furtherance of its purpose and function. Because the Property is being sold to another local governmental agency for that agency’s use, the provisions of the Surplus Land Act, Government Code section 54220, *et seq.*, (“SLA”) are satisfied and the Property is exempt surplus land and the City does not need to comply with the provisions of the SLA; and

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

SECTION 1: The City Council finds that all of the facts set forth in the 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 City’s Code.

SECTION 3: The City Council hereby finds and determines that, consistent with Government Code Section 54221(f)(1)(D), the City will dispose of the Property to the Sanitation District, a California county sanitation district, for its use consistent with its purpose and function under the Health and Safety Code and therefore the City is not required to comply with the provisions of the Surplus Land Act.

SECTION 4: This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) (“CEQA”). City Staff has determined that the designation of this property as surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from

further review under CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that adoption of the Resolution has no possibility of having a significant effect on the environment. If and when the Property is sold to the Sanitation District and the Sanitation District proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA. The City Council adopts the Notice of Exemption and directs Staff to file same, as required by law.

SECTION 5: 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 6: That the City Clerk shall certify 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 July 9, 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

NOTICE OF EXEMPTION

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

From: City of Industry
15625 Mayor Dave Way, Suite 100
City of Industry, CA 91744

Project Title: Resolution declaring property generally located at the corner of Workman Mill Road and Crossroads Parkway, North, Unincorporated Los Angeles County as exempt surplus property

Project Location - Specific: 804 Azusa Avenue, City of Industry, California, (APN:8120-027-272)

Project Location-City: Unincorporated Los Angeles County **Project Location-County:** Los Angeles

Description of Project: Adoption of a Resolution declaring the property as exempt surplus property under the California Surplus Land Act

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry

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:* 15060(c)(3) and 15378
- ☐ Statutory Exemptions. *State code number:*

Reasons why project is exempt: That the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is disposed of, and a use for the Property requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

Lead Agency

Contact Person: Joshua Nelson Telephone: (626) 333-2211

Signature: _____ Date: July 9, 2026

Title: City Manager

ITEM NO. 6.6

RESOLUTION NO. CC 2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY APPROVING THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BETWEEN THE CITY OF INDUSTRY AND THE COUNTY SANITATION DISTRICT NO. 18 OF LOS ANGELES COUNTY FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY NORTH, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

WHEREAS, the City of Industry (the “City”) is the owner of that certain real property located at the Southwest corner of Workman Mill Road and Crossroads Parkway North, in unincorporated Los Angeles County designated as APN 8120-027-272, together with all right, title and interest in and to all appurtenances and improvements, if any, (the “Property”); and

WHEREAS, the County Sanitation District No. 18, of Los Angeles County (the “Sanitation District”), desires to purchase the Property for necessary public purposes from the City, and the City desires to sell the Property to Buyer pursuant to a Purchase and Sale Agreement and Joint Escrow Instructions (the “Agreement”), attached hereto as Exhibit A and incorporated herein by reference. The purchase price is \$1,900,185.00; and

WHEREAS, the purchase of the Property is exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 *et seq.*), pursuant to Section 15061(b)(3) of the CEQA Guidelines. Section 15061(b)(3) of the CEQA Guidelines exempts projects covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The sale of the property does not involve any land use entitlements that will allow for development on the property. The sale would not create any public health or safety hazards and would not have a significant impact on the resources or services within the surrounding area, such as water, sanitary services, surrounding roadways and intersections. Any future development at the property will be subject to additional environmental review and independent analysis as required by CEQA; and

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

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

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Industry.

SECTION 3. The purchase of the Property is exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 *et seq.*), pursuant to Section 15061(b)(3) of the CEQA Guidelines. Section 15061(b)(3) of the CEQA Guidelines exempts projects covered by the general rule that CEQA applies only to projects which have the potential for causing a significant

effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The sale of the property does not involve any land use entitlements that will allow for development on the property. The sale would not create any public health or safety hazards and would not have a significant impact on the resources or services within the surrounding area, such as water, sanitary services, surrounding roadways and intersections. Any future use of the Property may be subject to additional environmental review and independent analysis as required by CEQA.

Based on these findings, the City Council adopts the Notice of Exemption, attached hereto as Exhibit B, and directs Staff to file same as required by law and affirm their respective approval of the purchase and sale of the Property.

SECTION 4. The City Council hereby approves the Purchase and Sale Agreement and Joint Escrow Instructions, attached hereto as Exhibit A.

SECTION 5. The City Manager is hereby authorized to take such further actions as may be necessary to carry out the obligations set forth in 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. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the respective book of original resolutions.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 9th day of July, 2026, by the following vote:

AYES:	COUNCILMEMBERS
NOES:	COUNCILMEMBERS
ABSENT:	COUNCILMEMBERS
ABSTAIN:	COUNCILMEMBERS

ATTEST:

Cory C. Moss, Mayor

Julie Gutierrez-Robles, City Clerk

**PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**
(Southwest Corner of Workman Mill Road and Crossroads Parkway North,
Unincorporated Los Angeles County, California)

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS for the property located at SOUTHWEST CORNER OF WORKMAN MILL ROAD AND CROSSROADS PARKWAY NORTH, UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA (this “**Agreement**”), dated as of _____, 2026, (the “**Effective Date**”) is entered into by and between the CITY OF INDUSTRY, a municipal corporation organized under the laws of the State of California, (“**City**”) and COUNTY SANITATION DISTRICT NO. 18 OF LOS ANGELES COUNTY, a county sanitation district organized and existing under the provisions of the County Sanitation District Act, California Health and Safety Code Section 4700 *et seq.* (“**Buyer**”). The City and Buyer are hereinafter sometimes individually referred to as a “**Party**” and collectively referred to as the “**Parties**.”

