

CITY OF INDUSTRY

CITY COUNCIL
REGULAR MEETING AGENDA

MARCH 26, 2015
9:00 AM



Mayor Tim Spohn
Mayor Pro Tem Jeff Parriott
Council Member John P. Ferrero
Council Member Roy Haber, III
Council Member Pat Marcellin

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California 91744

Addressing the City Council:

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

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 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments
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5. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

5.1 Review of Actions for City Goods and Services.

RECOMMENDED ACTION: Receive and file.

5.2 Consideration of the minutes of the February 12, 2015 regular meeting.

RECOMMENDED ACTION: Approve as submitted.

5.3 Consideration of Property Agreement between the City of Industry and Arciero and Sons, Inc. for the property located along Pathfinder Road and Brea Canyon Cut-off; assessor parcel number 8269-039-270.

RECOMMENDED ACTION: Approve the Agreement.

5.4 Consideration of a Quitclaim Deed to the State Department of Transportation (Caltrans) for the conveyance of Parcel Nos. 80326-1, 80326-2, and 80326-3 for the construction of the Westbound Slip On-Ramp from Grand Avenue to State Route 60 Pomona Freeway.

RECOMMENDED ACTION: Approve the Quitclaim Deed.

5.5 Consideration of a Disadvantaged Business Enterprise (DBE) Implementation Agreement between the City of Industry and the State of California Department of Transportation (Caltrans) for required use of federal funding on City related capital improvement projects.

RECOMMENDED ACTION: Approve the Agreement.

5.6 Consideration to appoint Mr. Ken Deck, former General Manager of the Rowland Water District to serve as a member of the Puente Basin Watermaster.

RECOMMENDED ACTION: Approve the appointment.

5.7 Consideration of an invoice submitted by Walnut Valley Water District in the amount of \$23,856.19 for additional labor to perform work at night to avoid affecting nearby businesses from closing during the construction period for Contract No. CITY-1411, Fairway Drive and Walnut Drive North Intersection Widening project.

RECOMMENDED ACTION: Approve the final payment.

- 5.8 Consideration of authorization to advertise for solicitation of public bids for Contract No. CITY-1424, 2014-2015 Slurry Seal and Parking Lot Sealcoat, for an estimated cost of \$215,000.00.

RECOMMENDED ACTION: Approve the plans and specifications, and authorize the advertising for receipt of sealed bids.

6. PUBLIC HEARING

- 6.1 Public Hearing regarding Zone Exception 15-1 and Development Plan 14-11 submitted by Harvard Card Systems for the location at 111 Baldwin Park Boulevard. Zone Exception 15-1 addresses deviations from square footage, parking, drive-aisle width, and landscaping standards and Development Plan 14-11 addresses the improvement of an existing building.

Consideration of Resolution No. CC 2015-03 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING DEVELOPMENT PLAN 14-11 TO ALLOW THE ADDITION OF 3,943 SQUARE FEET TO AN EXISTING 112,676 SQUARE FOOT BUILDING, AS WELL AS THE CONSTRUCTION OF A 12,912 SQUARE FOOT ADDITION TO THE BUILDING'S MEZZANINE AREA; AND RECOMMENDING APPROVAL OF ZONE EXCEPTION 15-1 TO ALLOW DEVELOPMENT WITH A GREATER MAXIMUM LOT COVERAGE, REDUCED MINIMUM LANDSCAPING AND MODIFIED PARKING REQUIREMENTS ON PROPERTY LOCATED AT 111 BALDWIN PARK BOULEVARD, WITHIN A "M" – INDUSTRIAL ZONE, FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA, AND MAKING FINDINGS IN SUPPORT THEREOF.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-03.

7. CITY MANAGER MATTERS

- 7.1 Consideration of Ordinance No. 788 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING CHAPTERS 2.08 (CITY MANAGER) AND 2.12 (CITY CLERK AND CITY TREASURER-BONDS) OF TITLE 2 OF THE INDUSTRY MUNICIPAL CODE, AND ADDING CHAPTER 2.14 (CITY ATTORNEY) TO TITLE 2 OF THE INDUSTRY MUNICIPAL CODE. (FIRST READING)

RECOMMENDED ACTION: Waive further reading, and introduce Ordinance No. 788.

- 7.2 Consideration of Resolution No. CC 2015-04 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING A CITY MANAGER POLICY REGARDING TERMINATION OF

MANAGEMENT-LEVEL CITY OFFICIALS OR EMPLOYEES FOLLOWING
A GENERAL MUNICIPAL ELECTION.

RECOMMENDED ACTION: Adopt Resolution No. CC 2015-04.

8. **CLOSED SESSION**

8.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section
54956.9(d)(2): Three Potential Cases.

8.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: 8 Net, Inc. v. City of Industry et al.
Los Angeles Superior Court Central District
Case No. BC554379

9. Adjournment. Next regular meeting: Thursday, April 9, 2015 at 9:00 a.m.

CITY COUNCIL

ITEM NO. 5.1

**CITY OF INDUSTRY
ACTIONS FOR CITY GOODS AND SERVICES
March 26, 2015**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	2,028,783.07
105	AQMD GRANT FUND	156.88
120	CAPITAL IMPROVEMENT FUND	891,462.78
161	IPUC - ELECTRIC	239,016.43
440	INDUSTRY PUBLIC FACILITY AUTHORITY	2,800.00
TOTAL ALL FUNDS		3,162,219.16

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNTS	181,690.03
REF	REFUSE - CKING ACCOUNT	806.36
WFBK	WELLS FARGO- CKING ACCOUNT	2,979,722.77
TOTAL ALL BANKS		3,162,219.16

**CITY OF INDUSTRY
BANK OF AMERICA
March 26, 2015**

Check	Date	Payee Name	Check Amount
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CITYELEC.CHK - City Electric

1350	03/10/2015		CITY OF INDUSTRY	\$96,690.03
	Invoice	Date	Description	Amount
	3/10/15	03/10/2015	TRANSFER FUNDS-ELECTRIC	\$96,690.03

CITYGEN.CHK - City General

24250	03/10/2015		CIVIC RECREATIONAL INDUSTRIAL	\$85,000.00
	Invoice	Date	Description	Amount
	3/10/15	03/10/2015	TRANSFER FUNDS-CRIA A/P	\$85,000.00

Checks	Status	Count	Transaction Amount
	Total	2	\$181,690.03

**CITY OF INDUSTRY
WELLS FARGO REFUSE
March 26, 2015**

Check	Date		Payee Name	Check Amount
REFUSE - Refuse Account				
4137	03/02/2015		CITY OF INDUSTRY DISPOSAL CO.	\$199.36
	Invoice	Date	Description	Amount
	3/2/15	03/02/2015	REFUND-VVS ACCT #084276	\$199.36
4138	03/04/2015		CITY OF INDUSTRY DISPOSAL CO.	\$607.00
	Invoice	Date	Description	Amount
	3/4/15	03/04/2015	REFUND-VVS ACCT #072197	\$607.00

Checks	Status	Count	Transaction Amount
	Total	2	\$806.36

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61195	03/10/2015		DIRECTV - FOR BUSINESS	\$111.86
	Invoice	Date	Description	Amount
	25250915642	03/01/2015	RSN FEES FOR ONE YEAR	\$111.86
61196	03/10/2015		GLOBAL CAPACITY	\$1,701.58
	Invoice	Date	Description	Amount
	49189489	03/01/2015	INTERNET SVC-APR 2015	\$1,701.58
61197	03/10/2015		AT & T	\$8.80
	Invoice	Date	Description	Amount
	2015-00001116	03/01/2015	03/01-03/31/15 SVC - CITY WHITE PAGES	\$8.80
61198	03/10/2015		AT & T	\$225.00
	Invoice	Date	Description	Amount
	8958293235	03/01/2015	03/01-03/31/15 SVC - METROLINK	\$225.00
61199	03/10/2015		GAS COMPANY, THE	\$165.25
	Invoice	Date	Description	Amount
	2015-00001117	03/06/2015	02/01-03/01/15 SVC - 1 INDUSTRY HILLS PKWY UNIT	\$108.39
	2015-00001118	03/06/2015	02/02-03/04/15 SVC - 710 NOGALES ST	\$14.79
	1135HATCH-MAR15	03/06/2015	02/02-03/04/15 SVC - 1135 HATCHER AVE	\$27.28
	2015-00001119	03/06/2015	01/05-02/04/15 SVC - 1 INDUSTRY HILLS PKWY	\$14.79
61200	03/10/2015		ROWLAND WATER DISTRICT	\$912.45
	Invoice	Date	Description	Amount
	2015-00001110	02/25/2015	01/16-02/13/15 SVC - AZUSA AVENUE 205597	\$67.56
	2015-00001111	02/25/2015	01/16-02/13/15 SVC - AZUSA AVE-CENTER	\$58.86
	2015-00001112	02/25/2015	01/21-02/18/15 SVC - HURLEY STREET & VALLEY	\$213.39
	2015-00001113	02/25/2015	01/21-02/18/15 SVC - 930 AZUSA AVENUE	\$204.69
	2015-00001114	02/25/2015	01/21-02/18/15 SVC - 18044 ROWLAND-LAWSON	\$122.66
	2015-00001115	02/25/2015	01/21-02/18/15 SVC - 17401 VALLEY BLVD	\$245.29

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61201	03/10/2015		SO CALIFORNIA EDISON COMPANY	\$5,491.35
	Invoice	Date	Description	Amount
	2015-00001105	03/03/2015	02/01-03/01/15 SVC - 1 VALLEY/AZUSA	\$16.65
	5010ENG-MAR15	03/03/2015	01/28-02/27/15 SVC - 5010 ENGLISH	\$88.63
	205HUD-MAR15	03/03/2015	01/28-02/27/15 SVC - 205 N HUDSON AVE	\$600.67
	2015-00001106	03/06/2015	11/13-12/17/14 SVC - 1000 M ST LS-3	\$77.23
	15660STAFF-MAR15	03/07/2015	01/28-02/27/15 SVC - 15660 STAFFORD ST	\$75.18
	2015-00001107	03/06/2015	02/03-03/05/15 SVC - 208 S WADDINGHAM WAY CP	\$137.36
	2015-00001108	03/06/2015	02/01-03/05/15 SVC - 133 N AZUSA AVE	\$411.30
	2015-00001109	03/07/2015	02/03-03/05/15 SVC - 15625 STAFFORD ST	\$4,084.33
61202	03/10/2015		SUBURBAN WATER SYSTEMS	\$175.09
	Invoice	Date	Description	Amount
	180060537672	03/03/2015	02/04-03/03/15 SVC - NE CNR VALLEY/STIMS	\$175.09
61203	03/10/2015		VERIZON	\$714.00
	Invoice	Date	Description	Amount
	2015-00001092	02/19/2015	02/19-03/18/15 SVC - GENERATOR SITE-TELEMETRY	\$82.90
	2015-00001093	02/19/2015	02/19-03/18/15 SVC - ELECTRIC MODEM	\$54.21
	2015-00001094	02/19/2015	02/19-03/18/15 SVC - ELECTRIC MODEM	\$51.95
	2015-00001095	02/19/2015	02/19-03/18/15 SVC - FOLLOW'S CAMP	\$45.87
	2015-00001096	02/22/2015	02/22-03/21/15 SVC - GENERATOR SITE-TELEMETRY	\$57.04
	2015-00001097	02/22/2015	02/22-03/21/15 SVC - ELECTRIC MODEM	\$51.95
	2015-00001098	02/25/2015	02/25-03/24/15 SVC - ELECTRIC MODEM	\$51.95
	2015-00001099	02/25/2015	02/25-03/24/15 SVC - ELECTRIC MODEM	\$61.54
	2015-00001100	02/28/2015	02/28-03/27/15 SVC - ELECTRIC MODEM	\$61.54
	2015-00001101	02/28/2015	02/28-03/27/15 SVC - ELECTRIC MODEM	\$54.21
	2015-00001102	02/28/2015	02/28-03/27/15 SVC - ELECTRIC MODEM	\$29.59
	2015-00001103	03/01/2015	03/01-03/31/15 SVC - GENERATOR SITE-TELEMETRY	\$57.04
	2015-00001104	03/01/2015	03/01-03/31/15 SVC - GENERATOR SITE-TELEMETRY	\$54.21

**CITY OF INDUSTRY
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March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61204	03/10/2015		VERIZON WIRELESS - LA	\$1,138.25
	Invoice	Date	Description	Amount
	9741290487	02/26/2015	01/27-02/26/15 SVC - VARIOUS WIRELESS	\$1,138.25
61205	03/13/2015		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	DP14-10	03/12/2015	FEE-NOTICE OF AVAILABILITY	\$75.00
61206	03/13/2015		NOBLE AMERICAS ENERGY	\$73,425.85
	Invoice	Date	Description	Amount
	150700004263202	03/11/2015	WHOLESALE USE-FEB 2015	\$73,425.85
61207	03/13/2015		SHELL	\$1,003.24
	Invoice	Date	Description	Amount
	8000073489503	03/06/2015	FUEL-CITY VEHICLES	\$1,003.24
61208	03/13/2015		TELEPACIFIC COMMUNICATIONS	\$1,930.73
	Invoice	Date	Description	Amount
	64833866-0	02/28/2015	INTERNET SVC-METRO SOLAR/CITY HALL	\$1,930.73
61209	03/13/2015		WEX BANK	\$234.90
	Invoice	Date	Description	Amount
	40011912	02/28/2015	FUEL-CITY VEHICLES	\$234.90
61210	03/18/2015		EXXON MOBIL	\$767.84
	Invoice	Date	Description	Amount
	72006767503	03/09/2015	FUEL-SECURITY VEHICLES	\$767.84
61211	03/18/2015		GAS COMPANY, THE	\$707.65
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2015-00001134	03/10/2015	02/04-03/06/15 SVC - 1 INDUSTRY HILLS PKWY	\$14.79
	2015-00001135	03/11/2015	02/04-03/09/15 SVC - 2700 CHINO HILLS PKWY	\$85.95
	2015-00001136	03/12/2015	02/06-03/10/15 SVC - 15633 RAUSCH RD	\$291.71
	2015-00001137	03/12/2015	02/06-03/10/15 SVC - 15625 STAFFORD ST APT A	\$30.18
	2015-00001138	03/12/2015	02/06-03/10/15 SVC - 15625 STAFFORD ST APT B	\$51.31
	2015-00001139	03/12/2015	02/06-03/10/15 SVC - 15651 STAFFORD ST	\$233.71
61212	03/18/2015		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	CUP14-11	03/16/2015	FEE-NOTICE OF INTENT	\$75.00
61213	03/18/2015		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	CUP15-1	03/16/2015	FEE-NOTICE OF INTENT	\$75.00
61214	03/18/2015		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	DP15-3	03/16/2015	FEE-NOTICE OF INTENT	\$75.00
61215	03/18/2015		NOBLE AMERICAS ENERGY	\$167.15
	Invoice	Date	Description	Amount
	150710004264948	03/12/2015	WHOLESALE GAS -FEB 2015	\$167.15
61216	03/18/2015		PAETEC COMMUNICATIONS	\$712.78
	Invoice	Date	Description	Amount
	58246124	03/10/2015	PHONE SVC-MAR 2015	\$712.78
61217	03/18/2015		RICOH USA, INC.	\$3,428.39
	Invoice	Date	Description	Amount
	44837535	03/07/2015	COPIER LEASE-MAR 2015	\$3,166.14
	44855443	03/07/2015	COPIER LEASE-HR	\$262.25

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
61218	03/18/2015	SO CALIFORNIA EDISON COMPANY		\$19,636.98
	Invoice	Date	Description	Amount
	1135HATCH-MAR15	03/10/2015	02/05-03/09/15 SVC - 1135 HATCHER AVE	\$384.67
	2015-00001140	03/10/2015	02/01-03/01/15 SVC - NOGALES ST/SAN JOSE AVE	\$618.25
	1123AHATCH-MAR15	03/10/2015	02/05-03/09/15 SVC - 1123 HATCHER AVE STE A	\$217.03
	2015-00001141	03/11/2015	02/05-03/09/15 SVC - VARIOUS SITES	\$153.41
	2015-00001142	03/11/2015	02/01-03/01/15 SVC - 208 S. WADDINGHAM WAY	\$17,269.20
	2015-00001143	03/12/2015	02/01-03/01/15 SVC - GALE AVE/L ST	\$36.68
	2015-00001144	03/13/2015	01/14-03/10/15 SVC - VALLEY BLVD U-VARIOUS SITES	\$819.61
	2015-00001145	03/13/2015	02/10-03/12/15 SVC - 575 BALDWIN PARK AVE U	\$69.79
	2015-00001146	03/14/2015	02/11-03/13/15 SVC - 490 7TH U	\$68.34
61219	03/18/2015	VERIZON		\$2,020.70
	Invoice	Date	Description	Amount
	2015-00001126	03/01/2015	03/01-03/31/15 SVC - CITY HALL FAXES	\$509.32
	2015-00001127	03/01/2015	03/01-03/31/15 SVC - VARIOUS SITES	\$296.85
	1123HATCH-MAR15	03/01/2015	03/01-03/31/15 SVC - 1123 HATCHER	\$51.03
	2015-00001129	03/01/2015	03/01-03/31/15 SVC - TRES HERMANOS	\$49.28
	2015-00001130	03/01/2015	03/01-03/31/15 SVC - VARIOUS SITES	\$970.91
	2015-00001131	03/04/2015	03/04-04/03/15 SVC - GENERATOR SITE-TELEMETRY	\$57.04
	2015-00001132	03/04/2015	03/04-04/03/15 SVC - ELECTRIC MODEM	\$61.54
	2015-00001133	03/07/2015	03/07-04/06/15 SVC - GENERATOR SITE-TELEMETRY	\$24.73
61220	03/18/2015	VERIZON WIRELESS - LA		\$169.17
	Invoice	Date	Description	Amount
	9741290488	02/26/2015	02/12-02/26/15 SVC - MOBILE BROADBAND	\$169.17
61221	03/18/2015	WALNUT VALLEY WATER DISTRICT		\$3,874.85
	Invoice	Date	Description	Amount
	1912497	03/10/2015	01/31-02/27/15 SVC - IRR 820 FAIRWAY DR	\$68.47

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	1912549	03/10/2015	01/31-02/27/15 SVC - LEMON AVE N OF CURRIER RD	\$38.64
	1912582	03/10/2015	01/31-02/27/15 SVC - BREA CYN RD & OLD RANCH RD	\$38.64
	1912598	03/10/2015	01/31-02/27/15 SVC - FERRERO & GRAND EAST	\$514.63
	1912616	03/10/2015	01/31-02/27/15 SVC - BAKER PKWY METER #1	\$399.02
	1912617	03/10/2015	01/31-02/27/15 SVC - BAKER PKWY METER #2	\$318.28
	1912623	03/10/2015	01/31-02/27/15 SVC - GRAND AVE CROSSING	\$316.14
	1912624	03/10/2015	01/31-02/27/15 SVC - GRAND AVE CROSSING	\$71.07
	1912626	03/10/2015	01/31-02/27/15 SVC - 22002 VALLEY BLVD	\$166.56
	1912643	03/10/2015	01/31-02/27/15 SVC - 21350 VALLEY-MEDIAN	\$66.72
	1912644	03/10/2015	01/31-02/27/15 SVC - GRAND CROSSING EAST	\$33.96
	1912645	03/10/2015	01/31-02/27/15 SVC - GRAND CROSSING WEST	\$58.92
	1912646	03/10/2015	01/31-02/27/15 SVC - BAKER PKWY & GRAND N/W	\$1,481.83
	1912653	03/10/2015	01/31-02/27/15 SVC - E/S GRAND S/O BAKER	\$116.83
	1912659	03/10/2015	01/31-02/27/15 SVC - BREA CYN N OF RR TRKS	\$65.09
	1912660	03/10/2015	01/31-02/27/15 SVC - BREA CYN N OF CURRIER	\$21.41
	1912662	03/10/2015	01/31-02/27/15 SVC - 60 FWY INTERCHANGE @	\$22.97
	1913397	03/11/2015	02/03-03/03/15 SVC - PUMP STN BREA CYN	\$21.24
	1913621	03/11/2015	02/03-03/03/15 SVC - NOGALES PUMP STN	\$54.43
61222	03/18/2015		SPOHN, TIM	\$300.00
	Invoice	Date	Description	Amount
	03/18/15	03/18/2015	ADVANCE FOR WASHINGTON TRIP	\$300.00
61223	03/26/2015		ADMIN SURE	\$1,900.00
	Invoice	Date	Description	Amount
	8458	02/15/2015	CLAIM ADMIN-MAR 2015	\$1,900.00
61224	03/26/2015		ALVAKA NETWORKS	\$17,765.17
	Invoice	Date	Description	Amount
	154165	02/26/2015	ADD'L NET HOURS FOR FEB 2015	\$4,930.00
	154229NP	02/28/2015	TRIP CHARGE	\$275.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	154125	03/01/2015	NETWORK MAINT-APR 2015	\$6,540.17
	154097	03/01/2015	NETWORK MAINT-APR 2015	\$6,020.00
61225	03/26/2015		ARAMARK REFRESHMENT SERVICE,	\$224.12
	Invoice	Date	Description	Amount
	1292675	02/04/2015	FILTER FOR COFFEE MACHINE	\$78.39
	9608687	03/05/2015	COFFEE/OFFICE SUPPLIES	\$145.73
61226	03/26/2015		BLAKE AIR CONDITIONING	\$1,421.46
	Invoice	Date	Description	Amount
	33914	03/11/2015	A/C MAINT-CITY HALL	\$573.89
	33915	03/11/2015	A/C MAINT-CITY HALL	\$588.47
	33916	03/11/2015	A/C MAINT-CITY HALL	\$259.10
61227	03/26/2015		BOYS' CLUB OF SAN GABRIEL	\$4,300.00
	Invoice	Date	Description	Amount
	2701	02/28/2015	GRAFFITI REMOVAL-FEB 2015	\$4,300.00
61228	03/26/2015		BRYAN PRESS	\$93.20
	Invoice	Date	Description	Amount
	0004369	02/26/2015	BUSINESS CARDS-K. RADECKI AND J.D. BALLAS	\$93.20
61229	03/26/2015		BURKE, WILLIAMS & SORENSEN,	\$191,848.21
	Invoice	Date	Description	Amount
	186675	03/12/2015	RETAINER-FEB 2015	\$17,785.00
	186674	03/12/2015	PROF SVC-FEB 2015	\$174,063.21
61230	03/26/2015		BURKE, WILLIAMS & SORENSEN,	\$2,695.00
	Invoice	Date	Description	Amount
	3/11/15	03/11/2015	PROF SVC-JAN/FEB 2015	\$2,695.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61231	03/26/2015		CALICO BUILDING SERVICES, INC	\$250.00
	Invoice	Date	Description	Amount
	1006204	02/02/2015	BUILDING REPAIR-HOMESTEAD	\$250.00
61232	03/26/2015		CHEM PRO LABORATORY, INC	\$269.00
	Invoice	Date	Description	Amount
	586834	02/23/2015	WATER TREATMENT-FEB 2015	\$269.00
61233	03/26/2015		CITY OF INDUSTRY	\$398.79
	Invoice	Date	Description	Amount
	2015-00000003	02/28/2015	IH FUEL PUMP-SECURITY VEHICLES	\$398.79
61234	03/26/2015		CITY OF INDUSTRY DISPOSAL CO.	\$2,362.08
	Invoice	Date	Description	Amount
	2019609	02/28/2015	MO SVC-CITY RESIDENCES	\$2,362.08
61235	03/26/2015		CITY OF INDUSTRY-MEDICAL	\$20,000.00
	Invoice	Date	Description	Amount
	REG 3/26/15	03/16/2015	TRANSFER FUNDS-MEDICAL	\$20,000.00
61236	03/26/2015		CITY OF INDUSTRY-PAYROLL ACCT	\$120,000.00
	Invoice	Date	Description	Amount
	P/R 3/15/15	03/17/2015	PAYROLL REIMBURSEMENT 3/15/15	\$120,000.00
61237	03/26/2015		CITY OF INDUSTRY-REFUSE	\$6,949.18
	Invoice	Date	Description	Amount
	2023164	02/28/2015	DISP SVC-1123 HATCHER	\$959.60
	2018667-A	03/01/2015	DISP SVC-205 N. HUDSON	\$184.24
	2018667-B	03/01/2015	DISP SVC-841 7TH AVE	\$184.24
	2018404	03/01/2015	DISP SVC-TRES HERMANOS	\$138.38
	2019040	03/01/2015	DISP SVC-CITY BUS STOPS	\$4,376.33

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2018403	03/01/2015	DISP SVC-CITY HALL	\$369.19
	2019524	03/01/2015	DISP SVC-CITY HALL	\$337.20
	2023344	02/28/2015	DISP SVC-EXCEL PAVING	\$400.00
61238	03/26/2015		CITY OF SOUTH EL MONTE	\$2,000.00
	Invoice	Date	Description	Amount
	1065	03/12/2015	COALITION SR60 PROJ-APR 2015	\$2,000.00
61239	03/26/2015		CM SERVICE, INC.	\$1,973.83
	Invoice	Date	Description	Amount
	226013	03/06/2015	A/C MAINT-EL ENCANTO	\$1,973.83
61240	03/26/2015		CNC ENGINEERING	\$214,389.57
	Invoice	Date	Description	Amount
	43080	03/12/2015	INDUSTRY 66KV ELEC SUBSTATION FACILITY	\$886.16
	43081	03/12/2015	GRAND AVE RECONSTRUCTION	\$880.35
	43082	03/12/2015	FAIRWAY DR AND WALNUT DR WIDENING	\$39.22
	43083	03/12/2015	2015 SLURRY SEAL	\$947.11
	43084	03/12/2015	ON-CALL STREET MAINT PROGRAM	\$8,204.40
	43085	03/12/2015	SAN JOSE AVE WIDENING AT CHARLIE RD	\$78.44
	43086	03/12/2015	GALE AVE STREET IMPROVEMENTS	\$790.23
	43087	03/12/2015	WALNUT DR SOUTH WIDENING	\$19,521.76
	43088	03/12/2015	CLARK AVE WIDENING	\$8,008.04
	43089	03/12/2015	CITY OF INDUSTRY STREET SWEEPING	\$802.42
	43090	03/12/2015	GENERAL ENGINEERING SVC-CIP	\$48,732.73
	43091	03/12/2015	GENERAL ENGINEERING SVC-2/23-3/5/15	\$63,600.01
	43092	03/12/2015	TONNER CYN PROPERTY	\$920.08
	43093	03/12/2015	CITY ELECTRICAL FACILITIES	\$39.22
	43094	03/12/2015	TRESS HERMANOS IMPROVEMENTS	\$790.23
	43095	03/12/2015	CITY ADMIN OFFICES-15625 STAFFORD ST	\$410.22
	43096	03/12/2015	HOMESTEAD MUSEUM MAINT	\$39.22

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
43097	03/12/2015	RESURFACING-VARIOUS STREETS	\$4,410.13
43098	03/12/2015	EL ENCANTO HEALTH CARE FACILITY	\$39.22
43099	03/12/2015	SANITATION DISTRICT INTERMODEL FACILITY	\$325.42
43100	03/12/2015	INDUSTRY HILLS IMPROVEMENTS	\$156.88
43101	03/12/2015	LAUNDRY BUILDING SETTLEMENT ISSUES	\$3,175.52
43102	03/12/2015	INDUSTRY HILLS-FUEL TANKS DISPENSING	\$1,381.71
43103	03/12/2015	PROPERTY MGMT-CITY OWNED PROPERTIES	\$2,423.08
43104	03/12/2015	FISCAL YEAR BUDGET	\$2,098.27
43105	03/12/2015	FOLLOW'S CAMP PROPERTY	\$470.64
43106	03/12/2015	VARIOUS ASSIGNMENTS: SA TO THE IUDA	\$10,448.45
43107	03/12/2015	CITY PROPERTY-110 ACRES SOUTHE OF	\$162.71
43108	03/12/2015	AQMD GRANT FOR ELECTRIC CAR CHARGING STN	\$156.88
43109	03/12/2015	NELSON AVE AND PUENTE AVE WIDENING	\$325.43
43110	03/12/2015	REPAIRS AND UPGRADES TO STORM WATER PUMP	\$156.88
43111	03/12/2015	GATEWAY CITIES COUNCIL OF GOVERNMENT-	\$569.49
43112	03/12/2015	CIVIC-FINANCIAL CENTER LANDSCAPING	\$1,882.56
43113	03/12/2015	BICYCLE MASTER PLAN	\$6,979.05
43114	03/12/2015	BIXBY DRIVE SIDEWALK	\$2,763.42
43115	03/12/2015	CITY OWNED PROPERTY MISC MAINT	\$597.31
43116	03/12/2015	ARENTH AVE RECONSTRUCTION	\$7,671.75
43118	03/12/2015	SEWER ATLAS FOR THE CITY OF INDUSTRY	\$235.32
43120	03/12/2015	COI PAVEMENT MGMT SYSTEM	\$1,871.18
43121	03/12/2015	FULLERTON RD GRADE SEPARATION	\$1,372.70
43122	03/12/2015	ALAMEDA CORRIDOR EAST RELATED PROJECTS	\$156.88
43123	03/12/2015	FAIRWAY DR GRADE SEPARATION	\$627.52
43124	03/12/2015	NOGALES GRANDE SEPARATION	\$1,125.19
43125	03/12/2015	VALLEY BLVD IMPROVEMENTS	\$392.20
042015	03/01/2015	MEALS/WHEELS RENT-APR 2015	\$5,000.00
43056	02/26/2015	COI MUNICIPAL CODE COMPLIANCE	\$784.40
43117	03/12/2015	COI MUNICIPAL CODE COMPLIANCE	\$862.84
43119	03/12/2015	RAILROAD MILEPOST AND LICENSE AGRMT ATLAS	\$1,076.70

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61241	03/26/2015		CORELOGIC INFORMATION	\$175.00
	Invoice	Date	Description	Amount
	81430718	03/28/2015	GEOGRAPHIC PKG-FEB 2015	\$175.00
61242	03/26/2015		D M V RENEWAL	\$106.00
	Invoice	Date	Description	Amount
	5HJT180-15	03/09/2015	REGISTRATION RENEWAL-LIC 5HJT180	\$106.00
61243	03/26/2015		DEPARTMENT OF INDUSTRIAL	\$225.00
	Invoice	Date	Description	Amount
	E1259578SB	03/10/2015	ELEVATOR INSPECTION-CITY HALL	\$225.00
61244	03/26/2015		DEPT OF ANIMAL CARE & CONTROL	\$2,162.29
	Invoice	Date	Description	Amount
	03/15/15	03/15/2015	SHELTER COSTS-FEB 2015	\$2,162.29
61245	03/26/2015		DEPT OF TRANSPORTATION	\$47,503.50
	Invoice	Date	Description	Amount
	14007646	06/25/2014	COOP 07-4832 FOR MAY 2014	\$47,503.50
61246	03/26/2015		EADIE & PAYNE, LLP	\$1,550.00
	Invoice	Date	Description	Amount
	125235	03/11/2015	DISPOSAL-AUDIT SERVICE 2015	\$1,550.00
61247	03/26/2015		EASYLINK SERVICES	\$56.34
	Invoice	Date	Description	Amount
	07634191503	03/02/2015	FAX SVC-FEB 2015	\$56.34
61248	03/26/2015		ENCO UTILITY SERVICES	\$4,899.50
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	0113-0026MR	03/02/2015	METER READING SVC-FEB 2015	\$2,053.50
	0612-00033S	03/02/2015	METER SYSTEM MONITORING-FEB 2015	\$2,846.00
61249	03/26/2015		EXCEL PAVING COMPANY	\$9,235.96
	Invoice	Date	Description	Amount
	#3CITY-1419	03/26/2015	GALE AVE IMPROVEMENTS	\$9,722.06
61250	03/26/2015		EXCEL PAVING COMPANY	\$18,130.80
	Invoice	Date	Description	Amount
	#4RET-CITY-1419	03/26/2015	GALE AVE IMPROVEMENTS	\$18,130.80
61251	03/26/2015		FEDERAL EXPRESS CORP.	\$267.63
	Invoice	Date	Description	Amount
	2-966-49727	03/13/2015	MESSENGER SERVICE	\$267.63
61252	03/26/2015		FERGUSON ENTERPRISES, INC	\$83.65
	Invoice	Date	Description	Amount
	1664736	02/24/2015	PLUMBING SUPPLIES	\$83.65
61253	03/26/2015		FRAZER, LLP	\$89,670.00
	Invoice	Date	Description	Amount
	136240	03/15/2015	COI-ACCTG SVC 3/1-3/15/15	\$34,435.00
	135875	02/28/2015	COI-ACCTG SVC 2/16-2/28/15	\$25,735.00
	136082	02/28/2015	COI-CONSULTING SVC FOR FEB 2015	\$29,500.00
61254	03/26/2015		GMS ELEVATOR SERVICES, INC	\$134.00
	Invoice	Date	Description	Amount
	00077581	03/02/2015	MO SVC-ELEVATOR	\$134.00
61255	03/26/2015		GRAND CENTRAL RECYCLING &	\$2,497.31
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2023794	02/28/2015	GREEN/SOLID WASTE-FEB 2015	\$2,497.31
61256	03/26/2015		HADDICK'S AUTO BODY	\$131.00
	Invoice	Date	Description	Amount
	H-69467	02/26/2015	TOWING SVC-DONATION BIN	\$131.00
61257	03/26/2015		HISTORICAL RESOURCES, INC.	\$273,212.50
	Invoice	Date	Description	Amount
	03/18/15	03/18/2015	FOURTH QTR - FY 14/15	\$273,212.50
61258	03/26/2015		HUNTER ELECTRIC SERVICE, INC.	\$277.23
	Invoice	Date	Description	Amount
	2015-034	02/08/2015	REPAIR ELECTRICAL WIRING-HOMESTEAD	\$277.23
61259	03/26/2015		INDUSTRY MANUFACTURERS	\$267,375.00
	Invoice	Date	Description	Amount
	03/18/15	03/18/2015	CITY CONTRACT-FOURTH QTR OF FY 14/15	\$267,375.00
61260	03/26/2015		INDUSTRY SECURITY SERVICES	\$33,126.97
	Invoice	Date	Description	Amount
	14-13630	03/06/2015	SECURITY SVC 2/27-3/5/15	\$13,246.00
	14-13640	03/06/2015	SECURITY SVC 2/27-3/5/15	\$3,364.80
	14-13698	03/13/2015	SECURITY SVC 3/6-3/12/15	\$3,343.77
	14-13688	03/13/2015	SECURITY SVC 3/6-3/12/15	\$13,172.40
61261	03/26/2015		INTERNATIONAL LINE BUILDERS	\$47,574.74
	Invoice	Date	Description	Amount
	776901	02/23/2015	REPLACE RE-CONDUCTOR/TRANSFORMER AT IND	\$47,574.74
61262	03/26/2015		INTERTIE	\$11,400.00
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	1658	03/10/2015	ENERGY CONSULTING-METRO SOLAR	\$11,400.00
61263	03/26/2015		JANUS PEST MANAGEMENT	\$580.00
	Invoice	Date	Description	Amount
	131900	03/31/2015	SVC-HOMESTEAD	\$580.00
61264	03/26/2015		KLEINFELDER, INC.	\$1,601.57
	Invoice	Date	Description	Amount
	001050834	02/22/2015	CROSSROADS PK SOUTH RECONSTRUCTION	\$1,601.57
61265	03/26/2015		L A COUNTY DEPT OF PUBLIC	\$396.00
	Invoice	Date	Description	Amount
	FIRM: #2278	01/28/2015	MONITOR B/F DEVICES-EL ENCANTO/CITY HALL	\$396.00
61266	03/26/2015		L A COUNTY DEPT OF PUBLIC	\$4,340.82
	Invoice	Date	Description	Amount
	IN150000718	02/26/2015	ACCIDENT-AMAR @ VINELAND	\$1,066.55
	IN150000719	02/26/2015	ACCIDENT-NOGALES @ SAN JOSE	\$3,274.27
61267	03/26/2015		L A COUNTY REGISTRAR-	\$2,181.25
	Invoice	Date	Description	Amount
	DP14-10-A	03/18/2015	FEE-DEPT OF FISH AND GAME	\$2,181.25
61268	03/26/2015		L A COUNTY REGISTRAR-	\$75.00
	Invoice	Date	Description	Amount
	DP14-10-B	03/18/2015	FEE-NOTICE OF DETERMINATION	\$75.00
61269	03/26/2015		L A COUNTY SHERIFF'S	\$667,606.07
	Invoice	Date	Description	Amount
	153177NH	03/04/2015	SHERIFF CONTRACT-FEB 2015	\$667,606.07

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date			Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo					
61270	03/26/2015			LEIGHTON CONSULTING INC	\$3,724.50
	Invoice	Date	Description	Amount	
	18429	03/04/2015	GEOTECH CONSULTING SVC-BREA CYN	\$3,724.50	
61271	03/26/2015			LOS ANGELES AREA COUNCIL	\$6,323.22
	Invoice	Date	Description	Amount	
	#01/31/2015	01/31/2015	TONNER CYN WATER CHARGES FOR JAN 2015	\$6,323.22	
61272	03/26/2015			MARIPOSA LANDSCAPES, INC	\$8,800.00
	Invoice	Date	Description	Amount	
	67619	02/27/2015	LABOR AND MATERIALS-PECK RD	\$8,800.00	
61273	03/26/2015			MERRITT'S ACE HARDWARE	\$75.72
	Invoice	Date	Description	Amount	
	084588	02/26/2015	MISC SUPPLIES	\$2.16	
	084607	02/27/2015	MISC SUPPLIES-19835 WALNUT DR	\$59.11	
	084658	03/02/2015	MISC SUPPLIES-841 7TH AVE	\$14.45	
61274	03/26/2015			MX GRAPHICS, INC.	\$695.42
	Invoice	Date	Description	Amount	
	6277	02/23/2015	BLUEPRINT SVC-MP 08 03	\$69.76	
	6282	02/23/2015	BLUEPRINT SVC-JN 6205	\$52.32	
	6311	02/25/2015	BLUEPRINT SVC-JN 6205	\$163.50	
	6346	02/27/2015	BLUEPRINT SVC-JN 6201	\$26.16	
	6348	02/27/2015	BLUEPRINT SVC-JN 6201	\$95.92	
	6357	03/03/2015	BLUEPRINT SVC-JN 6201	\$26.16	
	6363	03/03/2015	BLUEPRINT SVC-JN 6201	\$17.44	
	6364	03/03/2015	BLUEPRINT SVC-JN 6201	\$78.48	
	6365	03/03/2015	BLUEPRINT SVC-JN 6201	\$165.68	
61275	03/26/2015			PARAGON MICRO INC	\$419.93

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	609219	02/23/2015	COMPUTER SUPPLIES	\$256.26
	609218	02/23/2015	COMPUTER SUPPLIES	\$96.89
	609746	02/26/2015	COMPUTER SUPPLIES	\$66.78
61276	03/26/2015		PIMA CORPORATION	\$14,623.09
	Invoice	Date	Description	Amount
	#9RET-CITY-1411	03/26/2015	RET-FAIRWAY DR/WALNUT DR WIDENING	\$14,623.09
61277	03/26/2015		PITNEY BOWES, INC.	\$103.75
	Invoice	Date	Description	Amount
	8554990-MR15	03/13/2015	POSTAGE MACHINE-MAR 2015	\$103.75
61278	03/26/2015		PLACEWORKS	\$12,565.94
	Invoice	Date	Description	Amount
	55828	02/28/2015	QUINN DEVELOPMENT LLC	\$1,574.38
	55831	02/28/2015	CT REALTY INVESTORS	\$5,342.50
	55839	02/28/2015	CHALMERS EQUITY GROUP	\$1,105.00
	55840	02/28/2015	VERIZON/VERIZON CELL TOWER	\$4,544.06
61279	03/26/2015		POST ALARM SYSTEMS	\$256.25
	Invoice	Date	Description	Amount
	765750	03/06/2015	MONITORING SVC-APR 2015	\$256.25
61280	03/26/2015		RDO EQUIPMENT CO.	\$552.96
	Invoice	Date	Description	Amount
	W28812	03/03/2015	REPAIR-JOHN DEERE	\$552.96
61281	03/26/2015		RICHARDS, WATSON & GERSON	\$1,225.00
	Invoice	Date	Description	Amount
	200508	02/28/2015	SPECIAL COUNSEL LEGAL ASSIGNMENTS	\$1,225.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61282	03/26/2015		RICKABUS, LEWIS S & GRACE M	\$3,500.00
	Invoice	Date	Description	Amount
	APRIL 2015	03/11/2015	LEASE OF STORAGE	\$3,500.00
61283	03/26/2015		ROBINSON'S FLOWERS	\$378.78
	Invoice	Date	Description	Amount
	2304	03/03/2015	FLOWERS AND DELIVERY	\$378.78
61284	03/26/2015		SAN GABRIEL VALLEY NEWSPAPER	\$976.00
	Invoice	Date	Description	Amount
	0010612677	12/26/2014	NOTICE OF PUBLIC HEARING	\$596.16
	0010612661	12/26/2014	NOTICE OF PUBLIC HEARING	\$379.84
61285	03/26/2015		SEQUEL CONTRACTORS, INC	\$672,356.94
	Invoice	Date	Description	Amount
	#3CITY-1417R-A	03/26/2015	ON-CALL HWY AND STREET IMPROVEMENTS	\$641,055.64
	#3CITY-1417R-B	03/26/2015	ON-CALL HWY AND STREET IMPROVEMENTS	\$31,301.30
61286	03/26/2015		SNOWDEN ELECTRIC COMPANY,	\$29,248.00
	Invoice	Date	Description	Amount
	15-0146	02/28/2015	PREVENTIVE MAINT-VARIOUS SITES	\$29,248.00
61287	03/26/2015		SO CAL INDUSTRIES	\$178.77
	Invoice	Date	Description	Amount
	174881	03/06/2015	RR RENTAL-TONNER CYN	\$93.87
	175383	03/11/2015	RR RENTAL-TONNER CYN	\$84.90
61288	03/26/2015		STAPLES BUSINESS ADVANTAGE	\$381.73
	Invoice	Date	Description	Amount
	8033354305	02/21/2015	OFFICE SUPPLIES	\$381.73

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
61289	03/26/2015		SUPERIOR COURT OF CALIFORNIA,	\$2,012.00
	Invoice	Date	Description	Amount
	FEBRUARY	03/11/2015	PARKING CITATIONS REPORT-FEB 2015	\$2,012.00
61290	03/26/2015		THE 20/20 NETWORK	\$5,000.00
	Invoice	Date	Description	Amount
	1378	03/01/2015	MEDIA CONSULTING-FEB 2015	\$5,000.00
61291	03/26/2015		THRALL, RANCE	\$14,580.00
	Invoice	Date	Description	Amount
	MARCH 2015	03/11/2015	MAINTENANCE SERVICE-MAR 2015	\$14,580.00
61292	03/26/2015		TOWERSTREAM CORPORATION	\$1,915.00
	Invoice	Date	Description	Amount
	284343	04/01/2015	WIRELESS INTERNET-COI	\$950.00
	284362	04/01/2015	WIRELESS INTERNET-METRO SOLAR	\$965.00
61293	03/26/2015		TRIMARK ASSOCIATES, INC.	\$1,726.67
	Invoice	Date	Description	Amount
	EB11002	03/01/2015	MAINT SVC-METRO SOLAR	\$1,726.67
61294	03/26/2015		TURBO DATA SYSTEMS, INC	\$375.16
	Invoice	Date	Description	Amount
	22501	02/28/2015	CITATION PROCESSING-JAN/FEB 2015	\$375.16
61295	03/26/2015		U.S. BANK	\$2,800.00
	Invoice	Date	Description	Amount
	3909493	02/25/2015	IPFA ADMIN FEES-TABS 2007	\$2,800.00
61296	03/26/2015		UNDERGROUND SERVICE ALERT OF	\$54.00

**CITY OF INDUSTRY
WELLS FARGO BANK
March 26, 2015**

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

	Invoice	Date	Description		Amount
	220150155	03/01/2015	DIG ALERTS		\$54.00
61297	03/26/2015		VERIZON BUSINESS		\$135.34
	Invoice	Date	Description		Amount
	67490484	03/10/2015	02/01-02/28/15 SVC - VARIOUS SITES		\$109.14
	HATCHER-67490483	03/10/2015	02/01-02/28/15 SVC - HATCHER		\$26.20

Checks	Status	Count	Transaction Amount
	Total	103	\$2,979,722.77

CITY COUNCIL

ITEM NO. 5.2

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2015
PAGE 1

CALL TO ORDER

The Regular Meeting of the City Council of the City of Industry, California, was called to order by Mayor Tim Spohn at 9:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Mayor Tim Spohn.