RECITALS

A. City is the fee owner of approximately 0.83 acres of real property, a portion of which is identified as Los Angeles County Assessor’s Parcel Number 8120-027-272 while the remaining portion has not yet been assigned a parcel number by the Los Angeles County Assessor, located at the southwest corner of Workman Mill Road and Crossroads Parkway North, in an unincorporated area of the County of Los Angeles, California, together with any buildings, structures, and fixtures located thereon, together with all right, title and interest in and to all appurtenances and improvements (collectively, the “**Property**”). The Property is legally described in **Exhibit A** and depicted in **Exhibit B**.

B. Buyer desires to purchase the Property from City, and City desires to sell the Property to Buyer on the terms and conditions contained in this Agreement.

NOW, THEREFORE, for valuable consideration, and subject to all terms and conditions hereof, Buyer and City agree as follows:

1. PURCHASE AND SALE.

A. Sale of Property. Pursuant to the terms and conditions contained in this Agreement, City hereby agrees to sell the Property to Buyer, and Buyer hereby agrees to purchase the Property from City.

B. Conveyance of Title. At the Close of Escrow (as defined below), City shall convey to Buyer marketable fee simple title to the Property free and clear of all recorded and unrecorded liens, encumbrances, assessments, easements, and taxes other than those matters disclosed by the Title Report (as defined below) that Buyer specifically approves in writing or are deemed approved under Section 4 below (collectively, “**Permitted Exceptions**”).

2. PURCHASE PRICE. The purchase price for the Property shall be One Million Nine Hundred Thousand, One Hundred Eight-Five Dollars and Zero Cents (\$1,900,185.00) (the “**Purchase Price**”) payable by Buyer to City in cash on the Closing Date (as defined in Section 3B below). Notwithstanding the above, if any of the conditions to closing set forth in Section 5A are not satisfied and escrow fails to close as a result thereof, the Purchase Price shall be fully refundable to Buyer.

3. ESCROW.

A. Opening of Escrow. The Parties shall open an escrow at the offices of Escrow 321 (“**Escrow Holder**”). The principal office of the Escrow Holder for purposes of this Agreement is 4000 Barranca Parkway, Suite 155, Irvine, California 92604, Attention: Morgan Beck, Escrow Officer, Telephone: (949) 401-4781, Email: morgan@escrow321.com. Upon mutual execution of this Agreement, Buyer and City shall deliver a fully executed copy of this Agreement to Escrow Holder

B. Closing Date. Escrow shall close ninety (90) days following the Effective Date. For purposes of this Agreement, the “**Close of Escrow**” shall occur on the date on which the grant deed conveying the Property to Buyer, attached hereto as **Exhibit C** (“**Grant Deed**”), is recorded in the Los Angeles County Recorder’s Office. References to “Closing Date” or “Closing” in this Agreement shall mean the Close of Escrow.

C. Title Company. The title company and title officer are: SoCal Title Company and Title Officer, Blake Uradomo, 8213 White Oak Avenue, Rancho Cucamonga, California 91730, Telephone (909) 808-4310, Email: blake@sctitle.com.

4. BUYER’S DUE DILIGENCE.

A. General. Buyer has a period of sixty (60) calendar days after the Effective Date to conduct due diligence investigations and inspections of the Property (“**Due Diligence Period**”). During the Due Diligence Period, Buyer, at its sole cost, may inspect and investigate, in its sole and absolute discretion, the Property and its physical, environmental, legal, title, regulatory, financial, and leasing conditions. Buyer may approve or disapprove of the Property or any aspect thereof in its sole and absolute discretion for any reason or no reason. During the Due Diligence Period, Buyer may enter upon the Property and conduct physical and environmental inspections of the Property (including, without limitation, Phase I and Phase II environmental site assessments, as well as soil borings and other invasive testing) upon prior reasonable notice to City. Buyer shall indemnify, defend and hold harmless City from and against any claims, liabilities, damages, fees and expenses arising out of Buyer’s access on the Property, excluding mere discovery of adverse conditions. If Buyer is satisfied with all due diligence matters (including, without limitation, any conditions of title described in the Title Report), all of the inspections or investigations Buyer elects to undertake as described above, and the City Documents (as defined below), then Buyer shall deliver written notice of such satisfaction to City prior to the end of the Due Diligence Period (“**Notice of Due Diligence Approval**”). If Buyer fails to timely deliver a Notice of Due Diligence Approval or provides to City written notice of its disapproval of the Property, then the Property will be deemed disapproved, this Agreement will immediately, automatically and unconditionally terminate, and the Parties shall have no further rights or obligations under this Agreement except for those rights and obligations which expressly survive the termination of this Agreement and those rights and remedies which may have accrued under this Agreement, at law or equity prior to such termination. Upon such termination, Escrow Holder shall immediately return any and all amounts deposited by Buyer (if any) to Buyer, plus any interest earned thereon. City shall execute any documents or agreements requested by Escrow Holder or Buyer to effectuate the return of any and all amounts deposited by Buyer (if any) to Buyer in a prompt manner.