ROLL CALL

PRESENT: Tim Spohn, Mayor
Jeff Parriott, Mayor Pro Tem
Roy Haber, Council Member
John P. Ferrero, Council Member
Pat Marcellin, Council Member

STAFF PRESENT: Kevin Radecki, City Manager; Michele Vadon, City Attorney; Jodi L. Scrivens, City Clerk; John Ballas, City Engineer; and Brian James, Planning Director.

PUBLIC COMMENTS

Ms. Perla Trumkul, District Representative for Congresswoman Grace Napolitano, informed the City Council of the 32nd Congressional District's 2015 Woman of the Year Awards, and provided flyers to the City Council regarding nominating a volunteer from the community, a copy of which is on file with the City Clerk's Office.

CONSENT CALENDAR

MOTION BY COUNCIL MEMBER HABER, AND SECOND BY COUNCIL MEMBER MARCELLIN THAT THE RECOMMENDATIONS BE ACCEPTED FOR THE FOLLOWING ITEMS LISTED ON THE CONSENT CALENDAR. MOTION CARRIED 5-0.

1. REVIEW OF ACTIONS FOR CITY GOODS AND SERVICES

RECEIVED AND FILED.

2. CONSIDERATION OF THE MINUTES OF THE DECEMBER 11, 2014 REGULAR MEETING

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2015
PAGE 2

APPROVED AS SUBMITTED.

3. CONSIDERATION OF ANNUAL AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2014

APPROVED, RECEIVED AND FILED.

4. CONSIDERATION OF INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS FOR THE FISCAL YEAR ENDED JUNE 30, 2014

APPROVED, RECEIVED AND FILED.

5. CONSIDERATION OF AUDITOR'S COMMUNICATIONS WITH THE CITY COUNCIL FOR THE FISCAL YEAR ENDED JUNE 30, 2014

APPROVED, RECEIVED AND FILED.

6. CONSIDERATION OF INDEPENDENT AUDITOR'S REPORT ON AGREED-UPON PROCEDURES APPLIED TO THE APPROPRIATIONS LIMIT WORKSHEETS FOR THE FISCAL YEAR ENDING JUNE 30, 2015

APPROVED, RECEIVED AND FILED.

7. CONSIDERATION OF CONTINUING ANNUAL DISCLOSURE REPORT

APPROVED, RECEIVED AND FILED.

CONSIDERATION OF AGREEMENT FOR PARTIAL FUNDING AGREEMENT FOR PARTIAL FUNDING OF MANUFACTURERS COUNCIL INTERNSHIP PROGRAM BETWEEN THE CITY OF INDUSTRY AND THE INDUSTRY MANUFACTURERS COUNCIL

City Manager Radecki presented a staff report to the City Council. City Manager Radecki indicated a change to the agreement by adding La Puente High School, and an additional two people for a not-to-exceed amount of \$110,064.00.

MOTION BY COUNCIL MEMBER FERRERO, AND SECOND BY MAYOR PRO TEM PARRIOTT TO APPROVE THE AGREEMENT SUBJECT TO THE ADDITION OF LA PUENTE HIGH SCHOOL, AND ADDITIONAL TWO PEOPLE FOR A NOT-TO-EXCEED AMOUNT OF \$110,064.00. MOTION CARRIED 5-0.

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2015
PAGE 3

CONSIDERATION OF RESOLUTION NO. CC 2015-01 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY DIRECTING THE TRANSFER OF CERTAIN MONEYS TO THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY PURSUANT TO THE STATE CONTROLLER ASSET TRANSFER REVIEW REPORT

City Manager Radecki presented a staff report to the City Council.

MOTION BY COUNCIL MEMBER FERRERO, AND SECOND BY MAYOR PRO TEM PARRIOTT TO ADOPT RESOLUTION NO. CC 2015-01. MOTION CARRIED 5-0.

CONSIDERATION OF CHANGE ORDER NO. 1 SUBMITTED BY EXCEL PAVING IN THE AMOUNT OF \$17,460.00 FOR CLOSE OUT, FINAL QUANTITIES, AND EXTRA WORK IN CONJUNCTION WITH THE GALE AVENUE IMPROVEMENTS - RIGHT TURN LANE 1350 FEET WEST OF FULLERTON ROAD, CONTRACT NO. CITY-1419

City Engineer Ballas presented a staff report to the City Council.

MOTION BY COUNCIL MEMBER MARCELLIN, AND SECOND BY COUNCIL MEMBER FERRERO TO APPROVE CHANGE ORDER NO. 1 IN THE AMOUNT OF \$17,460.00. MOTION CARRIED 5-0.

CLOSED SESSION

City Clerk Scrivens announced there was a need for Closed Session as follows:

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
One Case.
- B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section
54956.9(d)(2): Two Potential Cases

City Attorney Vadon indicated there was no longer a need for Closed Session item B.

There were no public comments on the Closed Session items.

Mayor Spohn recessed the meeting into Closed Session at 9:08 a.m.

RECONVENE CITY COUNCIL MEETING

CITY COUNCIL REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2015
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Mayor Spohn reconvened the meeting at 9:13 a.m. All members of the City Council were present.

The City Council took no reportable action with regard to Closed Session item A.

ADJOURNMENT

There being no further business, the City Council adjourned in memory of former City Manager Chris Rope.

TIM SPOHN, MAYOR

CECELIA DUNLAP,
DEPUTY CITY CLERK

CITY COUNCIL

ITEM NO. 5.3




CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: John Ballas 

DATE: March 13, 2015

SUBJECT: **Property Located Along Pathfinder Road (APN: 8269-039-270)**

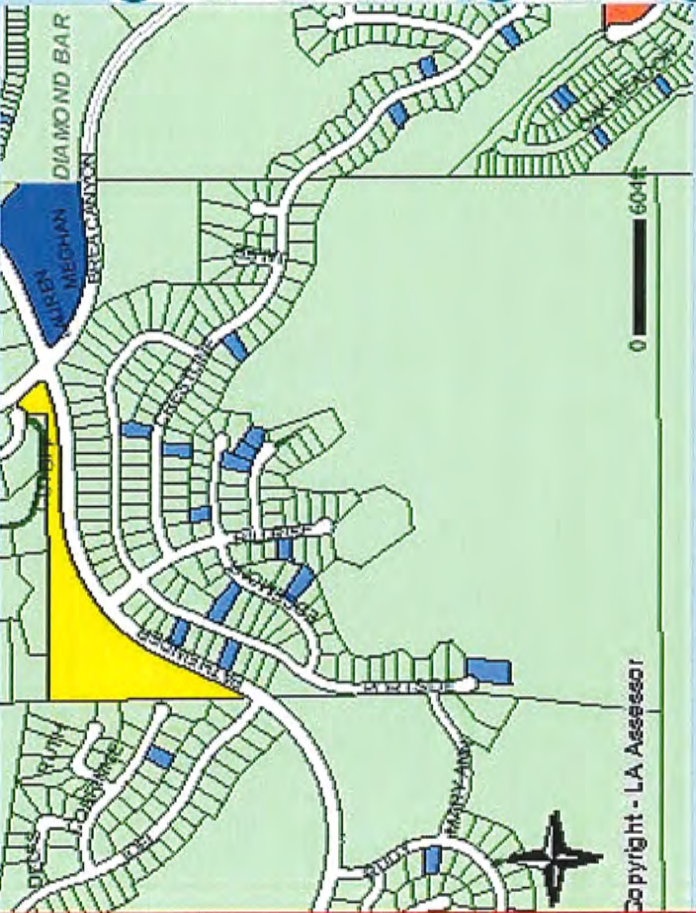
Attached for your consideration is an Agreement Regarding Sale of Property between the City of Industry and Arciero and Sons, Inc. The City and Arciero and Sons are fifty (50) percent owners of the subject 9.56 acre property, which is located along the northerly side of Pathfinder Road and westerly of Brea Canyon Cut-off. The property is within the unincorporated area of Los Angeles County and is identified as open space on Tract No. 33256 (please see attached sketch). Arciero and Sons was the original developer of the housing tract known as Monte Verde Summit, and to date, the property remains vacant and is not subject to property taxes.

The City of Industry acquired fifty (50) percent ownership of the subject property per the Deed recorded on September 7, 2004, from Heritage Auxiliary Company, Inc. In exchange for Arciero and Sons granting the City the remaining fifty (50) percent ownership, Arciero and Sons has requested that any net revenue from the sale of property, less any expenses incurred by the City, be shared equally. The only expense to the City has been the annual cost for weed abatement, which is approximately \$1,120.

Having full ownership of the property would simplify any decision regarding any future use and/or sale of the property itself. The term of this Agreement is fifteen (15) years.

Staff, therefore, recommends that the City approve the subject Agreement.

JDB:mk



Records for this property are kept at the [Headquarters Office](#)
 ("How frequently is the information updated on this site?" and other FAQs.)

Property Information

Assessor's ID No.	8269-039-270
Site Address	No Address Available
Property Type	Vacant Land
Region / Cluster	22 / 22811
Tax Rate Area (TRA)	08319

[Click Here to View Assessor's Map](#)

[\(Click Here to View Index Map\)](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

2013 Roll Values

Recording Date	09/07/2004
Land	\$9



AGREEMENT REGARDING SALE OF PROPERTY

This Agreement Regarding Sale of Property (the “**Agreement**”) is made as of _____, 2015, by and between the CITY OF INDUSTRY, a municipal corporation (the “**City**”) and ARCIERO AND SONS, INC., a California corporation (“**Arciero**”), who agree as follows:

1. Recitals. This Agreement is made with reference to the following facts and circumstances:

- (a) Arciero is a 50% owner of certain unimproved real property located in the County of Los Angeles, State of California, bearing Assessor’s Parcel No. 8269-039-270, and more particularly described in attached Exhibit A (the “**Property**”).
- (b) The City of Industry is a 50% owner of said property
- (c) Concurrently with this Agreement, Arciero is conveying its 50% ownership of the Property to the City by quitclaim deed (the “**Deed**”).
- (d) In connection with the conveyance of the Property, Arciero wishes to share equally with the City in any net proceeds of sale of the Property which may be received by the City in the future, and the City is will to agree to such sharing, all on and subject to the terms and provisions of this Agreement.

2. Sharing of Net Proceeds. If at any time during the Effective Period (as defined below) the City sells the Property, the City agrees to pay to Arciero fifty percent (50%) of the Net Proceeds (as defined below) of sale received by the City. Payment to Arciero will be made not later than 10 days following the date of the sale.

3. Net Proceeds. As used in this Agreement, and for purposes of calculating the amount payable to Arciero on any sale of the Property, the term “**Net Proceeds**” means the total sales price received by the City in connection with the sale, less (a) all costs incurred by the City in maintaining the Property during the City’s period of ownership of the Property and (b) all costs incurred by the City in connection with the sale, including, without limitation, broker’s commissions, finder’s fees, escrow costs, title insurance expenses, appraisal costs, and legal expenses.

4. Effective Period. As used in this Agreement, the term “**Effective Period**” means the period of time beginning on the date the Deed is recorded in the Official Records of Los Angeles County and ending on the 15th anniversary of that date.

5. City’s Discretion Regarding Sale. It is understood and agreed that whether, when, and on what terms (including, without limitation, price) the Property may be sold resides in the sole and absolute discretion of the City, and nothing in this Agreement is to be construed as requiring the City to sell the Property or to sell it on any particular terms.

6. Acknowledgment of Termination. Arciero agrees that if the City is still the owner of the Property at the end of the Effective Period, upon request of the City, Arciero will execute such reasonable documents as the City may require in order to evidence the termination of Arciero's rights under this Agreement. Should Arciero fail or refuse for any reason to execute such documents, it is agreed that the City may give such notice of the termination of Arciero's rights under this Agreement as the City shall deem appropriate.

7. Rights Personal. The rights given to Arciero under this Agreement are personal to Arciero, and this Agreement and the rights of Arciero under it may not be assigned or transferred, either in whole or in part.

8. Miscellaneous. This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter, and it supersedes all prior or contemporaneous agreements (whether written or oral) with respect thereto. No term or provision of this Agreement may be amended, modified or waived orally or by a course of conduct, but only by an instrument in writing signed by the respective duly authorized officers or representatives of the parties. This Agreement is to be construed in accordance with the laws of the State of California. If either party to this Agreement brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in such action shall be entitled to reasonable attorneys' fees to be paid by the losing party as determined by the court. This Agreement may be executed in counterparts, each of which is an original but all of which together constitute but one and the same instrument.

The parties have caused this Agreement to be duly executed by their respective duly authorized officers or representatives as of the date first set forth above.

CITY OF INDUSTRY,
a municipal corporation

ARCIERO AND SONS, INC.,
a California corporation

By: _____

By:  _____

(Print Name & Title)

FRANK ARCIERO JR SECRETARY
(Print Name & Title)

Attest: _____

By:  _____

City Clerk

ALBERT ARCIERO, PRESIDENT
(Print Name & Title)

Approved as to Form: _____

City Attorney

LEGAL DESCRIPTION

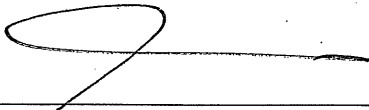
QUITCLAIM DEED

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 168 OF TRACT NO. 33256, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1032, PAGES 12 THROUGH 27 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM FOUR AND ONE-QUARTER PERCENT OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND OTHER HYDROCARBON AND KINDRED SUBSTANCES AND OTHER MINERALS IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LOTS 4 AND 5 AS RESERVED BY FRED C. THORNHILL AND LU G. THORNHILL, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED MARCH 14, 1952, IN BOOK 38476, PAGE 142 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM, 49 PERCENT OF ALL OIL, GAS MINERALS, AND OTHER HYDROCARBON SUBSTANCES WHICH ARE NOW OR WHICH MAY BE AT ANY TIME HEREAFTER IN OR UNDER SAID PROPERTY, BUT WITHOUT EXCEPTING ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY, FOR THIS PURPOSE OF EXTRACTING SAID SUBSTANCES OR ANY OF THEM OR FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN A DEED FROM EDWARD H. BOQUE AND BERTHA A. BOQUE HIS WIFE, RECORDED FEBRUARY 14, 1950, IN BOOK 32257, PAGE 227 OFFICIAL RECORDS



CLEMENT N. CALVILLO, RCE 27743

CNC ENGINEERING

Checked By:  March 5, 2015

Job No. MP 12-09 Legal No. 1007



CITY COUNCIL

ITEM NO. 5.4




CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: John Ballas 

DATE: March 13, 2015

SUBJECT: **Westbound Slip On-Ramp from Grand Avenue to State Route 60 Freeway**

Attached for your consideration is a Quit Claim Deed in favor of the State of California Department of Transportation (Caltrans) for any interest which the City may hold in the three parcels of land shown on the attached exhibit and identified as parcel 80326-1, -2 and 3. These parcels are required for the construction of the Westbound Slip On-Ramp from Grand Avenue to State Route 60 "Pomona" freeway. This project is being funded by the Successor Agency to the Industry Urban-Development Agency (IUDA) together with grant funds received by the City from the Los Angeles Transportation Authority (Metro) Call for Projects Program. The Successor Agency is the fee owner of the property underneath the proposed On-Ramp and recently executed a Grant Deed to Caltrans for the subject parcels at its meeting on February 24, 2015.

Caltrans is requesting this action on the part of the City of Industry after obtaining a litigation guarantee for the subject parcels, which are part of the 600 acre Industry Business Center (IBC) property. Schedule B of the guarantee identifies a lease between the City and the former IUDA recorded on August 29, 2000. The lease pledged a 20 acre portion of the IBC site as collateral for the issuance of Certificates of Participation, which were subsequently issued by the City. The 20 acre leased area was a strip of land 660 feet wide by 1,320 long located along the southerly side of the Union Pacific Railroad and easterly of Grand Avenue and labeled "Metrolink Station Site". Subsequently, in March 2010, the lease was terminated pursuant the instrument No. 20100427666 recorded on March 30, 2010.

In reviewing the litigation guarantee, the Termination Agreement is not shown leading to the present request by Caltrans for the execution of the Quit Claim Deed.

Staff, therefore, recommends that the City Council approve the attached Quit Claim Deed and authorize its execution.

JDB:mk

Recording Requested by
DEPARTMENT OF TRANSPORTATION

When recorded, Mail to:
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
District 7, Design Division
Office of R/W Engineering
100 South Main Street, MS 13
Los Angeles, CA 90012

Space above this line for Recorder's Use

RBF Consulting: G. Helmer Dec 03-2014
Written By: G. Helmer (Part Take)
Revised By: J. Juan MAP No. F1675-3B.1

APN 8719 007 922

EA255109

W'yly of Grand Ave; NW'yly of RTE 60 Fwy

QUITCLAIM DEED

(MUNICIPAL CORPORATION)

District	County	Route	Post	Number
07	LA	60	PM24.1	80326-A

CITY OF INDUSTRY, a municipal corporation organized and existing under and by virtue of the laws of the State of CALIFORNIA, does hereby release and quitclaim to the State OF CALIFORNIA **ALL RIGHTS, TITLE AND INTEREST IN AND TO** all that real property in the CITY OF INDUSTRY, County of LOS ANGELES, State of California, described as:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
LEGAL DESCRIPTION

Number
80326-A

PARCEL 80326-1:

That certain parcel of land situated in the City of Industry, County of Los Angeles, State of California, being that portion of Parcel 3 of Parcel Map No. 8024 filed in Book 99, Pages 3 and 4 of Parcel Maps in the Office of the County Recorder of said County, described as follows:

COMMENCING at the northerly terminus of that certain course shown as "North 10°37'15" West 19.92 feet" on Record of Survey filed in Book 239, Pages 87 through 89 of Record of Surveys in the Office of the County Recorder of said County, said point also being an angle point in the northwesterly right-of-way line of State Route 60 as shown on said Record of Survey; thence leaving said northwesterly right-of-way line along the northerly prolongation of said course and general westerly line of Parcel "B" as shown on Certificate of Compliance, City of Diamond Bar Case No. LLA-02-002, recorded May 14, 2004 as Instrument No. 04-1235314 in the Office of the County Recorder of said County, North 10°37'15" West 32.25 feet to an angle point therein and the northerly right-of-way line of Brea Canyon Road (old) as shown on said Record of Survey; thence along said northerly right-of-way line South 40°11'53" West 550.27 feet to the beginning of a tangent curve concave northwesterly and having a radius of 9949.78 feet; thence along said curve southwesterly 211.47 feet through a central angle of 01°13'04" to the **TRUE POINT OF BEGINNING**, a radial line of said curve from said point bears South 48°35'03" East; thence continuing along said northerly right-of-way line and said curve southwesterly 115.05 feet through a central angle of 00°39'45"; thence leaving said northerly right-of-way line non-tangent from said curve North 48°30'04" West 3.19 feet; thence North 40°26'50" East 114.76 feet; thence South 51°10'45" East 5.80 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: 529 Square Feet, more or less.