B. City Documents. Within ten (10) calendar days after the Effective Date, to the extent in City’s possession or control within the past three (3) years, City shall deliver to Buyer true and correct copies of any and all (i) leases, licenses, and easements affecting the Property, (ii) surveys, drawings and specifications for the Property, (iii) soils reports and hazardous waste reports with respect to the

Property, (iv) permits and governmental approvals, (v) insurance policies, service contracts, and any other contracts or agreements affecting or relating to the ownership, operation, maintenance, construction or development of the Property, (vi) the most recently issued bills for all real property taxes and assessments payable with respect to the Property, and (vii) such other documents in City's possession, custody, or control which relate to the Property (collectively, the "**City Documents**"). In addition, within ten (10) calendar days after the Effective Date, City shall deliver to Buyer a Preliminary Title Report, prepared by the Title Company concerning the Property (the "**Title Report**"), as well as legible copies of all documents referred to in the Title Report and a scaled and dimensioned plot showing the location of any easements. References to "City Documents" in this Agreement shall include the Title Report.

C. Survey. Buyer may obtain a current survey of title to the Property that plots all easements and encumbrances and meets ALTA-ACSM standards (the "**Survey**") at Buyer's sole cost and expense.

D. Disapproved Title or Survey Items in Supplement. Upon the issuance of any amendment or supplement to the Title Report or Survey that adds any additional exceptions or items at any time after Buyer delivers the Notice of Due Diligence Approval, Buyer may within five (5) business days after receipt of such amendment or supplement notify City of any matter contained in the amendment or supplement that Buyer does not accept ("**Disapproved Exceptions**"). If Buyer delivers its Disapproved Exceptions, then City shall have a period of ten (10) calendar days after receipt of Buyer's Disapproved Exceptions in which to notify Buyer in writing of City's election to either (i) agree to remove the Disapproved Exceptions prior to the Close of Escrow; or (ii) decline to remove any such Disapproved Exceptions ("**City Notice**"). Notwithstanding anything to the contrary in this Agreement, prior to the Closing, City shall satisfy and remove from title to the Property any and all monetary liens, security instruments, hypothecations, and encumbrances (including, without limitation, Deeds of Trust) affecting the Property. City's failure to deliver City's Notice within the 10-day period will be deemed to be an election by City to decline to remove the Disapproved Exceptions. If City notifies Buyer of its election to decline to remove the Disapproved Exceptions, or if City is deemed to have elected to decline to remove the Disapproved Exceptions or, if City is unable to remove the Disapproved Exceptions, then Buyer may elect, in its sole and absolute discretion, either to terminate this Agreement, or to accept title to the Property subject to the Disapproved Exceptions. The Close of Escrow may be extended by the Parties in order to accommodate the review and notice periods provided for above. If Buyer elects to terminate this Agreement as stated above, this Agreement will immediately, automatically, and unconditionally terminate, and the Parties shall have no further rights or obligations under this Agreement except for those rights and obligations which expressly survive the termination of this Agreement and those rights and remedies which may have accrued under this Agreement, at law or equity prior to such termination. Upon such termination, Escrow Holder shall immediately return any and all amounts deposited by Buyer (if any) to Buyer, plus any interest earned thereon. City shall execute any documents or agreements requested by Escrow Holder or Buyer to effectuate the return of any and all amounts deposited by Buyer (if any) to Buyer.

E. Issuance of Title Policy. As of the Close of Escrow, as a condition in favor of Buyer to the Closing, City shall cause the Title Company to issue or to commit, in writing, to issue to Buyer, a CLTA (or ALTA extended, if elected by Buyer) Owner's Policy of Title Insurance in the full amount of the Purchase Price insuring title to the Property vested in Buyer, subject only to the Permitted Exceptions (the "**Title Policy**").

F. City Covenant. Until the Close of Escrow, City shall maintain the Property in its condition as of the Effective Date.

5. CONDITIONS TO CLOSING.

A. Buyer's Conditions to Closing. The Close of Escrow and Buyer's obligation to purchase the Property pursuant to this Agreement are subject to the satisfaction of the following conditions (collectively, the "**Buyer Closing Conditions**") at or prior to the Closing Date:

- (i) City is not in breach of any provision of this Agreement after any applicable notice and cure periods;
- (ii) City has delivered all documents, agreements, and instruments required to be delivered by City under this Agreement;
- (iii) The Property is not damaged or destroyed; and
- (iv) The representations and warranties of City contained in this Agreement are true and correct in all material respects.

If any of the Buyer Closing Conditions are not satisfied in Buyer's sole and absolute discretion, then Buyer may terminate this Agreement by notice to City and Escrow Holder and neither Party shall thereafter have any further obligations or liability to the other hereunder (provided that if such failed condition also constitutes a default by City, then Buyer shall have the right to exercise all rights and remedies under this Agreement, at law or equity). Buyer shall have the right (in its sole and absolute discretion) to waive any or all of the Buyer Closing Conditions and proceed to close Escrow subject to the unsatisfied Buyer Closing Conditions. In the event this Agreement is terminated by Buyer pursuant to this Section, any and all amounts deposited by Buyer in escrow (if any) shall be refunded to Buyer immediately.

B. City's Condition to Closing. The Close of Escrow and City's obligation to sell the Property to Buyer pursuant to this Agreement, are subject to the satisfaction of the following conditions at or prior to the Closing Date:

- (i) No Default. Buyer shall not be in material default of Buyer's obligations under this Agreement, including, but not limited to, Buyer's obligation to deliver the Purchase Price into Escrow on or before the Closing Date. If the conditions above have not been satisfied or waived by City on or before the Closing Date through no fault of City, then City may, upon written notice to Buyer, cancel the Escrow, terminate this Agreement, and recover any documents delivered to Escrow Holder pursuant to this Agreement.

6. REPRESENTATIONS AND WARRANTIES.

A. Buyer hereby represents and warrants to City that (i) it has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby; (ii) all requisite action (corporate, trust, partnership or otherwise) has been taken by Buyer in connection with entering into this Agreement and the instruments referenced

herein, and the consummation of the transactions contemplated hereby; and (iii) no consent of any other party is required.

B. City hereby represents and warrants to Buyer that (i) it has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transactions contemplated hereby; (ii) all requisite action (corporate, trust, partnership or otherwise) has been taken by City in connection with entering into this Agreement and the instruments referenced herein, and the consummation of the transactions contemplated hereby; and (iii) no consent of any other party is required.

C. City hereby represents and warrants that (i) City has not released any Hazardous Materials (as defined below) on, at, or under the Property, (ii) City has no actual knowledge (after reasonable investigation and inquiry) of any release of Hazardous Materials on the Property, and (iii) City has not received any notice of any violation of any law, ordinance, rule, regulation or order of any governmental authority pertaining to the Property. For purposes of this Agreement, the term “**Hazardous Materials**” shall mean any and all of those materials, substances, wastes, pollutants, contaminants, byproducts, or constituents which have been determined to be injurious to health or the environment, including without limitation those designated as hazardous or toxic by any federal, state or local law, ordinance, rule, regulation or policy, and any other materials, substances, wastes, pollutants, contaminants, by-products or constituents requiring remediation under federal, state or local laws, ordinances, rules, regulations or policies.

D. City hereby represents and warrants to Buyer that: (i) there are no leases, options to purchase, rights of first refusal, or contracts for lease or sale of the Property; and (ii) there are no liens, claims, or encumbrances against the Property other than the exceptions identified in the Title Report.

E. City hereby represents and warrants to Buyer that during the term of this Agreement City shall not, without Buyer’s prior written approval, modify any contracts or agreements concerning the Property which will not be terminated on or before the Closing Date. On or before the Closing Date, City shall terminate any and all contracts and agreements concerning the Property effective as of the Closing Date.

F. City hereby additionally represents and warrants to Buyer that (i) there is no pending nor, to the best of City’s knowledge, threatened litigation or condemnation action against the Property or against City with respect to the Property, and (ii) no attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization or other proceedings are pending or threatened against City with respect to the Property, nor are any such proceedings contemplated by City. City further represents and warrants that all of City’s representations and warranties under this Agreement are true and correct as of the Effective Date and as of the Close of Escrow.

6. INTENTIONALLY OMITTED.

7. CONDITION OF PROPERTY. The Property shall be conveyed from the City to Buyer on an “AS-IS” condition and basis with all faults and Buyer agrees that the City has no obligation to make modifications, replacements or improvements thereto. Except as expressly and specifically provided in this Agreement, effective as of the Close of Escrow, Buyer and anyone claiming by, through or under Buyer hereby waives its right to recover from and fully and irrevocably releases the City, Buyer, and their respective officers, directors, employees, representatives, agents, advisors, servants, attorneys, successors and assigns, and all persons, firms, corporations and organizations acting on the City’s behalf

(collectively, the “**Released Parties**”) from any and all claims, responsibility and/or liability that Buyer may now have or hereafter acquire against any of the Released Parties for any costs, loss, liability, damage, expenses, demand, action or cause of action arising from or related to the matters pertaining to the Property described in this Section 7. If the Property is not in a condition suitable for the intended use or uses, then it is the sole responsibility and obligation of Buyer to take such action as may be necessary to place the Property in a condition suitable for development of the Project thereon. Except as otherwise expressly and specifically provided in this Agreement and without limiting the generality of the foregoing, THE CITY MAKES NO REPRESENTATION OR WARRANTY AS TO (i) THE VALUE OF THE PROPERTY; (ii) THE INCOME TO BE DERIVED FROM THE PROPERTY; (iii) THE HABITABILITY, MARKETABILITY, PROFITABILITY, MERCHANTABILITY OR FITNESS FOR PARTICULAR USE OF THE PROPERTY; (iv) THE MANNER, QUALITY, STATE OF REPAIR OR CONDITION OF THE PROPERTY; (v) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (vi) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION OR POLLUTION LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS; (vii) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON, UNDER OR ADJACENT TO THE PROPERTY; (viii) THE FACT THAT ALL OR A PORTION OF THE PROPERTY MAY BE LOCATED ON OR NEAR AN EARTHQUAKE FAULT LINE; AND (ix) WITH RESPECT TO ANY OTHER MATTER, BUYER FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND REVIEW INFORMATION AND DOCUMENTATION AFFECTING THE PROPERTY, BUYER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND REVIEW OF SUCH INFORMATION AND DOCUMENTATION AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY THE CITY.

BUYER HEREBY ACKNOWLEDGES THAT IT HAS READ AND IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 1542, WHICH IS SET FORTH BELOW:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

BY INITIALING BELOW, EFFECTIVE AS OF THE CLOSING, BUYER HEREBY WAIVES THE PROVISIONS OF SECTION 1542 SOLELY IN CONNECTION WITH THE MATTERS WHICH ARE THE SUBJECT OF THE FOREGOING WAIVERS AND RELEASES.

Buyer SS/

The waivers and releases by Buyer and City herein contained shall survive the Close of Escrow and the recordation of the Grant Deed and shall not be deemed merged into the Grant Deed upon its recordation.