PARCEL 80326-2:

That certain parcel of land situated in the City of Industry, County of Los Angeles, State of California, being that portion of Parcel 3 of Parcel Map No. 8024 filed in Book 99, Pages 3 and 4 of Parcel Maps in the Office of the County Recorder of said County, described as follows:

COMMENCING at the northerly terminus of that certain course shown as "North 10°37'15" West 19.92 feet" on Record of Survey filed in Book 239, Pages 87 through 89 of Record of Surveys in the Office of the County Recorder of said County, said point also being an angle point in the northwesterly right-of-way line of State Route 60 as shown on said Record of Survey; thence leaving said northwesterly right-of-way line along the northerly prolongation of said course and general westerly line of Parcel "B" as shown on Certificate of Compliance, City of Diamond Bar Case No. LLA-02-002, recorded May 14, 2004 as Instrument No. 04-1235314 in the Office of the County Recorder of said County, North 10°37'15" West 32.25 feet to an angle point therein and the northerly right-of-way line of Brea Canyon Road (old) as shown on said Record of Survey; thence along said northerly right-of-way line South 40°11'53" West 249.34 feet to the general easterly line of said Parcel 3, said point being the **TRUE POINT OF BEGINNING**; thence continuing along said northerly right-of-way line South 40°11'53" West 300.93 feet to the beginning of a tangent curve concave northwesterly and having a radius of 9949.78 feet; thence along said curve southwesterly 12.01 feet through a central angle of 00°04'09" to an intersection with a non-tangent curve concave northwesterly and having a radius of 2985.00 feet, a radial line of said curve from said intersection bears South 55°00'31" East;

Number
80326-A

thence leaving said northerly right-of-way line along said curve northeasterly 19.99 feet through a central angle of $00^{\circ}23'01''$; thence tangent from said curve North $34^{\circ}36'28''$ East 190.59 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4980.00 feet; thence along said curve northeasterly 234.99 feet through a central angle of $02^{\circ}42'13''$ to the general easterly line of said Parcel 3; thence along said general easterly line non-tangent from said curve South $24^{\circ}05'16''$ West 136.29 feet to the **TRUE POINT BEGINNING**.

CONTAINING: 6706 Square Feet, more or less.

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to said freeway.

PARCEL 80326-3:

An easement for public highway ingress and egress purposes upon, over and across that certain parcel of land situated in the City of Industry, County of Los Angeles, State of California, being that portion of Parcel 3 of Parcel Map No. 8024, filed in Book 99, Pages 3 through 4 of Parcel Maps in the Office of the County Recorder of said County, described as follows:

COMMENCING at the northerly terminus of that certain course shown as "North $10^{\circ}37'15''$ West 19.92 feet" on Record of Survey filed in Book 239, Pages 87 through 89 of Record of Surveys in the Office of the County Recorder of said County, said point also being an angle point in the northwesterly right-of-way line of State Route 60 as shown on said Record of Survey; thence leaving said northwesterly right-of-way line along the northerly prolongation of said course and general westerly line of Parcel "B" as shown on Certificate of Compliance, City of Diamond Bar Case No. LLA-02-002, recorded May 14, 2004 as Instrument No. 04-1235314 in the Office of the County Recorder of said County, North $10^{\circ}37'15''$ West 32.25 feet to an angle point therein and the northerly right-of-way line of Brea Canyon Road (old) as shown on said Record of Survey; thence along said northerly right-of-way line South $40^{\circ}11'53''$ West 550.27 feet to the beginning of a tangent curve concave northwesterly and having a radius of 9949.78 feet; thence along said curve southwesterly 12.01 feet through a central angle of $00^{\circ}04'09''$ to an intersection with a non-tangent curve concave northwesterly and having a radius of 2985.00 feet, a radial line of said curve from said intersection bears South $55^{\circ}00'31''$ East, said point of intersection being the **TRUE POINT OF BEGINNING**; thence continuing along said northerly right-of-way line and said curve having a radius of 9949.78 feet southwesterly 199.46 feet through a central angle of $01^{\circ}08'55''$; thence leaving said northerly right-of-way line non-tangent from said curve North $51^{\circ}10'45''$ West 5.80 feet; thence South $40^{\circ}26'50''$ West 114.76 feet; thence South $48^{\circ}30'04''$ East 3.19 feet to said northerly right-of-way line and said curve having a radius of 9949.78 feet, a radial line of said curve from said point bears South $47^{\circ}55'18''$ East; thence along said northerly right-of-way line and said curve southwesterly 130.24 feet through a central angle of $00^{\circ}45'00''$; thence leaving said northerly right-of-way line non-tangent from said curve North $30^{\circ}31'05''$ East 86.20 feet to the beginning of a tangent curve concave southeasterly and having a radius of 250.00 feet; thence along said curve northeasterly 43.32 feet through a central angle of $09^{\circ}55'45''$; thence tangent from said curve North $40^{\circ}26'50''$ East 119.35 feet to the beginning of a tangent curve concave southeasterly and having a radius of 250.00 feet; thence along said curve northeasterly 57.65 feet through a central angle of $13^{\circ}12'45''$ to a point of reverse curvature with a curve concave northwesterly and having a radius of 250.00 feet, a radial line of said curve from said point bears North $36^{\circ}20'25''$ West; thence along said curve northeasterly 76.16 feet through a central

angle of 17°27'15" to a point of compound curvature with a curve concave northwesterly and having a radius of 2965.00 feet, a radial line of said curves from said point bears North 53°47'40" West; thence along said curve northeasterly 82.68 feet through a central angle of 01°35'52"; thence tangent from said curve North 34°36'28" East 190.59 feet to the beginning of a tangent curve concave southeasterly and having a radius of 5000.00 feet; thence along said curve northeasterly 265.56 feet through a central angle of 03°02'35" to the general easterly line of said Parcel 3; thence along said general easterly line non-tangent from said curve South 02°06'51" West 33.69 feet; thence South 24°05'16" West 2.16 feet to a point on a non-tangent curve concave southeasterly and having a radius of 4980.00 feet, a radial line of said curve from said point bears North 52°41'19" West; thence leaving said general easterly line of Parcel 3 along said curve southwesterly 234.99 feet through a central angle of 02°42'13"; thence tangent from said curve South 34°36'28" West 190.59 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2985.00 feet; thence along said curve southwesterly 19.99 feet through a central angle of 00°23'01" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 16,952 Square Feet, more or less.

Bearings and distances hereon are in terms of California Coordinate System of 1983 (Epoch 1991.35), Zone 5. All distances are grid unless otherwise noted. To obtain ground distance multiply the grid distance by 1.000022.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: 
Licensed Land Surveyor

Date: December 8, 2014



Number
80326-A

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this ____ day of _____, 20 ____.

By _____

By _____

[CORPORATE 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 _____ } ss

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

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.
IN WITNESS WHEREOF, I have hereunto set my hand
this ____ day of _____, 20 ____.

Director of Transportation
By _____
Attorney in Fact

CITY COUNCIL


ITEM NO. 5.5



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Honorable Mayor and Members of the City Council
From: John Ballas, City Engineer 
Date: March 18, 2015
Subject: Caltrans Disadvantaged Business Enterprise (DBE) Implementation Agreement

Attached for consideration is an agreement between the City of Industry and the State of California Department of Transportation (Caltrans) for the Implementation of the Disadvantaged Business Enterprise (DBE) Program in conjunction with the use of U.S. Department of Transportation (DOT) grant funds. The Program is to ensure that DBEs companies have an equal opportunity to receive and participate in DOT assisted contracts. This agreement with Caltrans is a prerequisite to the City being able to submit Requests for Authorization (RFA) for its projects which authorize the use of federal funds. The minimum DBE participation levels have been established by the City at 7.82%.

The City has been awarded federal DOT funds for the following projects.

1. \$10,000,000 in Transportation Investment Generating Economic Recovery (TIGER) for the Westbound Off Ramp from westbound State Route 60 freeway to Grand Avenue
2. \$5,783,690 in Highway Bridge Replacement and Rehabilitation Program (HBRRP) for the repainting of existing Azusa steel bridge over Valley Blvd. and the Union Pacific Railroad.
3. \$2,149,199 in Highway Bridge Replacement and Rehabilitation Program (HBRRP) to replace the existing Nelson Avenue Bridge over Puente Creek with a wider structure.

Upon approval of the Implementation agreement, Caltrans will then review and approve the City's DBE participation levels. Upon approval of the RFA, the City will then proceed with the next phase of each project listed above.

Staff recommends that the City Council approve the agreement and authorize the City Engineer to execute the agreement itself.

EXHIBIT 9-A DBE IMPLEMENTATION AGREEMENT FOR LOCAL AGENCIES
**CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) DISADVANTAGED
BUSINESS ENTERPRISE (DBE) IMPLEMENTATION AGREEMENT**

For the City of _____ Industry _____, hereinafter referred to as
“SUB-RECIPIENT.”

I. Definition of Terms

The terms used in this agreement have the meanings defined in 49 CFR 26.5.

II. Objective/Policy Statement (49 CFR 26.1 and 26.23)

SUB-RECIPIENT intends to receive federal financial assistance from the U. S. Department of Transportation (DOT) through the California Department of Transportation (Caltrans), and as a condition of receiving this assistance, SUB-RECIPIENT will sign the California Department of Transportation Disadvantaged Business Enterprise Implementation Agreement (hereinafter referred to as Agreement). SUB-RECIPIENT agrees to implement the State of California, Department of Transportation Disadvantaged Business Enterprise (DBE) Program Plan (hereinafter referred to as the DBE Program Plan) as it pertains to local agencies. The DBE Program Plan is based on U.S. Department of Transportation (DOT), 49 CFR 26 requirements.

It is the policy of SUB-RECIPIENT to ensure that DBEs, as defined in 49 CFR 26, have an equal opportunity to receive and participate in DOT-assisted contracts. It is also SUB-RECIPIENT’s policy:

- To ensure nondiscrimination in the award and administration of DOT-assisted contracts.
- To create a level playing field on which DBE’s can compete fairly for DOT-assisted contracts.
- To ensure that the DBE participation percentage is narrowly tailored, in accordance with applicable law.
- To ensure that only firms that fully meet 49 CFR 26 eligibility standards are permitted to participate as DBEs.
- To help remove barriers to the participation of DBEs in Federal-aid contracts.
- To assist the development of firms that can compete successfully in the market place outside the DBE Program.

III. Nondiscrimination (49 CFR 26.7)

SUB-RECIPIENT will never exclude any person from participation in, deny any person the benefits of, or otherwise discriminate against anyone in connection with the award and performance of any contract covered by 49 CFR 26 on the basis of race, color, sex, or national origin. In administering the local agency components of the DBE Program Plan, SUB-RECIPIENT will not, directly, or through contractual or other arrangements, use criteria or methods of administration that have the effect of defeating or substantially impairing accomplishment of the objectives of the DBE Program Plan with respect to individuals of a particular race, color, sex, or national origin.

IV. Annual DBE Submittal Form (49 CFR 26.21)

SUB-RECIPIENT will provide to the Caltrans District Local Assistance Engineer (DLAE) a completed “*Local Agency DBE Annual Submittal Form*” (Exhibit 9-B), by June 30 of each year for the following Federal Fiscal Year (FFY). This form must include the name, phone number, email address of the designated Disadvantaged Business Enterprise Liaison Officer (DBELO), and the choice of Prompt Pay Provision to be used by SUB-RECIPIENT for the following FFY.

V. Race-Neutral Means of Meeting Caltrans Overall Statewide Annual DBE Goal (49 CFR 26.51(a))

Caltrans expects SUB-RECIPIENT to meet the maximum feasible portion of Caltrans Overall Statewide Annual DBE Goal through race-neutral means of facilitating DBE participation. Race-neutral DBE participation includes when a DBE wins a prime contract through customary competitive procurement procedures, is awarded a subcontract on a prime contract that does not carry a DBE goal, or even if there is a DBE goal, wins a subcontract from a prime contractor that did not consider its DBE status in making the award (e.g., a prime contractor that uses a strict low-bid system to award subcontracts). Race-neutral means include, but are not limited to, the following:

1. Arranging solicitations, times for the presentation of bids, quantities, specifications, and delivery schedules in ways that facilitate the participation of DBE and other small businesses (e.g., unbundling large contracts to make them more accessible to small businesses, requiring or encouraging prime contractors to subcontract portions of work that they might otherwise perform with their own forces);
2. Providing assistance in overcoming limitations such as inability to obtain bonding or financing (e.g., by such means as simplifying the bonding process, reducing bonding requirements, eliminating the impact of surety costs from bids, and providing services to help DBEs and other small businesses obtain bonding and financing);
3. Providing technical assistance and other services;
4. Carrying out information and communication programs on contracting procedures and specific contract opportunities (e.g., ensuring the inclusion of DBEs and other small businesses on SUB-RECIPIENT mailing lists of bidders; ensuring the dissemination to bidders on prime contracts of lists of potential subcontractors; provision of information in languages other than English, where appropriate);
5. Implementing a supportive services program to develop and improve immediate and long-term business management, record keeping, and financial and accounting capability for DBEs and other small businesses;
6. Providing services to help DBEs and other small businesses improve long-term development, increase opportunities to participate in a variety of types of work, handle increasingly significant projects, and achieve eventual self-sufficiency;
7. Establishing a program to assist new, start-up firms, particularly in fields in which DBE participation has historically been low;
8. Ensuring distribution of your DBE directory through print and electronic means to the widest feasible universe of potential prime contractors; and
9. Assisting DBEs and other small businesses to develop their capability to utilize emerging technology and conduct business through electronic media.

VI. Race-conscious Means of Meeting Caltrans Overall Statewide Annual DBE Goal (49 CFR 26.51(d))

SUB-RECIPIENT must establish DBE contract goals to meet any portion of Caltrans Overall Statewide Annual DBE Goal that cannot be achieved through race-neutral means.

VII. Quotas (49 CFR 26.43)

SUB-RECIPIENT will not use quotas or set-asides in any way in the administration of the local agency component of the DBE Program Plan.

VIII. DBE Liaison Officer (DBELO) (49 CFR 26.25)

SUB-RECIPIENT has designated a DBE Liaison Officer. The DBELO is responsible for implementing the DBE Program Plan as it pertains to the SUB-RECIPIENT, and ensures that the SUB-RECIPIENT is fully and properly advised concerning DBE Program Plan matters. [Specify resources available to the DBELO; e.g., the DBELO has a staff of two professional employees assigned to the DBE program on a

full-time basis and two support personnel who devote a portion of their time to the program.] The name, address, telephone number, email address, and an organization chart displaying the DBELO's position in the organization are found in

Attachment A to this Agreement. This information will be updated annually and included on the DBE Annual Submittal Form.

The DBELO is responsible for developing, implementing, and monitoring the SUB-RECIPIENT's requirements of the DBE Program Plan in coordination with other appropriate officials. Duties and responsibilities include the following:

1. Gathers and reports statistical data and other information as required.
2. Reviews third party contracts and purchase requisitions for compliance with this program.
3. Works with all departments to determine DBE contract goals.
4. Ensures that bid notices and requests for proposals are made available to DBEs in a timely manner.
5. Analyzes DBE participation and identifies ways to encourage participation through race-neutral means.
6. Participates in pre-bid meetings.
7. Advises the CEO/governing body on DBE matters and DBE race-neutral issues.
8. Provides DBEs with information and recommends sources to assist in preparing bids, obtaining bonding and insurance.
9. Plans and participates in DBE training seminars.
10. Provides outreach to DBEs and community organizations to fully advise them of contracting opportunities.

IX. Federal Financial Assistance Agreement Assurance (49 CFR 26.13)

Each agreement SUB-RECIPIENT signs with Caltrans must include the following assurance:

The SUB-RECIPIENT shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract, or in the administration of its DBE Program, or the requirements of 49 CFR 26. The SUB-RECIPIENT shall take all necessary and reasonable steps under 49 CFR 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The SUB-RECIPIENT's DBE Program, as required by 49 CFR 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the SUB-RECIPIENT of its failure to carry out its approved program, Caltrans may impose sanctions as provided for under 49 CFR 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

Each contract SUB-RECIPIENT signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance:

The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the SUB-RECIPIENT deems appropriate.

X. DBE Financial Institutions (49 CFR 26.27)

SUB-RECIPIENT must investigate the full extent of services offered by financial institutions owned and controlled by socially and economically disadvantaged individuals in the community to make reasonable efforts to use these institutions, and to encourage prime contractors on DOT-assisted contracts to make use of these institutions.

Information on the availability of such institutions can be obtained from the DBELO. The Caltrans Disadvantaged Business Enterprise Program may offer assistance to the DBELO.

XI. Directory (49 CFR 26.31)

SUB-RECIPIENT will refer interested persons to the Unified Certification Program DBE directory available from the Caltrans Disadvantaged Business Enterprise Program's website at:

www.dot.ca.gov/hq/bep.

XII. Required Contract Clauses (49 CFR 26.13 and 26.29)

SUB-RECIPIENT ensures that the following clauses or equivalent will be included in each DOT-assisted prime contract:

A. Contract Assurance

The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as SUB-RECIPIENT deems appropriate.

NOTE: This language is to be used verbatim, as is stated in "Required Federal-aid Contract Language" (Exhibit 12-G). See also 49 CFR 26.13(b).

B. Prompt Payment

Prompt Progress Payment to Subcontractors

The local agency shall require contractors and subcontractors to be timely paid as set forth in Section 7108.5 of the California Business and Professions Code concerning prompt payment to subcontractors. The 7-day is applicable unless a longer period is agreed to in writing. Any delay or postponement of payment over thirty (30) days may take place only for good cause and with the agency's prior written approval. Any violation of Section 7108.5 shall subject the violating contractor or subcontractor to the penalties, sanctions, and other remedies of that Section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.

Prompt Payment of Withheld Funds to Subcontractors

The local agency shall ensure prompt and full payment of retainage from the prime contractor to the subcontractor within thirty (30) days after the subcontractor's work is satisfactorily completed and accepted. This shall be accompanied by including; either (1), (2), or (3) of the following provisions [local agency equivalent will need Caltrans approval] in their federal-aid contracts to ensure prompt and full payment of retainage [withheld funds] to subcontractors in compliance with 49 CFR 26.29.

1. No retainage will be held by the agency from progress payments due to the prime contractor. Prime contractors and subcontractors are prohibited from holding retainage from subcontractors. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating contractor or subcontractor to the penalties, sanctions, and other remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or

- impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.
2. No retainage will be held by the agency from progress payments due to the prime contractor. Any retainage kept by the prime contractor or by a subcontractor must be paid in full to the earning subcontractor in thirty (30) days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating contractor or subcontractor to the penalties, sanctions, and remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.
 3. The agency shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency of the contract work and pay retainage to the prime contractor based on these acceptances. The prime contractor or subcontractor shall return all monies withheld in retention from all subcontractors within thirty (30) days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating prime contractor to the penalties, sanctions, and other remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of: a dispute involving late payment or nonpayment by the contractor; deficient subcontractor performance; and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.

XIII. Local Assistance Procedures Manual

The SUB-RECIPIENT will advertise, award and administer Federal-aid contracts in accordance with the current [Local Assistance Procedures Manual \(LAPM\)](#) including [forms and Exhibits](#).

XIV. Vehicle Manufacturers/Specialized Equipment (§26.49)

If Federal-aid contracts will include vehicle/specialized equipment procurements, SUB-RECIPIENT will require each vendor, as a condition of being authorized to bid or propose on vehicle/specialized equipment procurements, to certify that it has complied with the requirements of 49 CFR 26.69.

XV. Reporting to the DLAE

SUB-RECIPIENT will promptly submit a copy of the Consultant Proposal DBE Commitment (Exhibit 10-O1) at the time of award of the consultant contract.

SUB-RECIPIENT will promptly submit a copy of Consultant Contract DBE Information (Exhibit 10-O2) or the Local Agency Bidder DBE Commitment (Construction Contracts) (Exhibit 15-G) to the DLAE within 30 days after execution of consultant or construction contract.

SUB-RECIPIENT will promptly submit a copy of the Final Report-Utilization of DBE, First-Tier

Subcontractors (Exhibit 17-F) of the LAPM, immediately upon completion of each consultant or construction contract.

XVI. Certification (§26.83(a))

SUB-RECIPIENT ensures that only DBE firms currently certified by the California Unified Certification Program (CUCP) will participate as DBEs on Federal-aid contracts.

XVII. Confidentiality

SUB-RECIPIENT will safeguard from disclosure to third parties, information that may reasonably be regarded as confidential business information consistent with federal, state, and local laws.