8. CLOSING OF ESCROW.

A. Deliveries to Escrow Holder.

(i) By City. City shall deliver to Escrow Holder prior to the Close of Escrow the following instruments and documents, the delivery of each of which is a condition precedent to the Close of Escrow:

- a. Grant Deed, fully executed and acknowledged by City.
- b. A non-foreign certification duly executed by City in the form reasonably acceptable to Escrow Holder (if required by Escrow Holder).
- c. City's State Tax Withholding Certificate as required by the California Revenue and Taxation Code (if required by Escrow Holder).
- d. Such further instruments as may be reasonably necessary to complete the transactions contemplated under this Agreement, in a form reasonably acceptable to the Parties.

(ii) By Buyer. Buyer shall deliver to Escrow Holder prior to the Close of Escrow the following funds, instruments, and documents, the delivery of each of which is a condition precedent to the Close of Escrow.

- a. The Purchase Price.
- b. Such further instruments as may be reasonably necessary to complete the transactions contemplated under this Agreement, in a form reasonably acceptable to the Parties.

B. Delivery of Possession. City shall deliver vacant possession of the Property to Buyer upon the Close of Escrow.

C. Expenses. Each Party shall pay all its own expenses incurred in connection with this Agreement, including without limitation: (i) all costs and expenses stated in this Agreement to be borne by a Party, and (ii) all of their respective accounting, legal and appraisal fees. City shall pay the premium for a CLTA standard coverage owner's Title Policy in favor of Buyer, all recording charges in connection with the recordation of the Grant Deed, all City and County assessed documentary transfer taxes (if any), and 50% of all fees, costs, and expenses of Escrow Holder. Buyer shall pay any additional premium attributable to an ALTA extended coverage Owner's Title Policy, together with the cost of any title endorsements, all fees, costs or expenses in connection with Buyer due diligence reviews under this Agreement, and 50% of all fees, costs, and expenses of Escrow Holder. All other fees and costs related to the consummation of the transaction contemplated by this Agreement will be allocated between the Parties in accordance with the customs and practice in connection with the purchase and sale of commercial property located in the County of Los Angeles.

D. Prorations. Rentals, revenues, and other income, if any, from the Property, and operating expenses, if any, affecting the Property will be prorated as of 11:59 P.M. on the day preceding the Close of Escrow. For purposes of calculating prorations, City will be deemed to hold title to the Property, and therefore will be entitled to the income and will be responsible for the expenses, for the

entire day upon which the Close of Escrow occurs. City shall pay outside of escrow all such property taxes (including, without limitation, supplemental taxes) attributable to the period of time prior to the Close of Escrow not prorated under this Section 8D. Prorations, if and to the extent known and agreed upon as of the Close of Escrow, will be paid by Buyer to City (if the prorations result in a net credit to City) or by City to Buyer (if the prorations result in a net credit to Buyer) by increasing or reducing the Purchase Price Balance. City and Buyer shall pay to City or Buyer, as applicable, any prorations not determined or not agreed upon as of the Close of Escrow, as the case may be, in cash as soon as practical following the Close of Escrow. All unpaid taxes on the Property: (i) for any and all years prior to the fiscal year within which the conveyance is made and (ii) for the portion of the fiscal year prior to date of closing will be paid by City before conveyance of the Property to Buyer. City may be eligible for a refund under Section 5096.7 of the Revenue and Taxation Code of the State of California for that portion of property taxes on the Property for the fiscal year which: (A) has been paid prior to the date the Grant Deed is recorded and (B) which is allocable to that portion of the fiscal year which begins on the date the Grant Deed is recorded and made uncollectible if unpaid by reason of Section 4986 of the Revenue and Taxation Code of the State of California. Buyer is a subdivision of the State of California and exempt from the imposition of real property taxes. Any item to be prorated that is not determined or determinable at the Closing will be promptly adjusted by the Parties by appropriate cash payment outside of the escrow when the amount due is determined. The immediately preceding sentence survives the Closing and recording of the Grant Deed.

E. Disbursements and Other Actions by Escrow Holder. At the Close of Escrow, Escrow Holder and Title Company (as the case may be) shall promptly undertake the following, as indicated below:

(i) Funds. Disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price as follows:

- a. Deduct any items chargeable to the account of City under Section 8C and 8D above.
- b. Deduct any items chargeable to the account of Buyer under Section 8C and 8D above.
- c. Disburse the Purchase Price, after any adjustment as a result of Section 8(E)(i)(a) above, to City.
- d. Disburse the remaining balance of the funds held by Escrow Holder, if any, to Buyer promptly upon the Close of Escrow.

(ii) Recording. Record the Grant Deed in the Official Records of the Los Angeles County Recorder and obtain conformed copies for distribution to City and Buyer.

(iii) Title Policy. Issue the Title Policy to Buyer.

(iv) Disbursement of Documents to Buyer and City. Disburse to Buyer and City any other documents (or copies thereof) deposited with Escrow Holder that are to be delivered to Buyer and City, respectively.

9. RELOCATION BENEFITS. City acknowledges it is not entitled to relocation benefits or any other compensation and represents and warrants that no parties have any potential rights to relocation benefits by virtue of occupying the Property prior to the sale to Buyer. The provisions of this Section 9 survive the Closing.

10. SETTLEMENT. Buyer is a local governmental agency that is authorized to acquire property by eminent domain pursuant to Section 4740 of the California Health and Safety Code. While Buyer is pursuing a voluntary acquisition of the Property under this Agreement, it would have to consider all of its legal options, including condemnation, if a voluntary acquisition was not possible. Without admitting liability, Buyer and City hereby settle and finally resolve all claims, known or unknown, that were asserted or that could have been asserted by City with respect to the purchase of the Property in consideration for the payment of the Purchase Price. City waives any and all claims arising out of Buyer's acquisition of the Property. This waiver includes, but is not limited to, claims for just compensation for the Property interest acquired, claims for severance or other damage, unreasonable delay or acquisition conduct, loss of business goodwill, claims for relocation benefits and any and all other claims that City may have, whether or not specifically mentioned here, relating directly or indirectly to the acquisition by Buyer of the Property. City hereby releases Buyer and any other County Sanitation Districts of Los Angeles County and their respective directors, employees, agents or attorneys (collectively, "**Buyer Parties**") from any and all known and unknown obligations, liabilities, claims, losses, costs, expenses, demands, debts, controversies, damages, causes of action, including without limitations those relating to just compensation, damages, which any of them now have, or might have after the Effective Date by reason of any matter or things arising out of or in any way relating to any action affecting the Property (collectively, "**Claims**"). The foregoing release includes Claims which are unknown to City, and City specifically waives the provisions of California Civil Code Section 1542, which provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

This Agreement is intended as a full and final accord and satisfaction of the Claims. The provisions of this Section 10 will survive the Close of Escrow or termination of this Agreement.

11. INDEMNITY. City shall indemnify, defend, and hold Buyer and all Buyer Parties harmless from and against any and all claims, actions, suits, injuries, proceedings, losses, remediation and compliance costs, damages, liabilities, deficiencies, fines, penalties, punitive damages, or expenses (including, without limitation, attorneys' fees) arising from or related to (A) the Property or any portion thereof arising on or prior to the Close of Escrow, or (B) City's misrepresentation under this Agreement or breach of this Agreement. The foregoing indemnity survives the Close of Escrow and the recordation of the Grant Deed.

12. BROKERS. City and Buyer hereby represent to each other that there are no brokers, finders, or other persons entitled to a commission, finder's fee or other payment in connection with this Agreement. Buyer hereby agree to indemnify, defend, protect, and hold City harmless from and against any claims, liabilities, or damages for commissions or finder's fees brought by any third party claiming real estate brokerage fees through Buyer pertaining to the Property. City hereby agrees to indemnify, defend, protect, and hold Buyer harmless from and against any claims, liabilities, or damages for

commissions or finder's fees brought by any third party claiming real estate brokerage fees through City pertaining to the Property.

13. FIRPTA. City warrants that it is not a foreign person or entity as defined in the Foreign Investors Real Property Tax Act and prior to the Close of Escrow City will deposit an affidavit with Escrow Holder certifying same. Escrow Holder's duties pertaining to these provisions are limited to the receipt from City of such affidavit prior to the Close of Escrow and delivery to Buyer of such affidavit at the Close of Escrow.

14. GOVERNING LAW. This Agreement shall be construed and enforced in accordance with the applicable laws of the State of California.

15. NOTICES. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by national overnight courier service, sent by email transmission (if also sent by one of the other methods provided in this Section 15), or sent by registered or certified mail, first class postage prepaid, return receipt requested, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice, (ii) the date of the email transmission, or (iii) three (3) business days after the date of posting with the United States Postal Service at the following addresses:

To Buyer: Los Angeles County Sanitation Districts
Attention: Stan Pegadiotes, Section Head, Property Management
1955 Workman Mill Road
Whittier, CA 90601
Tel: (562) 908-4288 ext. 2705
Email: spegadiotes@lacsdsd.org

To City: City of Industry
Attention: Joshua Nelson, City Manager
15625 Mayor Dave Way, Suite 100
City of Industry, CA 91744
Tel: (626) 333-2211
Email: jnelson@cityofindustry.org

with a copy to: James M. Casso
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746
Tel: (626) 269-2980
Email: jcasso@cassosparks.com

Any Party to this Agreement may change its address for receipt of notices by giving notice of such change to the other Party in the manner set forth in this Section 14. Neither the rejection of a notice by the addressee or the inability to deliver a notice because of a change of address for which no change of address notice was received, shall affect the date on which such notice is deemed received.

16. MISCELLANEOUS.

A. Time. Time is of the essence of this Agreement with respect to each and every provision hereof in which time is a factor.

B. Entire Agreement. This Agreement, including the Exhibits attached hereto, contains the entire agreement between the Parties pertaining to the subject matter hereof and fully supersedes any and all prior agreements and understandings between the Parties. No change in, modification of or amendment to this Agreement shall be valid unless set forth in writing and signed by all of the Parties subsequent to the execution of this Agreement.

C. Further Assurances. Each of the Parties agrees that it will without further consideration execute and deliver such other documents and take such other action, whether prior or subsequent to the Closing Date, as may be reasonably requested by the other Party to consummate more effectively the purposes or subject matter of this Agreement.

D. Successors. Subject to the provisions of this Agreement, this Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, and their respective heirs, executors, representatives, successors and assigns.

E. Severability. In the event any provision of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall be effective only to the extent of such determination and shall not prohibit or otherwise render ineffective any other provision of this Agreement.

F. Exhibits. References herein to exhibits are to **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto, which exhibits are hereby incorporated by reference.

G. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

H. Authority of Chief Engineer and General Manager. Buyer's Chief Engineer and General Manager or his/her designee is authorized to take all actions on behalf of Buyer in connection with any approvals or actions required of or by Buyer under this Agreement, including, without limitation, amendments thereto.

I. Computation of Time. Time for any action to be undertaken will be computed in business days, unless otherwise expressly provided in this Agreement, and will exclude the first day and include the last day, and will not include Saturday, Sunday, or Federal or California holiday.

J. Legal Fees and Costs. In any action between the Parties seeking enforcement of any of the terms and provisions of this Agreement or the escrow, or in connection with the Property, or any portion thereof, the prevailing Party in such action shall be entitled to have and to recover from the other Party its reasonable attorneys' fees and other reasonable expenses in connection with such action or proceeding in addition to its recoverable court costs.