By: _____ Date: _____
Signature

John Ballas, City Engineer Phone #: 626-333-2211
CITY OF INDUSTRY
Authorized Governing Body Representative

This California Department of Transportation’s Disadvantaged Business Enterprise Program Implementation Agreement is accepted by:

_____ Date: _____
Signature of DLAE

Print Name of DLAE

Distribution: (1) Original – DLAE
(2) Signed copy by the DLAE – Local Agency

Attachment A

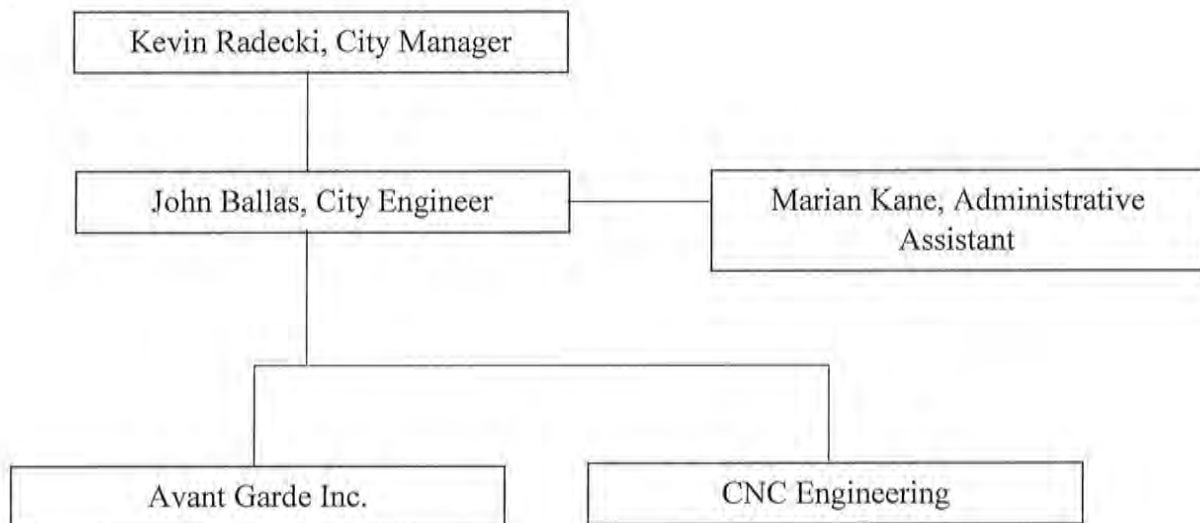
The DBELO officer assigned for the coming fiscal year is:

John Ballas
City of Industry
15625 E. Staffor St., #100
City of Industry, CA 91744

Phone: (626) 333-2211 ext. 129
Fax: (626) 236-4051
Email: jdballas@cityofindustry.org

The DBELO has two support workforces who devote a portion of their time to the program. They include a municipal consulting firm (Avant Garde Inc.) and an engineering firm (CNC Engineering).

Organization Chart:



CITY COUNCIL

ITEM NO. 5.6

1 Andrew D. Turner, Esq., State Bar No. 121694
2 **LAGERLOF, SENECAL, GOSNEY & KRUSE, LLP**
3 301 North Lake Avenue, 10th Floor
4 Pasadena, California 91101-4108
(626) 793-9400 Telephone
(626) 793-5900 Facsimile

5 Attorneys for **WATERMASTER**

6
7
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **COUNTY OF LOS ANGELES**

10
11 PUENTE BASIN WATER AGENCY,
12 a joint powers agency, et al.,

13 Plaintiff,

14 vs.

15 CITY OF INDUSTRY, a municipal corporation,
16 et al.,

17 Defendants.

CASE NO. C369220

**NOTICE OF AND JOINT NOMINATION
BY CITY OF INDUSTRY AND
SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT
AGENCY OF KEN DECK TO BE
APPOINTED TO SERVE AS ONE OF
THREE PERSONS CONSTITUTING THE
WATERMASTER UNDER THE
JUDGMENT; ACCEPTANCE BY KEN
DECK OF HIS NOMINATION; AND
ORDER APPOINTING KEN DECK AS A
MEMBER OF THE WATERMASTER**

Dept: 38

21
22 **TO ALL PRINCIPAL PARTIES TO THE JUDGMENT OF MAY 30, 1986:**

23 PLEASE TAKE NOTICE that City of Industry and Successor Agency to the Industry Urban-
24 Development Agency, each being a defendant and a principal party under the Judgment herein dated
25 May 30, 1986, and acting pursuant to paragraph 17 of said Judgment, have jointly nominated Ken Deck
26 for appointment by the court to serve as a member of the Watermaster under the terms of the Judgment,
27 in place of Donald R. Howard, retired.
28

1 Ken Deck has been involved in all aspects of domestic water maintenance, construction and
2 operation in the water industry.

3 Mr. Deck started with the City of Azusa as a maintenance worker in 1981 and was promoted to
4 Crew Leader for the City of Azusa in 1984 where he was responsible for the day-to-day operations of
5 the City's water system. In 1987 he joined the Rowland Water District as a field Superintendent. As
6 Superintendent he worked with contractors in the installation of water system infrastructure to support
7 development. He was subsequently promoted to Director of Operations where he worked with the
8 General Manager to reorganize the District into three divisions: Customer Service, Distribution and
9 Production. He worked with the division heads to organize their operations in order to meet the needs of
10 the District. In 2000 he was promoted to Assistant General Manager and was responsible for the overall
11 operations of the District, operationally and financially, assisting with the development of the District's
12 annual budget. He was promoted to his current position as General Manager in 2003. He has retired as
13 of December 31, 2014.

14 As General Manager of the Rowland Water District, in collaboration with outside organizations
15 and other water agencies, Mr. Deck has worked to develop a reliable and sustainable water supply for
16 anticipated future needs. He has enlisted the expertise of outside vendors to develop technologically
17 advanced systems to improve efficiency and reduce operational costs.

18 Mr. Deck serves as Chair of the Public Water Agencies Group (PWAG) and sits on the Boards of
19 the University of California Foundation for Cross-Connection Control, San Gabriel Valley Water
20 Association and Citrus College Water Technology Advisory Committee. He holds a Grade 3 Treatment
21 Certification and a Grade 5 Distribution Certification from the California Department of Health
22 Services.

1 As evidenced by his vast experience and the results achieved during his tenure with the Rowland
2 Water District, and his on-going participation as one of the two members of the Joint Powers Agency
3 known as the Puente Basin Water Agency, one of the plaintiffs to the Judgment, for 11 years, Mr.
4 Deck's knowledge concerning matters relating to the Puente Basin will prove to be a valuable asset to
5 the Puente Basin Watermaster Board and to the parties to the Puente Basin Judgment.
6

7 By virtue of his background and experience and as a result of his valuable assistance and advice
8 as General Manager of Rowland Water District, Mr. Deck is well informed concerning matters related to
9 the Puente Basin, which knowledge and experience make him particularly well qualified as a member of
10 the Watermaster administering and enforcing the provisions of the Judgment and the instructions and the
11 orders of the court.
12

13 Dated: _____, 2015

14 CITY OF INDUSTRY

SUCCESSOR AGENCY TO THE INDUSTRY
15 URBAN-DEVELOPMENT AGENCY OF KEN DECK

16
17 By: _____
18 Its: _____

By: _____
18 Its: _____

19
20 LAGERLOF, SENEAL, GOSNEY & KRUSE, LLP

21
22
23 By: _____
24 Andrew D. Turner
25 Attorneys for **Watermaster**

**ACCEPTANCE OF KEN DECK OF APPOINTMENT TO ACT
AND SERVE AS A MEMBER OF THE WATERMASTER**

I, Ken Deck, have been advised of my nomination by City of Industry and Successor Agency to the Industry Urban-Development Agency for appointment to act and serve as a member of the Watermaster under the terms and provisions of the Judgment herein, dated May 30, 1986, and I have read the above notice of my nomination. I declare that I have reviewed said Judgment in its entirety and I am fully familiar with the duties and responsibilities imposed upon each member of the Watermaster under the terms and provisions of said Judgment. I hereby accept said nomination and declare my willingness to be appointed by the court to act under the terms and provisions of said Judgment as a member of the Watermaster and if so appointed, I shall represent the interests of all persons producing or extracting water from the Puente Basin.

Dated: _____, 2015

Ken Deck

1 **ORDER APPOINTING MEMBER OF WATERMASTER**

2
3 Based upon the Joint Nomination of City of Industry and Successor Agency to the Industry
4 Urban-Development Agency of Ken Deck for appointment by this court to serve as a member of the
5 Watermaster under the Judgment in this action, and upon the above affirmation by Mr. Deck of his
6 acceptance of such appointment and his consent to serve, and the court having found that the above
7 Notice of the Nomination of Ken Deck and his acceptance thereof and consent to serve as such has been
8 duly served upon all parties entitled to notice thereof under Paragraph 24 of the Judgment, and it
9 appearing to the court that Ken Deck is a person well qualified and able to discharge the responsibilities
10 of a member of the Watermaster under the Judgment.
11

12
13 IT IS HEREBY ORDERED that Ken Deck is appointed a member of the Watermaster, effective
14 as of January 1, 2015, to serve at the pleasure of and until further order of the court in administering and
15 enforcing the provisions of the Judgment, and in carrying out the instructions and subsequent orders of
16 this court.

17 Dated: _____, 2015

18
19 _____
20 Judge of the Superior Court
21
22
23
24
25
26
27
28

CITY COUNCIL


ITEM NO. 5.7

MEMORANDUM

TO: John D. Ballas, City Engineer **DATE:** March 17, 2015
FROM: Joshua Nelson **PROJECT NO.:** CITY-1411
SUBJECT: Fairway Drive and Walnut Drive North Intersection Widening

In anticipation of the closing of Nogales as part of the Nogales grade separation, the City widened Fairway Drive and Walnut Drive North to handle the additional traffic that is detouring to this intersection. As part of this project, there were various Walnut Valley Water District (WVWD) facilities that needed to be relocated. Previously WVWD invoiced the City in the amount of \$77,540.00 as a deposit. WVWD has completed the final accounting and determined that the City owes an additional \$23,586.19 for their efforts. The primary increase was the labor costs. Initially when WVWD notified the businesses affected by the work that there would be a 6-8 hour outage, the businesses said they would have to close for the day. In order to prevent that we gave WVWD the okay to work at night for an additional charge which is reflected in the increased labor costs for the design and construction of these relocations.

We have reviewed the final bill and we agree with their request for payment. We recommend that you authorize the final payment in the amount of \$23,586.19.

By: Joshua Nelson, PE Signature: 
Project Manager

JN:cl

WALNUT VALLEY WATER DISTRICT



271 South Brea Canyon Road
 Walnut, California 91789-3002 • (909) 595-1268 • (626) 964-6551
 Website: www.wvwd.com • Fax: (909) 444-5521

BOARD OF DIRECTORS

Theodore L. Ebenkamp
 President
 Election Division IV

Scarlett P. Kwong
 First Vice President
 Election Division V

Allen L. Wu
 Second Vice President
 Election Division I

Edwin M. Hilden
 Assistant Treasurer
 Election Division II

Barbara A. Carrera
 Director
 Election Division III

STAFF

Michael K. Holmes
 General Manager
 Secretary

Erik Hitchman
 Assistant General Manager
 Chief Engineer

Brian Teuber
 Director of Finance
 Treasurer

Sandra Olson
 Director of
 Administrative Services

Gabriela Sanchez
 Executive Secretary

LEGAL COUNSEL

James D. Ciampa

February 28, 2015

AS BUILT

To: Josh Nelson
 City of Industry
 255 N. Hacienda Blvd. Ste. 222
 City of Industry, CA 91744

RE: Walnut Drive (North) Improvements
 Project No. 12-3282

DIRECT COSTS

Labor	\$65,927.41
Valves	\$676.09
D.I. Pipe	\$2,721.70
Meters	\$1,963.87
Service Materials	\$2,439.01
Setters, Saddles & Jumpers	\$3,523.61
D.I. Fittings & Miscellaneous Materials	\$6,903.47
Permit(s)	n/a

TOTAL DIRECT COSTS: \$84,155.16

INDIRECT COSTS

District Administrative Charge:		\$16,831.03
Acreage Supply Charge:	Units	Acres
Reservoir Capacity Charge:	Rate	
Sign-Up Security Deposit & Administrative Charge:		n/a
GIS Charge:		\$140.00

TOTAL INDIRECT COSTS: \$16,971.03

TOTAL PROJECT COSTS: \$101,126.19

LESS ADVANCES: \$77,540.00

DUE DISTRICT: \$23,586.19

Walnut Valley Water District
 271 S. Brea Canyon Road
 Walnut, CA 91789
 (909) 595-1268

STATEMENT

Date:	2/28/2015
Account:	Proj#12-3282I
Amount Due:	\$23,586.19

City of Industry 255 N. Hacienda Blvd., Suite 222 City of Industry, CA 91744
--

Deposit Received: \$ 77,540.00

Please return the above portion with your payment

Document No.	Date	Code	Description	Amount	Balance
PYMNT951	9/19/2013	PMT	Design Fees	77,540.00	77,540.00
BILL	9/19/2013	SLS	GIS Charge	(140.00)	77,400.00
BILL	10/31/2013	SLS	Material-Ferguson Serv/Hyd	(676.09)	76,723.91
BILL	10/31/2013	SLS	Material-WWW Serv/Hyd	(11,865.67)	64,858.24
BILL	11/30/2013	SLS	Material-Badger Meters	(1,842.91)	63,015.33
BILL	11/30/2013	SLS	Material-WWW Serv/Hyd	(3,523.61)	59,491.72
BILL	11/30/2013	SLS	District Forces	(301.48)	59,190.24
BILL	12/31/2013	SLS	Material-NuWay Serv/Hyd	(545.25)	58,644.99
BILL	12/31/2013	SLS	Inventory	(319.47)	58,325.52
BILL	1/31/2014	SLS	District Forces	(602.96)	57,722.56
BILL	6/30/2014	SLS	Labor-Doty Bros	(64,477.72)	(6,755.16)
BILL	2/28/2015	SLS	Overhead	(16,831.03)	(23,586.19)
				Amount Due:	\$ 23,586.19

Balance Due exceeds your paid advances
 Payable to: Walnut Valley Water District

WALNUT VALLEY WATER DISTRICT
 271 South Brea Canyon Road, Walnut, CA 91789
 Telephone: (909) 595-1268 - FAX: (909) 594-9532
 July 10, 2013

COST ESTIMATE

To: Josh Nelson
 City of Industry
 255 N. Hacienda Blvd. Ste. 222
 City of Industry, CA 91744

RE: Walnut Drive North Improvements
 Project No. 12-3282

DIRECT COSTS

Labor	\$42,800.00
Valves	\$900.00
D.I. Pipe	\$3,200.00
Meters	\$1,800.00
Service Materials	\$3,100.00
Setters, Saddles & Jumpers	\$4,200.00
D.I. Fittings & Miscellaneous Materials	\$8,500.00
Permit(s)	<u>n/a</u>

Estimated Direct Costs: \$64,500.00

INDIRECT COSTS


District Administrative Charge:	\$12,900.00
Acreage Supply Charge:	\$0.00
Reservoir Capacity Charge:	\$0.00
Sign-Up Security Deposit & Administrative Charge:	n/a
GIS Charge:	<u>\$140.00</u>

Estimated Indirect Costs: \$13,040.00

ESTIMATED TOTAL PROJECT COSTS: \$77,540.00

PLEASE NOTE: THIS ESTIMATE IS VALID FOR 90 DAYS. IF THE ACTUAL INSTALLATION COST IS MORE THAN THE ESTIMATE, THE DEVELOPER SHALL FORTHWITH, UPON DEMAND, PAY SUCH EXCESS; AND, IN THE EVENT THE COST IS LESS THAN THAT ESTIMATED BY THE DISTRICT, THE DISTRICT WILL REFUND THE EXCESS.

Accepted and Concurred By:

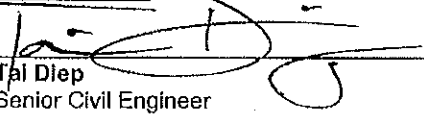


 (Signature)
Kevin Radecki, City Manager

 (Print Name & Title)
August 8, 2013

 (Date)

Submitted By:



Tai Diep
 Senior Civil Engineer
 Walnut Valley Water District
JULY 10, 2013

 (Date)

CITY COUNCIL

ITEM NO. 5.8

MEMORANDUM

TO: John Ballas, City Engineer **DATE:** March 18, 2015
FROM: Upendra Joshi
Joshua Nelson **CONTRACT:** CITY-1424
SUBJECT: Bid Documents – Solicitation of Public Bids for 2014-2015 Slurry Seal and Parking Lot Sealcoat


At the direction of the City Staff, CNC Engineering has prepared plans and specifications for the above project. This project will be implemented as Contract No. CITY-1424, subject to the approval of the City Council.


The scope of work involves all labor, materials, and equipment necessary to slurry seal the following city streets and sealcoat a parking lot:

- Arenth Ave (Sentous Ave to Cul-de-sac)
- Canal Place
- Epperson Drive
- John Reed Court
- Lawson Ave (Rowland Ave to Cul-de-sac)
- Parriott Place (Proctor Ave to just north of the San Jose Creek)
- Stafford Street (Hudson Ave to Unruh Ave)
- Industry Metrolink Station Parking Lot (Sealcoat)
- Bixby Drive (Gale Ave to Johnson Drive)
- Capital Avenue
- Evergreen Place
- Johnson Drive
- Mayo Ave (Grand Crossing Pkwy to Old Ranch Rd)
- Sentous Ave (San Jose Ave to Cul-de-sac)
- Vineland Ave (UPRR right of way to Nelson Ave)

The estimated cost for this project is \$215,000.00.

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

By: _____ Upendra Joshi, P.E. Signature:  _____
Project Manager

By: _____ Joshua Nelson, P.E. Signature:  _____
Sr. Project Manager

UJ/JN:cl

ESTIMATE FOR:

CITY OF INDUSTRY

PROJECT NO. 424

2014-2015 SLURRY SEAL AND PARKING LOT SEALCOAT

CONTRACT NO. CITY-1424

**ENGINEER'S ESTIMATE
\$215,000.00**

CNC ENGINEERING

COST ESTIMATE SHEET

255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

3/17/2015

ENGINEER/
DESIGNER:

UJ/MH

JOB NO.:

CITY-1424

ESTIMATOR:

MH

CHECKED BY:

UJ

PROJECT NAME: 2014-2015 Slurry Seal and Parking Lot Sealcoat

SCOPE OF WORK/PROJECT DESCRIPTION: Provide all labor, materials and equipment to slurry seal various city streets and parking lot sealcoat

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
1	Aggregate Slurry Type II (Cationic) with 2-1/2% Latex	674	ELT	\$195.00	\$131,430.00
2.	City of Industry Metrolink Parking Lot Parking lot Sealcoat	14,670	GAL	\$4.25	\$62,347.50
	TOTAL				\$193,777.50
	10% CONTINGENCY				\$19,377.75
	GRAND TOTAL				\$213,155.25
	ENGINEER'S ESTIMATE				\$215,000.00

NOTICE INVITING SEALED BIDS FOR:

**CITY OF INDUSTRY
PROJECT NO. 424**

2014-2015 SLURRY SEAL AND PARKING LOT SEALCOAT

CONTRACT NO. CITY-1424

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive sealed bids for the construction of the above project until **10:00 A.M. on April 29, 2015**, in the City Administrative Office, located at 15625 East Stafford Street in the City of Industry, California 91744. All bids will be opened and read in public immediately thereafter.

If a sealed bid is to be mailed, it must be mailed to the City Administrative Office, Post Office Box 3366, City of Industry, California 91744.

It is the responsibility of the bidder to be sure the sealed bid is in the possession of the City Clerk, City of Industry, prior to the date and time indicated.

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

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

The Scope of Work is as follows: Provide all labor, materials and equipment to slurry seal various city streets and sealcoat a parking lot.

Plans and Specifications are available for inspection at the City Administrative Offices, and may be obtained with bid forms at the City Engineering Offices located at 255 North Hacienda Blvd., Suite 222, City of Industry, California 91744.

There is a non-refundable fee of **\$20.00** for each set of plans and specifications. No cash will be accepted. Checks should be made payable to the **CITY OF INDUSTRY**.

(Continued)

**CITY OF INDUSTRY
PROJECT NO. 424**

2014-2015 SLURRY SEAL AND PARKING LOT SEALCOAT

CONTRACT NO. CITY-1424

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

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

By the order of the **CITY OF INDUSTRY** dated **March 26, 2015**.

Cecelia Dunlap - Deputy City Clerk

SECTION A

NOTICE INVITING SEALED BIDS FOR:

CITY OF INDUSTRY
PROJECT NO. 424

2014-2015 SLURRY SEAL AND PARKING LOT SEALCOAT

CONTRACT NO. CITY-1424

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

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There is a non-refundable fee of **\$20.00** for each set of plans and specifications. No cash will be accepted. Checks should be made payable to the **CITY OF INDUSTRY**.

The bid shall be accompanied by a bid guarantee in the form of a Certified or Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, payable to the **CITY OF INDUSTRY**. The bid guarantee is to insure that the bidder, if awarded the work, will enter into a contract with the CITY. Failure of a contractor to enter into a contract within ten (10) days following award will cause the bid guarantee to be forfeited.

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

The successful bidder will be required to furnish a labor and materials bond in an amount equal to one hundred percent (100%) of the contract price and a faithful performance bond in an amount equal to one hundred percent (100%) of the contract price. A maintenance bond equal to ten percent (10%) of the total bid price amount is to remain in force for one (1) year after the date of completion of work, shall be submitted prior to execution of contract. The above bonds shall be secured by a surety company satisfactory to the CITY, and licensed as a Surety Insurer in the State of California and rated at least B+ in the latest "Best's Insurance Guide." The attached bond forms shall be used without exception.

CONTRACTOR

LIABILITY INSURANCE

Contractor shall obtain and maintain at all times during the term of this agreement Comprehensive General Liability insurance protecting Contractor in amounts not less than \$1,000,000.00 and Automobile Liability Insurance protecting Contractor in amounts not less than \$1,000,000.00. If an umbrella or excess coverage is in effect, it must follow the form of the underlying coverage. Such insurance shall name CNC Engineering; City of Industry; Successor Agency to the Industry Urban-Development Agency; Civic-Recreational-Industrial Authority DBA Industry Hills Recreation and Conference Center; Majestic Industry Hills, LLC; Parking Authority of the City of Industry; City of Industry Waterworks System; Industry Hills Recreation and Conference Center; and their Officers, Employees, Elected Officials and Members of Boards or Commissions as additional insured parties. Coverage shall be in accordance with the sample certificates and endorsements attached hereto and must include the coverage and provisions indicated.

Contractors using the new I.S.O. form of coverage shall include Endorsement #CG25031185, which provides limits for each separate project that is being undertaken by said contractor.

Contractor shall file and maintain the required certificate(s) of insurance with the Lessor to this agreement at all times during the term of this agreement. The certificate(s) is to be filed prior to the commencement of the work or event and should state clearly:

- (1) The additional insured requested.
- (2) A minimum of ten (10) days prior written notice of cancellation for non-payment of premium and a minimum of thirty (30) days notice of cancellation for any other reason.
- (3) That the insurance is primary to that of the Additional insured.
- (4) Included coverage.
- (5) Cross-Liability Clause.

WORKER'S COMPENSATION INSURANCE

Contractor shall obtain and maintain at all times during the term of this agreement Worker's Compensation and Employer's Liability insurance and furnish the Additional Insured with a certificate showing proof of such coverage. Insurance company must waive subrogation rights against the above-named additional insureds. An endorsement to that effect must accompany the certificate of coverage.

INSURANCE COMPANIES

Insurance companies must be admitted in California and rated at least B+:XIII in *Best's Insurance Guide*. Non-admitted insurance companies will be considered if they are rated at least A:XIII or better and have a ratio of 3:1 for premium to policy holder surplus or lower in the latest *Best's Insurance Guide*.

Furnish additional insured with an endorsement waiving subrogation against them by the insurance carrier.

All liability insurance policies shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policies for any reason whatsoever, the CITY shall be notified by registered mail, return receipt requested, giving a sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than 10 days in advance of the effective date of cancellation due to non-payment of premium and not less than 30 days in advance of the effective date of cancellation for any other reason or for a policy change.

Notification for all above insurance items shall be submitted to: City of Industry Engineering Offices, 255 North Hacienda Blvd., Suite 222, City of Industry, CA 91744, Attention: Rachel Gonzalez. Failure to provide the CITY with written notice of cancellation or any change in required insurance may constitute a material breach of the Contract, in the sole discretion of the CITY, upon which the CITY may suspend or terminate the Contract.

EXPERIENCE AND SAFETY

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

PREVAILING WAGES

Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the contractor is required to pay not less than the general prevailing rate of wages for each craft, classification, or type of workman needed in the execution of the public work under the jurisdiction of the CITY. The general prevailing wages shall be those determined by the Director of the Department of Industrial Relations of the State of California. Copies of the applicable determination by the CITY are on file in the office of the CITY and are hereby incorporated and made a part hereof the same as though fully set forth herein. Copies of the applicable determination may be obtained at the office of the CITY.

AGREEMENT

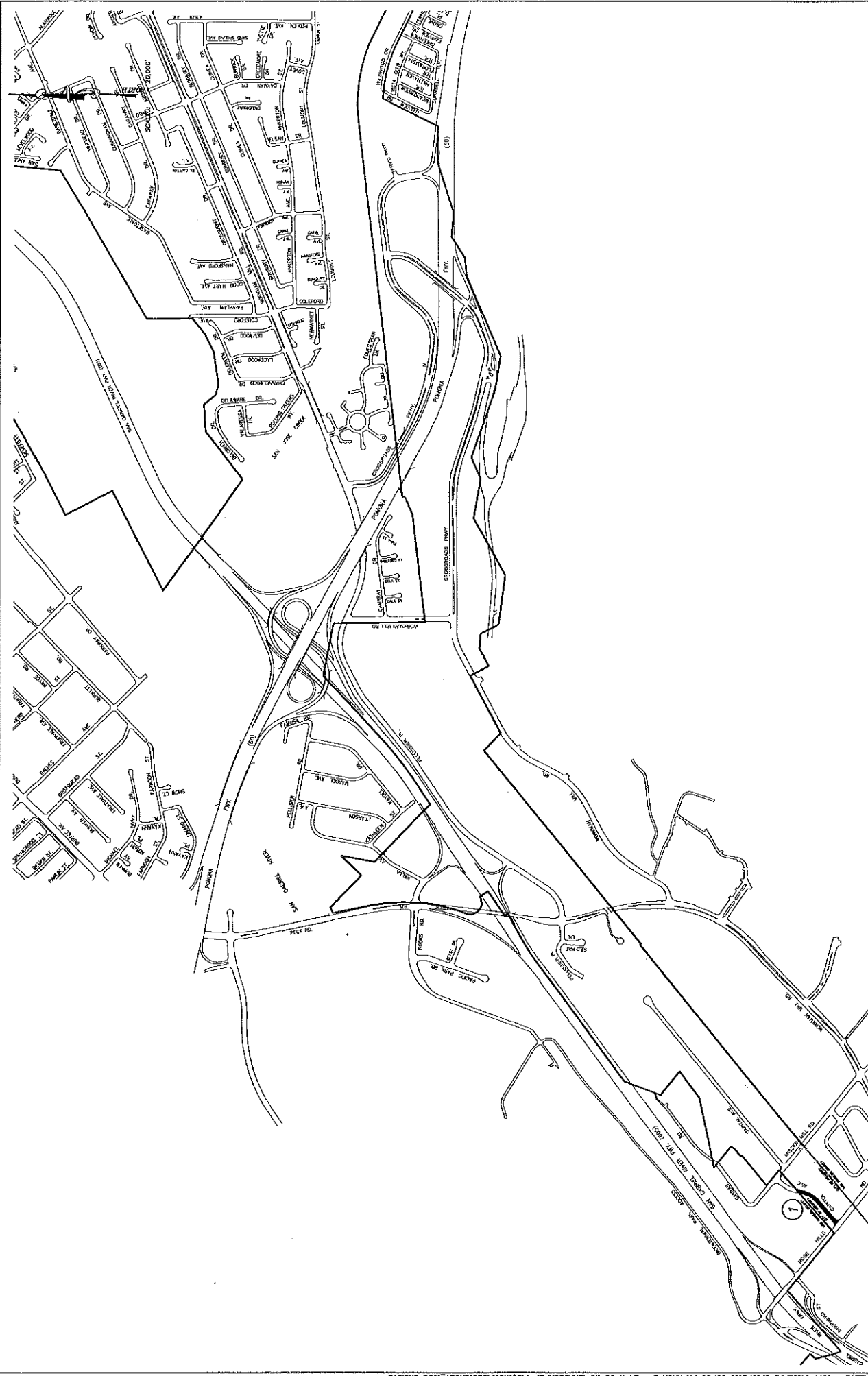
When the award of a contract is made to a corporation, the Agreement must be signed by the Secretary/Treasurer of the corporation in addition to the signature of the President/Vice President, or the public agency needs to receive a copy of a resolution adopted by the Board of Directors of the corporation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

SURETY BONDS

All surety bonds issued in connection with projects for public works must be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. The bonds must also be acknowledged by a Notary Public to the effect that the signature by the surety's representative is that of the person designated in the Power of Attorney.

By the order of the **CITY OF INDUSTRY** dated **March 26, 2015**.

Cecelia Dunlap - Deputy City Clerk



STREETS

① CAPITOL AVENUE

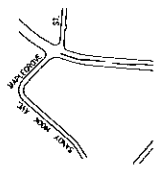
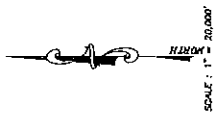
LIMITS

(ROSE HILLS ROAD TO CITY OF INDUSTRY BOUNDARY)

②	③	④	⑤
①			

SLURRY SEAL

CONTRACT NO. CITY-1424



- STREETS**
- ① VINELAND AVENUE (UPRR RIGHT-OF-WAY TO NELSON AVENUE)
 - ② CANAL PLACE (AMAR ROAD TO CUL-DE-SAC)
- LIMITS**

②	③	④	⑤

SLURRY SEAL

CONTRACT NO. CITY-1424



POSSIBLE STAGING AREA

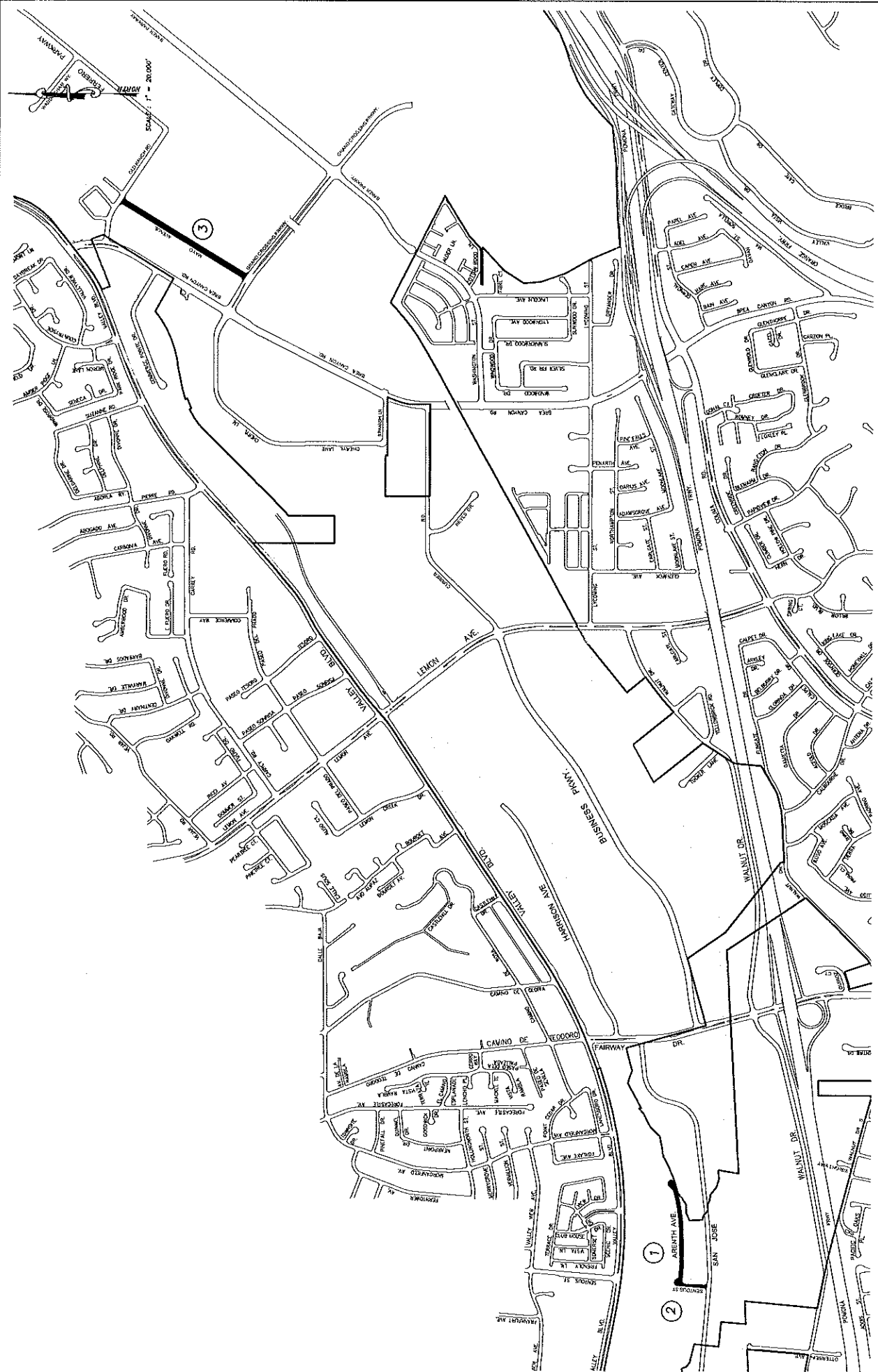
STREETS **LIMITS**

- ① STAFFORD STREET (HUDSON AVENUE TO UNRUH AVENUE)
- ② PARROTT PLACE WEST (PROCTOR AVENUE TO JUST NORTH OF SAN JOSE CREEK)

	②		
①	③		④
			⑤

SLURRY SEAL

CONTRACT NO. CITY-1424



STREETS

- ① ARENTH AVENUE (SENTOUS STREET TO CUL-DE-SAC)
- ② SENTOUS STREET (SAN JOSE AVENUE TO CUL-DE-SAC)
- ③ MAYO AVENUE (GRAND CROSSING PARKWAY TO OLD RANCH ROAD)

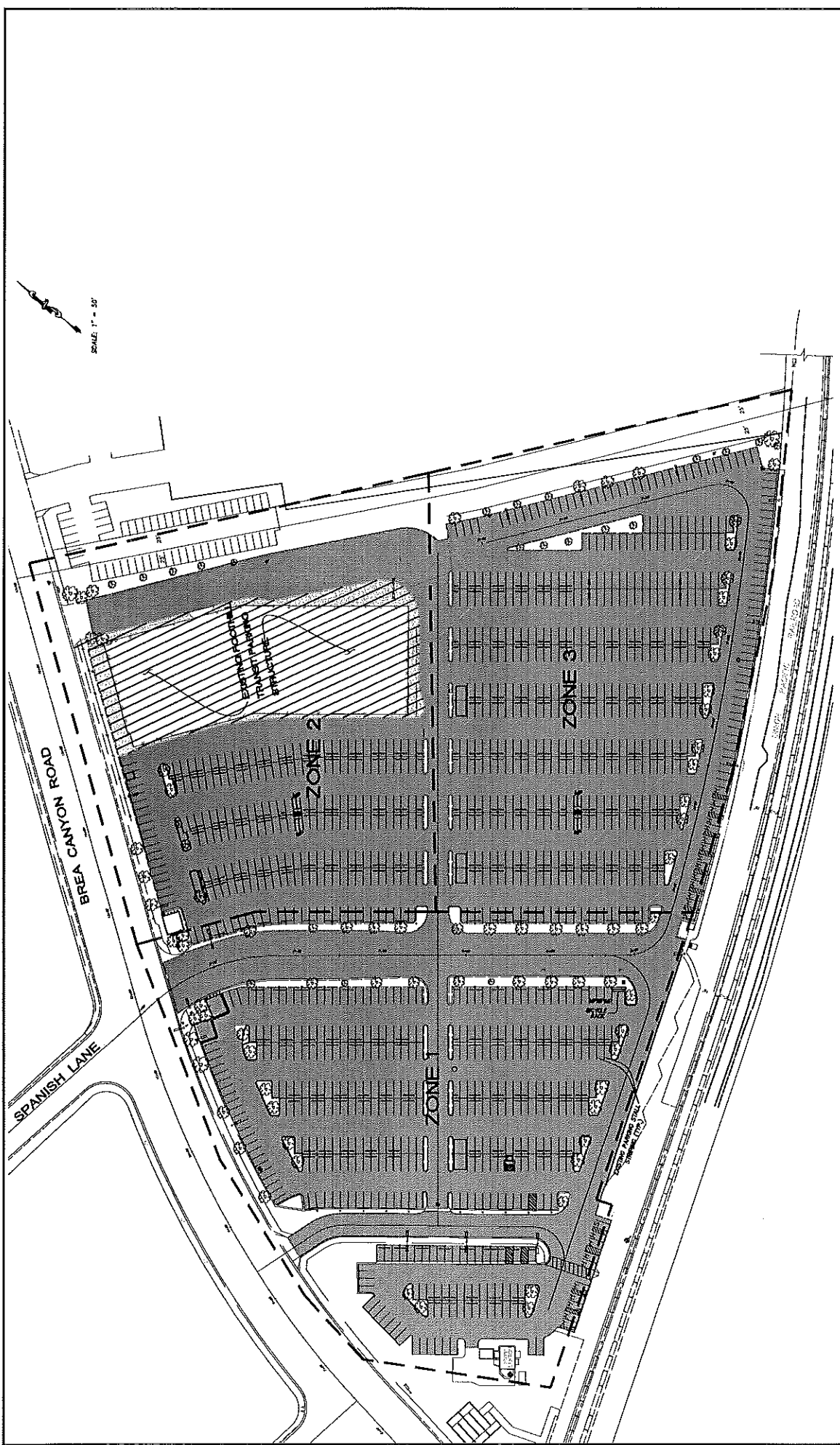
LIMITS

- ① ARENTH AVENUE (SENTOUS STREET TO CUL-DE-SAC)
- ② SENTOUS STREET (SAN JOSE AVENUE TO CUL-DE-SAC)
- ③ MAYO AVENUE (GRAND CROSSING PARKWAY TO OLD RANCH ROAD)

②	③	④	⑤
①			

SLURRY SEAL

CONTRACT NO. CITY-1424



SCALE: 1" = 30'

SPANISH LANE
BREA CANYON ROAD

EXISTING TRANSITWAY STRUCTURE

ZONE 2

ZONE 1

ZONE 3

Prepared by ACNC ARCHITECTURAL CONSULTING CORPORATION 230 S. Normandie Blvd., Ste. 222 City of Industry, CA 91744 Tel: (626) 335-2200 Fax: (626) 335-2024		INDUSTRY METROLINK STATION PARKING LOT SEALCOAT	
DESIGN BY:	DATE:	REVISIONS:	JOB NO.: CITY-1424
SCALE:	DATE:	BY:	F-6

CITY COUNCIL

ITEM NO. 6.1



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: City Council

March 19, 2015

From: Brian James

Subject: Development Plan 14-11 and Zone Exception 15-1

Proposal

Section 17.04.120 of the Municipal Code requires that when separate applications for the same project involve final decisions by the Planning Commission and City Council, all applications first be submitted to the Planning Commission for review and recommendation and then to the City Council for a final decision. This project involves the following two applications submitted by Harvard Card Systems (Attachment 1):

- Section 17.40.020 of the Municipal Code requires approval of Zone Exceptions for deviations from development standards. Zone Exception 15-1 is to address existing deviations from development standards related to the maximum square footage allowance, required parking spaces, number of compact parking spaces, tandem parking spaces, drive-aisle width, and shortfalls in required landscaping area. The proposed expansion of interior mezzanine space and building expansion do not create but exacerbate these existing non-conforming situations. The Zone Exception application would acknowledge and legitimize these deviations.
- Section 17.36.020 of the Municipal Code requires approval of a Development Plan by the City Council for new construction. Development Plan 14-11 is to modify an existing building to increase the mezzanine area, enlarge the loading area, and modernize the façade and landscaping. These changes will result in an increase in the mezzanine area by 16,858 square feet and the building footprint by 3,943 square feet. The purpose of the alterations are to allow the existing building to accommodate new card processing equipment, improve the efficiency of storage and work-flow operations, and improve shipping and loading operations.

Existing Conditions

As shown on Attachment 2, the existing building is 112,676 square feet and does not comply with several development standards in terms of landscape area (5.2 percent provided versus 12 percent required), parking (96 provided versus 163 required), maximum floor area (61 percent existing versus 50 percent allowed), tandem parking spaces, lack of trash/recycling enclosures, and drive aisle width (minimum 26' width). The parking layout is confusing and inefficient and does not provide sufficient fire access. Gates located near the sidewalks create vehicle stacking into public streets and a potentially unsafe condition.

Proposed Project

As shown in the attached site plan (Attachment 3), the proposed building would be a total of 133,477 square feet including 13,254 square feet of office space, 22,804 square feet of mezzanine space, and a 3,943 square foot expansion on the northern side of the building.

Parking and access would be improved by the provision of a fire lane, sufficient truck maneuvering area, and a more efficient parking layout. Two existing closed driveways would be landscaped and a total of four driveways would provide access to the site: two on Baldwin Park Boulevard and two on Railroad Avenue. The gates would be signed and required to be open during operating hours to prevent stacking issues. Compact spaces and angled parking would increase the total number of parking spaces over existing conditions and allow for additional drive-aisles to improve on-site circulation. The project would provide 115 parking spaces as follows:

- 14 standard parking spaces, including 6 accessible spaces
- 87 compact spaces
- 14 tandem spaces

In addition, there would be bike racks accommodating six bicycle parking spaces located near the office. Landscaping would be slightly increased to 9,606 square feet (5.2 percent), which is after the addition of a sidewalk by the City along both street frontages that would take some area originally calculated for landscaping. Landscaping would be modernized and brought into compliance with new irrigation and water efficient plant requirements (Attachment 4).

As shown on the elevations (Attachment 5), the building's exterior would only change on the northern side of the building where the addition is proposed to occur. However, the entire building and exterior wrought-iron fence would be repainted. Coupled with the new landscaping, the improvements would provide a facelift to the existing site.

Location and Surroundings

As shown on the attached location map (Attachment 6), the proposed project is located at 111 Baldwin Park Boulevard, which is the northwest corner of Baldwin Park Boulevard and Railroad Avenue. The site is surrounded by industrial uses on the northern, western, and eastern sides with the Union Pacific Railroad tracks to the south and a mixture of commercial and automotive uses immediately beyond.

Staff Analysis

The proposed development project is consistent with the Zoning ("M" – Industrial) and General Plan (Employment) designations of the site and complies with the following development and design standards in Section 17.36, *Design Review*, of the Industry Municipal Code. Specifically, the project:

- Meets design guidelines. Section 17.36.060 A-J of the Municipal Code call for well-designed and coordinated buildings, walls, lighting, and landscaping.
- Meets bicycle-parking requirements. Chapter 17.68 of the Municipal Code requires that the development accommodate four bicycles for the first 50,000 square feet and one bicycle per each additional 50,000 square feet. Based on this formula, six bicycles must be accommodates and parking for six bicycles is proposed.
- Complies with requirements for loading, screening, trash/recycling enclosures, and building and wall heights.