K. Assignment. Prior to the Close of Escrow, Buyer shall not transfer its rights and obligations, in whole or in part, under this Agreement, or sell, assign, transfer, encumber, pledge or lease the Property, nor cause or suffer a change of more than 49% of the Ownership interests in Buyer, directly or indirectly, in one or a series of transactions, without City's City Manager prior written consent, which consent shall not be unreasonably withheld or delayed. Buyer acknowledges that the identity of Buyer is of particular concern to City, and it is because of Buyer's identity that City has entered into this Agreement with Buyer. No voluntary or involuntary successor in interest of Buyer shall acquire any rights or powers under this Agreement in violation of the terms hereof. Notwithstanding any provision contained herein to the contrary, this prohibition shall not be deemed to prevent the granting of, easements or permits to facilitate the development of the Property, if any, or any mortgage or deed of trust permitted by this Agreement.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, Buyer and City have executed this Agreement as of the date first written above.

COUNTY SANITATION DISTRICT NO. 18
OF LOS ANGELES COUNTY

By: 
Chairperson, Board of Directors

ATTEST:

JUN 24 2026


Secretary to the Board

APPROVED AS TO FORM:
Nossaman, LLP

By: Jessica Lienau
District Counsel

CITY OF INDUSTRY

By: _____
Joshua Nelson, City Manager

ATTEST:

Julie Gutierrez-Robles, City Clerk, CMC

APPROVED AS TO FORM:

James M. Casso, City Attorney

LIST OF EXHIBITS

Exhibit “A”	Legal Description of the Property
Exhibit “B”	Depiction of the Property
Exhibit “C”	Form of Grant Deed

EXHIBIT "A"
LEGAL DESCRIPTION
PROPOSED PARCEL

ALL THAT CERTAIN LAND IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, AS DESCRIBED IN CORPORATION GRANT DEED TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, RECORDED OCTOBER 4, 1979, AS INSTRUMENT NUMBER 79-1115224, OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER WITH PARCEL 1 AND PARCEL 2 AS DESCRIBED IN CORPORATION GRANT DEED TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, RECORDED FEBRUARY 26, 1981, AS INSTRUMENT NUMBER 81-211149, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THOSE PORTIONS DESCRIBED AS FOLLOWS:

PARCEL 1 (EXCEPTION):

THAT PORTION OF LAND PER SAID INSTRUMENT NUMBER 79-1115224 AND THAT PORTION OF PARCEL 1 AS PER SAID INSTRUMENT NUMBER 81-211149, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1 PER INSTRUMENT NUMBER 81-211149, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WORKMAN MILL ROAD, 100.00 FEET WIDE, HAVING A HALF-WIDTH OF 50.00 FEET, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 313, PAGE 87 OF RECORDS OF SAID COUNTY, SAID POINT ALSO BEING WESTERLY TERMINUS OF THAT CURVE SHOWN AS BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 3050.00 FEET IN THE GENERAL SOUTHERLY BOUNDARY OF PARCEL 10 OF STATE HIGHWAY RELINQUISHMENT (NUMBER 315) RECORDED SEPTEMBER 27, 1967 IN BOOK R2838, PAGE 263 OF SAID OFFICIAL RECORDS AND AS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 84 OF STATE HIGHWAY MAPS IN SAID OFFICE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 15°33'36" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°42'18", AN ARC DISTANCE OF 143.99 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE MOST WESTERLY LINE OF THE GENERAL SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN DIRECTOR'S DEED (CORRECTION) D-326.3, RECORDED MAY 6, 1976 IN BOOK D7070, PAGE 380 OF SAID OFFICIAL RECORDS, SAID MOST WESTERLY LINE ALSO BEING THAT CERTAIN COURSE DESCRIBED AS NORTH 16° 35' 25" WEST, 54.00 FEET OF SAID PARCEL 1 OF INSTRUMENT NUMBER 81-211149, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 18°15'54" EAST; THENCE LEAVING SAID CURVE AND SOUTHERLY BOUNDARY OF PARCEL 10 OF STATE HIGHWAY RELINQUISHMENT (NUMBER 315), ALONG SAID PARALLEL LINE SOUTH 16°35'25" EAST, 54.52 FEET; THENCE SOUTH 73°24'35" WEST, 20.00 FEET TO THE SOUTHERLY TERMINUS OF SAID COURSE DESCRIBED AS NORTH 16° 35' 25" WEST, 54.00 FEET; THENCE CONTINUING SOUTH 73°24'35" WEST, 68.53 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID

PARCEL 1 OF INSTRUMENT NUMBER 81-211149; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 NORTH 62°30'02" WEST, 77.19 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2 (EXCEPTION):