Zone Exception

As noted above, the existing building is deficient from code requirements in several areas. Without a complete tear down, the building would never be brought into conformance with all development standards. The intent has been to work with the property owner to improve the site, landscaping, circulation, and building to the greatest extent possible and legitimize the deviations from the development standards.

Sections 17.40.020 and 17.40.030 of the Municipal Code allows for the granting of an exception when: 1) it is necessary for the preservation of a substantial property right, 2) it will not be materially detrimental to the public welfare or to the surrounding properties, and 3) if there are practical hardships in the application of the development standards but the spirit of the standards will still be preserved, public safety secured, and substantial justice done. In addition, if there are no protests, an exception may be granted even if it is not necessary for the preservation of a substantial property right.

State Planning and Zoning Law (Section 65906) requires that exceptions be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the property of privileges enjoyed by nearby properties in the same zone. State law also requires that any exception not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity. The proposed project would not meet code standards and requires approval of Zone Exceptions for the following development standards.

- Exceeds the 50 percent maximum floor area standard specified in Section 17.36.060 W of the Municipal Code. The existing floor area is 60.8 percent of the total site and as proposed would be 72.1 percent of the site. This increase is largely due to the increase in mezzanine area inside the existing building. The 3,943 square foot building expansion and increase in mezzanine space would exacerbate this existing non-conformity and is necessary to allow the existing building to accommodate new card processing equipment, improve the efficiency of storage and work-flow operations, and improve shipping and loading operations.
- Does not comply with the minimum landscape requirements set forth in Section 17.36.060 Q of the Municipal Code. The Municipal Code requires that 12 percent of a site be landscaped. As it exists, only 5.2 percent of the site is devoted to landscaping (9,538 square feet) and as proposed landscaping would increase slightly to 9,606 square feet (5.2 percent). The existing landscaping consists of dirt and a hedge. As proposed, a sidewalk would be installed by the City along the street frontages and the landscaping would be modernized and brought into compliance with new irrigation and water efficient plant requirements.
- Does not comply with the minimum parking requirements set forth in Section 17.36.060 K of the Municipal Code. Based on the City's parking standards, 184 parking spaces are required and 115 would be provided. As it exists, the site does not conform to parking requirements (96 provided versus 163 required). The proposed project would increase the overall parking as compared to existing conditions yet still fall short of code requirements. However, given the configuration of the site, there is not enough space to meet code requirements without a complete tear-down and rebuild of the site.
- Does not comply with the maximum ratio of compact parking spaces set forth in Section 17.36.060 K of the Municipal Code. The Municipal Code allows a maximum of 20 percent of total parking to be compact parking and 76 percent (87 spaces) are proposed to be compact. The compact spaces allow an increase in total parking, a fire lane, and improved efficiencies in the parking layout and access.
- Does not comply with the requirement for 90 degree parking spaces set forth in Section 17.36.060 K of the Municipal Code. 12 parking spaces are proposed to be angled. This deviation allows an overall increase in parking, accommodates a fire lane, and improves efficiencies in the parking layout and access.

- Does not comply with the requirement to provide a minimum of 26 foot wide drive-aisles set forth in Section 17.36.060 K of the Municipal Code. As it exists, one long drive-aisle does not conform to this requirement. As proposed, five drive-aisles would not comply with this requirement and range from 24' to 15'-5.5" in width. Drive-aisles providing access to 90 degree parking would be at least 24' wide. Drive-aisles of 16'-7.5" and 15'-5.5" would provide access to angled parking and conform to accepted standards in other communities, such as Los Angeles (Attachment 7). This deviation allows an overall increase in parking, accommodates a fire lane, and improves efficiencies in the parking layout and access.
- The Municipal Code does not allow for tandem parking spaces. Section 17.36.060 K of the Municipal Code only allows for 90 degree parking spaces. 50 tandem spaces currently exist on the site. As proposed, 14 tandem spaces would be provided along the southern side of the building. The proposed project would decrease the number of tandem spaces yet allow for an overall increase in parking, a fire lane, and improve efficiencies in the parking layout and access. The main issue created by tandem parking is the blocking of cars and the ability to move cars when desired. This issue is an internal issue that would continue to be addressed by the employees/employer and, since the spaces would be used during shifts, would likely be filled and emptied at the same time.

Staff supports the request for the Zone Exceptions based on the following:

- The existing building is deficient from code requirements in several areas. Without a complete tear down, the building would never be brought into conformance with all development standards. The intent has been to work with the property owner to improve the site, access, on-site circulation, landscaping, and building to the greatest extent possible and legitimize the deviations from the development standards. The proposed project would be consistent with City design goals, improve parking and circulation efficiency, improve safety by eliminating vehicle stacking issues and accommodating a fire lane, bring the site into conformance with trash/recycling enclosure requirements, allow a sidewalk to be installed, and bring the site into conformance with water efficient irrigation and landscape requirements.
- It preserves a substantial property right to by allowing an existing building to be retrofitted to improve efficiency and operational needs.
- It will not be materially detrimental to public welfare or surrounding properties and would be safe because the project would improve on-site parking and circulation efficiency, result in a public sidewalk being installed, improve safety by eliminating vehicle stacking issues and accommodating a fire lane, and maintain a professional appearance and landscape frontage along the public rights-of-way largely consistent with current requirements.
- The spirit of the City's development standards will be preserved and justice done because the existing building and site are nonconforming with several code requirements and the zone exception would acknowledge that, without a complete tear down, the building could never be brought into conformance; however, the proposed project would result in improvements to safety, landscaping, building design, parking lot circulation, trash collection, pedestrian circulation, yet allow an improvement in the use and operation of the existing building.
- Due to the special circumstances applicable to this project site, the Zone Exceptions do not represent a grant of special privileges and are necessary to acknowledge the existing nonconformities and, to the greatest extent possible, improve the safety, landscaping, aesthetic design, parking lot circulation, pedestrian circulation, and trash collection of the building and site.

Environmental Analysis

The proposed project is exempt from compliance with the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, which exempts the operation, permitting, or minor alteration of existing facilities involving negligible or no expansion of the existing use and additions of less than 10,000 square feet in areas where services are provided and that are not environmentally sensitive. The proposal would involve alterations to an existing industrial building in a developed industrial area and largely involve interior modifications to add mezzanine space to accommodate new card processing equipment. The building footprint would increase 3,943 square feet to accommodate the new equipment and improve the storage and shipping processes.

Findings

In regards to the Development Plan application, Staff recommends that the City Council find that:

- The proposed improvement is consistent with the General Plan designation of Employment and conforms with the zoning designation of Industrial for the subject property in the City of Industry;
- The proposed development is compatible with the surrounding area, which consists of industrial uses;
- There is adequate street access and traffic capacity for the proposed development on Baldwin Park Boulevard and Railroad Avenue, which serve the project site;
- The proposed development will have no significant impact on the environment and is exempt from the requirements of the California Environmental Quality Act of 1970, as amended; and
- Due to the foregoing, the use requested will not be a menace to or endanger the public health, safety or general welfare to the City.

Public Hearing

The required public hearing notice (Attachment 8) was mailed to property owners within 300 feet of the site; posted at the City Hall, Gale Avenue fire station, and council chambers, and; published in the San Gabriel Valley Tribune by March 13, 2015.

Planning Commission Hearing

On March 12, 2015, the Planning Commission held a public hearing and adopted Resolution PC 2015-02 recommending that the City Council approve: 1) Development Plan No. 14-11 with the Standard Requirements and Conditions of Approval contained therein; and 2) Zoning Exception 15-1 for relief from the maximum square footage allowance, required parking spaces, number of compact parking spaces, tandem parking spaces, drive-aisle width, and shortfalls in required landscape area.

Recommendation

Because: 1) the Zone Exceptions preserve a substantial property right, are not materially detrimental to the public welfare or surrounding properties, safety is preserved, and there are practical hardships resulting from the existing developed conditions that would prevent full conformance with the development standards; and 2) the Development Plan application proposes a project that complies with most of the development standards of the Municipal Code, has no environmental concerns, and satisfies the above-mentioned findings, Staff recommends that the City Council:

1. Approve Resolution No. CC 2015-03 (Attachment 10) approving: 1) Development Plan No. 14-11 with the Standard Requirements and Conditions of Approval contained therein; and 2) Zoning Exception 15-1 for relief from the maximum square footage allowance, required parking spaces, number of compact parking spaces, tandem parking spaces, drive-aisle width, and shortfalls in required landscape area.

Attachments

- Attachment 1: Application
- Attachment 2: Existing Site Plan
- Attachment 3: Proposed Site Plan
- Attachment 4: Conceptual Landscape Plan
- Attachment 5: Proposed Elevations
- Attachment 6: Location Map
- Attachment 7: City of Los Angeles Parking Standards
- Attachment 8: Public Hearing Notice
- Attachment 9: Planning Commission Resolution PC 2015-02
- Attachment 10: Resolution No. CC 2015-03 approving Development Plan 14-11 and Zone Exception 15-1 with findings of approval and Standard Requirements and Conditions of Approval

Attachment 1

Application



**City of Industry
Development Plan Application (Short Form)**

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

RECEIVED
1-22-15
CITY OF INDUSTRY

The Development Plan – Short Form – is used for all interior only modifications as well as minor exterior modifications that can be exempted from Environmental Review. Please contact the Planning Department to determine if this application applies to your project.

Please type or print clearly

Project Location: 111 Baldwin Park Blvd. City of Industry, CA 91746 Assessor's Parcel Number 8563-005-007
Street Zip

Zoning Designation: M - Industrial General Plan Designation: Employment
Xebec Building Company

Project Contact Person: John Killen Phone Number: 562.546-0267 Email Address: johnk@xbcinc.com

Address: 3010 Old Ranch Parkway, Ste. 480 Seal Beach, CA 90740
Street City Zip

Applicant: Property Owner Tenant Architect Engineer Builder

Name: Xebec Building Company/ John Killen Phone Number: 562.546-0267

Address: 3010 Old Ranch Parkway, Ste. 480 Seal Beach, CA 90740
Street City Zip

Property Owner Information:

Name: Harvard Card Systems Phone Number: 626.333.8881

Address: 111 Baldwin Park Blvd City of Industry, CA 91746
Street City Zip

Project Description (describe in detail): _____
Project is an existing manufacturing facility. Proposed interior modifications is for expanded storage and equipment on mezzanine levels. Additional mezzanine area to be added is 16,858 sf. Proposed building expansion of existing exterior north loading area total in 3,943 sf. Proposed exterior renovations include modified parking and loading dock on Northeast side of the building. Hours of operation and use of facility will stay as current operation.

Project Valuation: _____

	Existing	Proposed
Building Area	112,676 sf.	133,477 sf.
Landscape Area	9,538 sf.	9,793 sf.
Parking Spaces	96	112
Land Area	185,200 sf.	185,200 sf.

Applicant Name: Xebec Building Company/ John Killen Applicant Signature: 

Date: 1-21-15

Please submit the following with this application(see attached examples):

- Two (2) sets – Fully dimensioned and labeled Site Plans (At least one set must be 11 x 17)
- Two (2) sets – Fully dimensioned and labeled Elevations (At least one set must be 11 x 17 and colored)
- Two (2) Sets – Fully dimensioned and labeled Floor Plans (At least one set must be 11 x 17)
- Application for Commercial/Industrial Waste Service signed by Valley Vista Services.

**All plans submitted with this application will be kept on file with this office.*



City of Industry
Zone Exception Application

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

ZE 15-1
JN 9153

Please type or print clearly

Applicant Name: Xebec Building Company- John Killen

Project Location: 111 Baldwin Park Blvd City of Industry, CA 91746 Assessor's Parcel Number 8563-005-007

Project Contact Person: John Killen Phone Number: 562.546.0267 Email Address: johnk@xbcinc.com

Address: 3010 Old Ranch Parkway, Ste. 480 Seal Beach, CA 90740

Property Owner: Harvard Card Systems Phone Number: 626.333.8881

Address: 111 Baldwin Park Blvd City of Industry, CA 91746

Legal Description of Property: Refer to the attached

Current Zone: M - Industrial General Plan Designation: Employment Gross Site Area:

Describe the proposed use of the site: Custom Plastic Card Manufacturing Facility

Zoning code section from which exception is sought: Industrial Zone Sect. 17.16

Zone exception request (e.g. 105 parking spaces in-lieu of 115 required by zoning code): Refer to the attached

The zone exception is requested for the following reasons: Refer to the attached

Consent and Certification

I/WE state that, as the applicant(s) for the zone exception herein described, I/WE have read the completed applications and know the contents herein. I/we declare, under penalty of perjury, that the information contained in this application and the plans and supporting materials submitted herewith are true and correct to the best of MY/OUR knowledge.

Applicant Name: Xebec Building Company- John Killen

Applicant Signature: [Handwritten Signature]

Date: 1-21-15



CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

PROPERTY OWNER
CONSENT AFFIDAVIT FOR
ZONE EXCEPTION
APPLICATION

****THIS FORM MUST BE NOTARIZED****

BUSINESS DESCRIPTION Custom Plastic Card Manufacturing Facility

BUSINESS LOCATION 111 Baldwin Park Blvd, City of Industry, CA 91746

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF INDUSTRY)

DATE:

I/We, _____, _____, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. I/We do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: Xebec Building Company John Killen Phone No. (562) 546-0267
(e.g. Property Manager) (Printed Name of Agent)

Address of Owner's Agent: 3010 Old Ranch Parkway, Ste. 480 Seal Beach, CA 90740
(Number) (Street) (City) (State) (Zip)

OWNER: [Signature]
(Signature)

OWNER: John Killen
(Printed Name)

Address: 111 Baldwin Park Blvd.
(Number) (Street)
City of Industry, CA 91746
(City) (State) (Zip)

Address: _____
(Number) (Street)

(City) (State) (Zip)

NOTE: A NOTARIZED OWNER'S AFFIDAVIT IS REQUIRED AS PARTY OF ALL APPLICATIONS. IF OWNERSHIP IS HELD OTHER THAN BY AN INDIVIDUAL, PROOF, IN THE FORM OF A SPECIAL POWER OF ATTORNEY, AUTHORIZED CORPORATE RESOLUTION, PARTNERSHIP AGREEMENT OR OTHER ACCEPTABLE DOCUMENT(S) SHALL BE SUBMITTED TO THE CITY ALONG WITH THE NOTARIZED SIGNATURES OF THOSE OFFICERS AUTHORIZED TO SIGN ON BEHALF OF THE CORPORATION OR PARTNERSHIP. PLEASE NOTE THAT OUR APPLICATION MAY NOT BE DETERMINED TO BE COMPLETE UNLESS AND UNTIL OWNERSHIP CAN BE VERIFIED.

FOR NOTARY USE ONLY

STATE OF _____)

COUNTY OF _____)

see Attached

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20 _____

by _____, by _____
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NOTARY PUBLIC (Signature)

(SEAL)

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

Subscribed and sworn to (or affirmed) before me on this 21st day of January, 2015, by John C Killen, proved to me on the basis of satisfactory evidence to be the person who appeared before me, and who being sworn, deposes and says that he executed the attached document and that the statements and answers contained therein are complete, true, and accurate.

(Seal)



Signature

Sarah Lynne Norton

Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that upon review of the submitted information, City staff may request additional supporting documentation to assist in the environmental analysis of your project to ensure compliance with CEQA.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

Xebec Building Company

1. Name developer, agent, or project sponsor: John Killen Phone Number: 562.546-0267

Address: 3010 Old Ranch Parkway, Ste. 480 Seal Beach, CA 90740
Street City Zip

2. Project name: Harvard Card Systems Assessor's Parcel Number: 8563-005-007

Address: 111 Baldwin Park Blvd. City of Industry, CA 91746
Street Zip

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

Existing project with developed site, landscaping, parking, and building.

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

Refer to attached photos of existing facility.

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.):

Renovation of existing manufacturing building

No cultural or historical aspect to site. Surrounding properties are zoned - M (Industrial).

4. Provide photographs of the surrounding uses and adjoining properties. -Refer to attached photos.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

Grading Permit, Building & Safety, Certificate of Occupancy

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

None

3. Demolition proposed: No: Yes: Square feet: 545 sf

4. Tentative development schedule including start and completion dates, and phasing if proposed:

5. If commercial or office, indicate the type, whether neighborhood, city or regionally oriented, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

Not applicable.

6. If industrial, manufacturing or warehouse, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations:

Project is an existing manufacturing facility. Proposed interior modifications is for expanded storage and equipment on mezzanine levels. Additional mezzanine area to be added is 16,858 sf. Proposed building expansion of existing exterior north loading area total in 3,943 sf. Proposed exterior renovations include modified parking and loading dock on Northeast side of the building. Hours of operation and use of facility will stay as current operation.

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

Not applicable.

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

Refer to attached.

Potential Environmental Impacts

If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Change in pattern, scale, or character of the general area of the project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Result in significant amounts of solid waste or debris.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Substantial change in traffic patterns and circulation in the project vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Substantial change in topography of project site and/or vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Site located on filled land or on slopes of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: Harvard Card Systems

Preparer's signature:



Date:

1-21-15

ATTACHMENT
(ZONE EXCEPTION APP)

G|A|A
ARCHITECTS

RECEIVED

FEB 11 2015

CITY OF INDUSTRY

January 30, 2015

Mr. Brian James
City of Industry
15625 East Stafford Street #100
City of Industry, CA 91744

Re: Development Plan Application: Harvard Card System - 111 Baldwin Park Blvd., Industry, CA
Non-conforming existing conditions

Dear Brian,

Scope of Work:

1. Site: Landscape, ADA parking, truck maneuvering space, and two trash enclosures (one for waste, one for recycling)
2. Shell: North east dock extension, north building expansion with dock door, new walkway and stair.
3. Interior west area: one new approximately 13,455 sf storage mezzanine and approximately 13,455 sf recessed storage area below with ramps, stairs, service vertical lift. Approximately 6,452 sf of the mezzanine will be enclosed and air conditioned.
4. Interior east area: 3,403 sf pre-engineered mezzanine design-build. Provided pony walls at new lunch area.

Non-conforming existing condition petition:

1. Maximum building square footage: (Zoning Sect. 17.36.060 W) - Impacted
The existing building floor area is 60.8% of lot area (includes existing mezzanine and north loading enclosure and south mech/storage area but excludes existing north non-enclosed canopy) which exceeds 50% per Development Guidelines. New mezzanine areas totaling 16,858 sf. and building expansion on the north 3,943 sf.- will bring building square footage totaling to 133,477 sf. and becomes 72.1% of lot area.
2. Parking stalls: (Zoning Sect. 17.36.060 K) - Impacted
Required 184 parking stalls per proposed project.
Provided 103 parking stalls which includes 89 on-site stalls, 14 new stalls on the north. There are also additional 14 tandem parking stalls on-site.
3. Landscape coverage: (Zoning Sect. 17.36.060 Q) - Impacted
Required 12% - per Development Guidelines
Provided 5.2% existing, plus Transformer 255sf. screening area totaling to 5.3% - Street trees to be added to current landscape area.

Harvard Card System
City of Industry
January 30, 2015

We appreciate your favorable consideration to approve the proposed scheme due to restrictive existing non-conforming conditions. Should you have any questions, please do not hesitate to contact me.

A handwritten signature in blue ink, appearing to read 'C. Williamson', with a stylized flourish at the end.

Craig Williamson
Principal
GAA ARCHITECTS, INC.

Attachment 2

Existing Site Plan

KEYNOTES - SITE PLAN

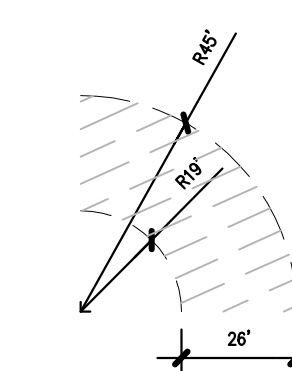
- 1.1 PROPERTY LINE / R.O.W.
- 1.2 ACCESSIBLE PATH OF TRAVEL
- 1.3 BUILDING EXPANSION
- 2.1 (E) TILT-UP CONCRETE WALL PANEL
- 2.2 (E) LANDSCAPE
- 2.3 (E) CONCRETE PAVING
- 2.4 (E) CONCRETE WALKWAY
- 2.5 (E) CONCRETE ACCESSIBLE RAMP
- 2.6 (E) PARKING STALLS
- 2.7 (E) ACCESSIBLE PARKING
- 2.8 (E) SCE TRANSFORMER/ EQUIPMENT
- 2.9 (E) LOADING DOCK
- 2.10 (E) CONCRETE RAMP
- 2.11 (E) CORRUGATED METAL FENCE
- 2.12 (E) EXISTING COVERED CANOPY AREA
- 2.13 (E) P.I.V.
- 2.14 (E) PROTECTION BOLLARD
- 2.15 (E) CHAIN GATE
- 2.16 (E) STRIPING FOR NO PARKING
- 2.17 (E) WAREHOUSE ACCESSIBLE PARKING PER PERMIT # BL1301300013
- 2.18 (E) CANOPY POST
- 3.1 CONCRETE STAIR W/ HANDRAIL AND 42" HIGH GUARDRAIL
- 5.1 BLOCK WALL NON-METAL WALL FINISH
- 5.2 48" HIGH CONCRETE FILLED STEEL PIPE PROTECTION BOLLARD UNO. PAINT SAFETY YELLOW
- 8.1 HOLLOW METAL MAN DOOR, PAINT TO MATCH BLDG. 3" WIDE X 7" HIGH
- 8.2 ROLL-UP COILING DOOR, 9' WIDE X10' HIGH
- 8.3 ROLL-UP COILING DOOR, 14' WIDE X12' HIGH
- 32.1 ADA RAMP
- 32.2 CONCRETE WALKWAY
- 32.3 CHAIN LINK FENCE
- 32.4 STANDARD PARKING STALL
- 32.5 ACCESSIBLE PARKING STALL
- 32.6 VAN ACCESSIBLE PARKING STALL
- 32.7 CONCRETE TRASH/RECYCLING ENCLOSURE 6'X10' WITH 6' HIGH WALL
- 32.8 SIGN ON GATE INDICATES GATE WILL BE OPEN DURING WORKING HOURS (PER OWNER'S OPERATION HOURS)
- 32.9 BULLETIN BOARD
- 32.10 BIKC RACKS
- 32.11 5' MAX. HORIZONTAL OVERHANG
- 32.12 WROUGHT IRON PEDESTRIAN GATE
- 32.13 6' SIDEWALK CONSTRUCTED BY CITY

GENERAL NOTES - SITE PLAN

- CITY OF INDUSTRY DEVELOPMENT GUIDELINES
PARKING:
1. STANDARD STALL DIMENSIONS: 9'W X 19'D.
 2. COMPACT STALL 8'W X 16'D.
 3. MIN. AISLE WIDTH 26'.