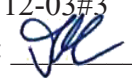
THAT PORTION OF LAND PER SAID INSTRUMENT NUMBER 79-1115224 AND THAT PORTION OF PARCEL 2 AS PER SAID INSTRUMENT NUMBER 81-211149, LYING NORTHERLY, EASTERLY, AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1 PER INSTRUMENT NUMBER 81-211149, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WORKMAN MILL ROAD, 100.00 FEET WIDE, HAVING A HALF-WIDTH OF 50.00 FEET, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 313, PAGE 87 OF RECORDS OF SAID COUNTY, SAID POINT ALSO BEING WESTERLY TERMINUS OF THAT CURVE SHOWN AS BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 3050.00 FEET IN THE GENERAL SOUTHERLY BOUNDARY OF PARCEL 10 OF STATE HIGHWAY RELINQUISHMENT (NUMBER 315) RECORDED SEPTEMBER 27, 1967 IN BOOK R2838, PAGE 263 OF SAID OFFICIAL RECORDS AND AS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 84 OF STATE HIGHWAY MAPS IN SAID OFFICE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 15°33'36" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°10'08", AN ARC DISTANCE OF 275.16 FEET TO A POINT OF REVERSE CURVATURE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 20°43'44" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, SAID REVERSE CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 27.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 90°30'27", AN ARC DISTANCE OF 42.65 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 69°46'43" EAST; THENCE SOUTHERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 19°55'26", AN ARC DISTANCE OF 43.47 FEET TO A LINE PARALLEL WITH AND DISTANT 100.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 79-1115224; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°17'51" EAST, 67.32 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°46'06", AN ARC DISTANCE OF 304.02 FEET, TO A POINT ON A LINE PERPENDICULAR TO THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS NORTH 61° 06' 54" WEST, 291.36 FEET OF SAID PARCEL 2 OF INSTRUMENT NUMBER 81-211149, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 39°56'03" WEST; THENCE ALONG SAID PERPENDICULAR LINE SOUTH 28°53'06" WEST, 6.49 FEET TO THE NORTHWESTERLY TERMINUS OF SAID COURSE DESCRIBED AS NORTH 61° 06' 54" WEST, 291.36 FEET, SAID POINT BEING THE **POINT OF TERMINUS**.

CONTAINING: 36,194 SQUARE FEET OR 0.831 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF
RECORDS, IF ANY.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.


TEDDY Y. OHANA, PLS 8583
CNC Engineering
Job No. MP 12-03#3 Legal No.1060-R1
Checked by:  March 16, 2026

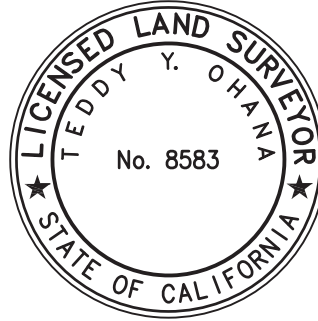


EXHIBIT “C”
FORM OF GRANT DEED

[attached]

RECORDING REQUESTED BY:
SOCAL TITLE COMPANY
AND WHEN RECORDED RETURN TO:

Los Angeles County Sanitation Districts
1955 Workman Mill Road
Whittier, CA 90601
Attn: Supervisor, Property Management Group

The undersigned declares that this Grant Deed is exempt from Recording Fees pursuant to California Government Code Section 27383 and is exempt from Documentary Transfer Tax per Revenue & Taxation Code Section 11922

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the **CITY OF INDUSTRY** (the “**Grantor**”), hereby grants to **COUNTY SANITATION DISTRICT NO. 18 OF LOS ANGELES COUNTY** (the “**Grantee**”), that certain real property described in **Exhibit A** and depicted in **Exhibit B** attached hereto (the “**Site**”) and incorporated herein by this reference, together with all of Grantor’s right title and interest in and to all easements, privileges and rights appurtenant to the Site.

This Grant Deed (“**Grant Deed**”) of the Site is subject to the provisions of a Purchase and Sale Agreement and Escrow Instructions (Southwest Corner of Workman Mill Road and Crossroads Parkway North, Unincorporated Los Angeles County, CA) dated as of _____, 2026 (the “**Agreement**”) entered into by and between the Grantor and Grantee, the terms of which are incorporated herein by reference. A copy of the Agreement is available for public inspection at the offices of the Grantor located at 15625 Mayor Dave Way, Suite 100, City of Industry, California 91744. The Site is conveyed together with (i) all rights, privileges, easements, tenements, hereditaments, rights of way and appurtenances thereto including, without limitation, any development rights, any minerals, oil, gas, and other hydrocarbon substances on or under the Site or any portion thereof, and any air, access, utility and solar rights, water, water rights and water stock that pertain or relate to the Site or any portion thereof, and (ii) all buildings, structures, or other improvements located on the Site and associated parking areas, and all trees and plants located or growing on the Site or any portion thereof.

This Grant Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Grantor caused this Grant Deed to be executed and notarized as of this ____ day of _____, 2026.

GRANTOR:

CITY OF INDUSTRY

By: _____
Joshua Nelson, City Manager

ATTEST:

Julie Gutierrez-Robles, City Clerk, CMC

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit A to Grant Deed

LEGAL DESCRIPTION OF PROPERTY

[to be attached in place of this page prior to Grant Deed execution]

Exhibit B to Grant Deed
DEPICTION OF PROPERTY

[to be attached in place of this page prior to Grant Deed execution]

NOTICE OF EXEMPTION

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

From: City of Industry
15625 Mayor Dave Way, Suite 100
City of Industry, CA 91744

Project Title: Resolution declaring property generally located at the corner of Workman Mill Road and Crossroads Parkway, North, Unincorporated Los Angeles County as exempt surplus property

Project Location - Specific: 804 Azusa Avenue, City of Industry, California, (APN:8120-027-272)

Project Location-City: Unincorporated Los Angeles County **Project Location-County:** Los Angeles

Description of Project: Adoption of a Resolution declaring the property as exempt surplus property under the California Surplus Land Act

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry

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:* 15060(c)(3) and 15378
- ☐ Statutory Exemptions. *State code number:*

Reasons why project is exempt: That the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is disposed of, and a use for the Property requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

Lead Agency

Contact Person: Joshua Nelson Telephone: (626) 333-2211

Signature: _____ Date: July 9, 2026

Title: City Manager