- ACCESSIBLE PATH OF TRAVEL
- ▨ FIRE LANE
- (E) LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ▭ SCOPE OF WORK
- (N) NON-CONFORMING PARKING
- (C) COMPACT PARKING
- (CP) VANPOOL/CARPOOL PARKING

FIRE DEPARTMENT STANDARDS



SCREEN WALL AND FENCE LEGEND

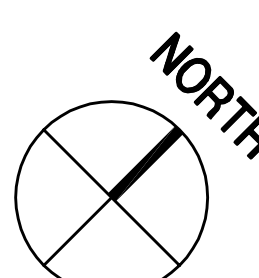
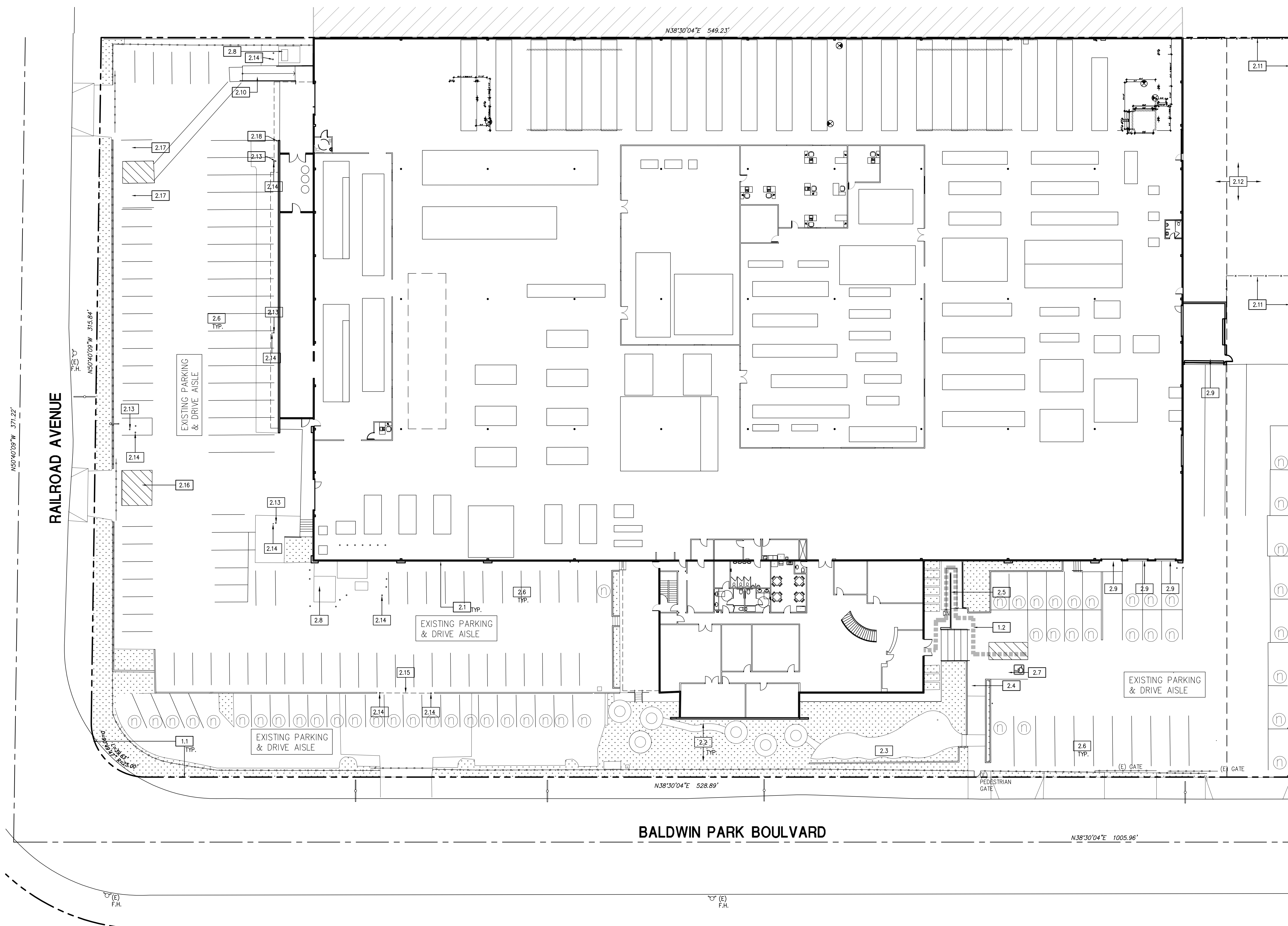
- (E) WROUGHT IRON FENCE
 - (E) SLIDING WROUGHT IRON GATE
 - (E) CHAIN LINK FENCE
 - (E) WROUGHT IRON FENCE ON LOW BLOCK WALL
 - (E) CORRUGATED METAL FENCE
- NOTE: (E) EXISTING

NO.	DESCRIPTION	DATE
△	ENTITLEMENT SUBMITTAL	11/21/14
△	DEMOLITION SUBMITTAL	01/09/14
△	ENTITLEMENT RESUBMITTAL	01/22/15
△	ENTITLEMENT 2ND RESUBMITTAL	01/29/15
△	ENTITLEMENT 2ND RESUBMITTAL UPD	02/19/15

SITE PLAN
EXISTING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
© GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO. XBC017.01	SHEET NO.
DATE: 09/04/14	A1.2
DRAWN: GAA	
FILE NAME: XBC017_A1.2	



Attachment 3

Proposed Site Plan

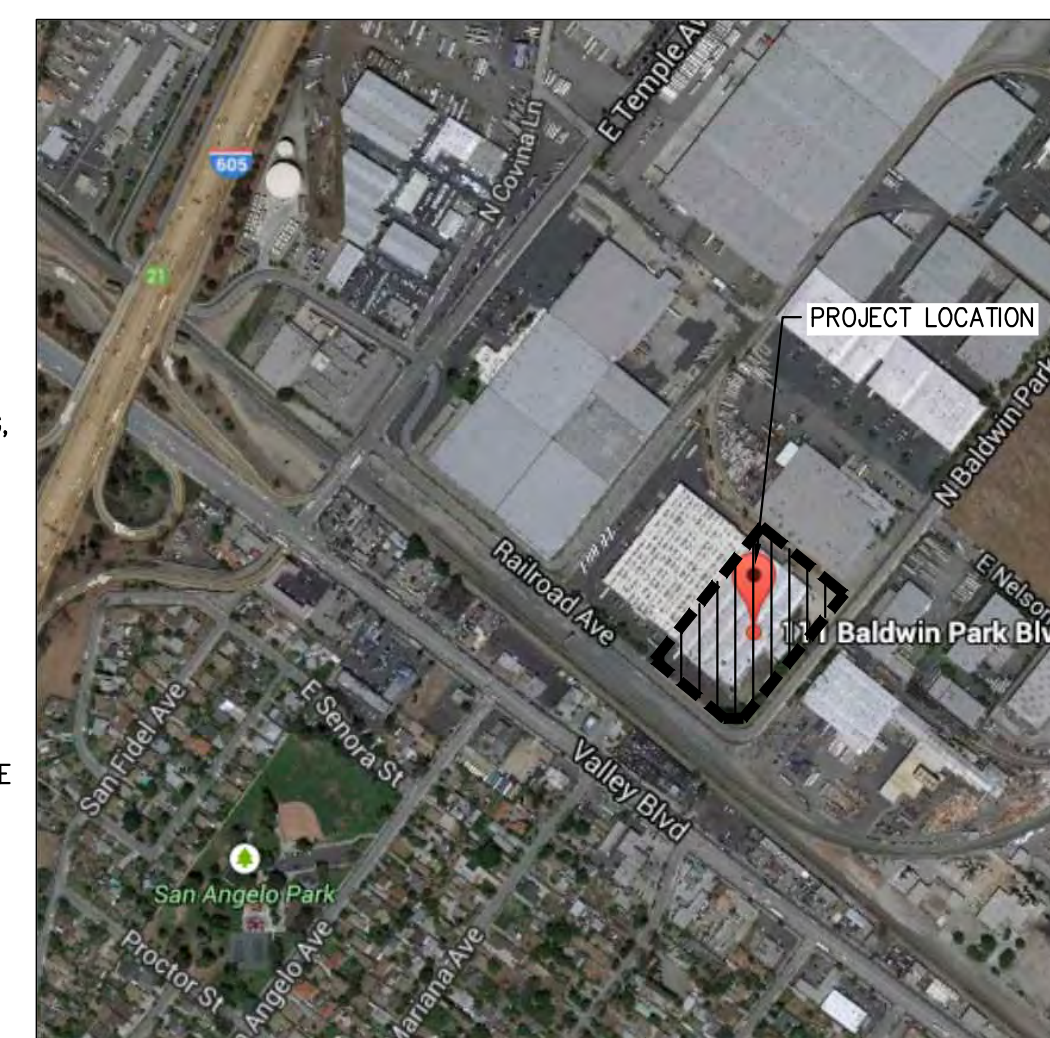
Site Area	sf	Acres
Existing Building Area	185,200	4.25
Ground Floor	8,033	
Office	3,403 (east warehouse)	
Manufacturing	76,418 (west warehouse)	
Warehouse	22,279 (west manufacturing)	
Total Ground Floor Office	106,730	
Mezz. office	5,221	
Mezz. warehouse	725	
Existing Subtotal	112,676	
Total Existing Area	133,477 (excludes stair area at mezz)	
Converage	57.6%	59.8%
FAR	60.8%	72.1%
Required Parking		
0-25,000 sf	1/500	50
25,000 to 100,000 sf	1/750	100
100,000+ sf	1/1000	34
Total Required Parking	1,441/1000	184
Existing Parking	0.85/1000	96 (+51 non-conforming)
Restriping Parking		
Standard		14
Compact		87
Tandem		14
Off-Site Parking		0
Total Parking Provided		115
Landscaping Required	12.0%	22,224
(E) Landscaping Provided	5.2%	9,538
Landscaping Provided	5.2%	9,606

BUILDING INFORMATION					
OCCUPANCY:	F-1	B	S-1	0	
ALLOWABLE HEIGHT/STORY (MAX):					75 FT. 4 STORIES
TYPE OF CONSTRUCTION:	IIB FULLY SPRINKLED				
ALLOWABLE AREA	F-1	B	S-1	0	
A ₁ =(A)(X)(H) + (A)(X)(L) PER FLOOR	55,320 S.F.	87,590 S.F.	80,675 S.F.	0 S.F.	
COMBINED TOTAL ALLOWABLE AREA*	55,320 S.F.	87,590 S.F.	80,675 S.F.	0 S.F.	
A ₂ = TAIL AREA (PER T. 503)	12,000 S.F.	19,000 S.F.	17,500 S.F.	0 S.F.	
1. INCREASED BY FRONTAGE: # (REFER TO TABLE BELOW FOR CALC) (MAX. 75% OR 150% W/ SECT. 506.2.1 EXCEPT.)					0.61
# = F/F - 0.25/W/30					813.9 FT.
F = BLDG. PERIMETER FRONT'S MIN. 20' O.S.					1,357.4 FT.
P = ENTIRE BLDG. PERIMETER					52.0 FT.
W = WEIGHTED WIDTH OF OS OR PUBLIC WAY					59.95%
F ₁ % =					
2. INCREASED BY SPRINKLER					3
ACTUAL AREA (CBC GFA): MIXED OCCUPANCY - SEPARATED					
OCCUPANCY:	F-1	B	S-1	0	SUB-TOTAL
1FL GROSS FLOOR AREA	76,418 S.F.	8,033 S.F.	26,222 S.F.	0 S.F.	110,673 S.F.
RATIO	1.3814	0.0918	0.3251	0	1.7983 Over size
SUB-TOTAL	76,418 S.F.	8,033 S.F.	26,222 S.F.	0 S.F.	110,673 S.F.
MIFL GROSS FLOOR AREA	6,452 S.F.	5,221 S.F.	11,131 S.F.	0 S.F.	22,804 S.F.
TOTAL	82,870 S.F.	13,254 S.F.	37,353 S.F.	0 S.F.	133,477 S.F.

NOTE:
1. FLOOR AREA INCLUDES THE BUILDING EXPANSION 3,943 SF AND NEW MEZZANINE 16,858 SF.
2. PER CBC SECT. 505.2, MEZZANINE SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES PER SECT. 503.1.

DRAWING INDEX:	
A1.1	SHEET INDEX, TABULATION, SITE PLAN
A1.2	SITE PLAN - EXISTING
A2.1	FLOOR PLAN
A4.1	ELEVATIONS
A5.1	SECTIONS W/ PHOTOS
C1	TOPOGRAPHIC SURVEY
L1	LANDSCAPE CONCEPTUAL SITE PLAN

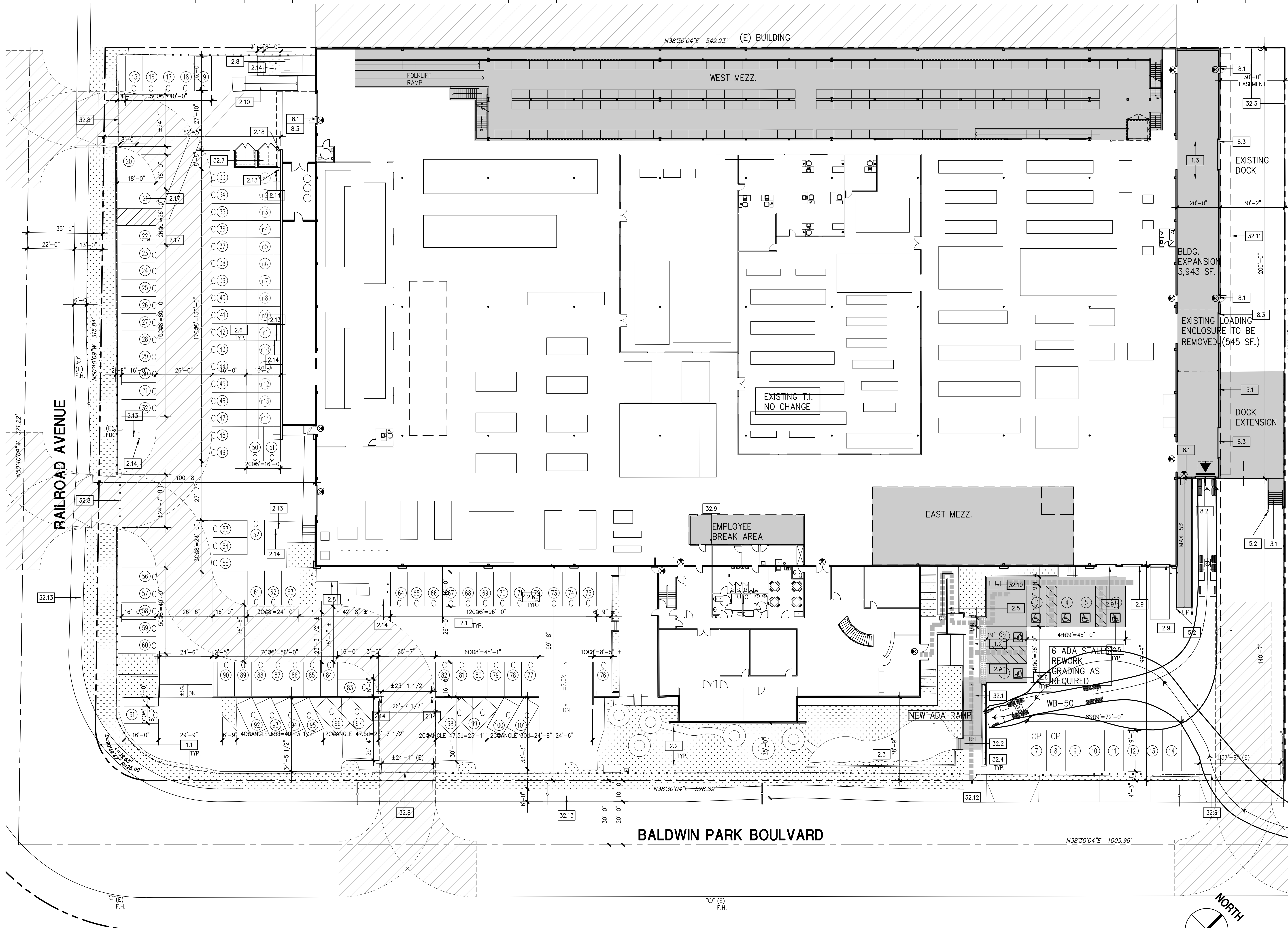
SCOPE OF WORK:
1. SITE: LANDSCAPE, ADA PARKING, TRUCKS MANEUVERING, AND TWO TRASH ENCLOSURES.
2. SHELL: NORTH EAST DOCK EXTENSION, EXISTING BUILDING EXPANSION ON THE NORTH WITH DOCK, DOORS, STAIR AND WALKWAY, CHAINLINK FENCE AT NORTH AND WEST PL. AROUND SHIPPING AREA.
3. INTERIOR WEST AREA: NEW STORAGE MEZZANINE AND RECESSED STORAGE AREA TOTALING APPROXIMATELY 13,455 SF EACH. RECESSED STORAGE AREA WILL INCLUDE RAMP, STAIRS, AND SERVICE VERTICAL LIFT. APPROXIMATELY 6,452 SF OF THE STORAGE MEZZANINE WILL BE ENCLOSED AND AIR CONDITIONED.
4. INTERIOR EAST AREA: 3,403 SF PRE-ENGINEERED MEZZANINE, DESIGN-BUILD. PROVIDE PONY WALLS AT NEW LUNCH AREA.



TABULATION NTS 4

CODE ANALYSIS NTS 3

VICINITY MAP NTS 2



- ### KEYNOTES - SITE PLAN
- PROPERTY LINE/ R.O.W.
 - ACCESSIBLE PATH OF TRAVEL
 - BUILDING EXPANSION
 - (E) TILT-UP CONCRETE WALL PANEL
 - (E) LANDSCAPE
 - (E) CONCRETE PAVING
 - (E) CONCRETE WALKWAY
 - (E) CONCRETE ACCESSIBLE RAMP
 - (E) PARKING STALLS
 - (E) ACCESSIBLE PARKING
 - (E) SEC. TRANSPORTER/ EQUIPMENT
 - (E) LOADING DOCK
 - (E) CONCRETE RAMP
 - (E) CORRUGATED METAL FENCE
 - (E) EXISTING COVERED CANOPY AREA
 - (E) P.I.V.
 - (E) PROTECTION BOLLARD
 - (E) CHAIN GATE
 - (E) STRIPING FOR NO PARKING
 - (E) WAREHOUSE ACCESSIBLE PARKING PER PERMIT # BL1301300013
 - (E) CANOPY POST
 - CONCRETE STAIR W/ HANDRAIL AND 42" HIGH GUARDRAIL
 - BLOCK WALL NON-METAL WALL FINISH
 - 48" HIGH CONCRETE FILLED STEEL PIPE PROTECTION BOLLARD UNO. PAINT SAFETY YELLOW
 - HOLLOW METAL MAN DOOR, PAINT TO MATCH BLDG. 3' WIDE X 7' HIGH
 - ROLL-UP COILING DOOR, 9' WIDE X10' HIGH
 - ROLL-UP COILING DOOR, 14' WIDE X12' HIGH
 - ADA RAMP
 - CONCRETE WALKWAY
 - CHAIN LINK FENCE
 - STANDARD PARKING STALL
 - ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - CONCRETE TRASH/RECYCLING ENCLOSURE 8'X10' WITH 6' HIGH WALL
 - SIGN ON GATE INDICATES GATE WILL BE OPEN DURING WORKING HOURS (PER OWNER'S OPERATION HOURS)
 - BULLETIN BOARD
 - BIKE RACKS
 - 5' MAX. HORIZONTAL OVERHANG
 - WROUGHT IRON PEDESTRIAN GATE
 - 6' SIDEWALK CONSTRUCTED BY CITY

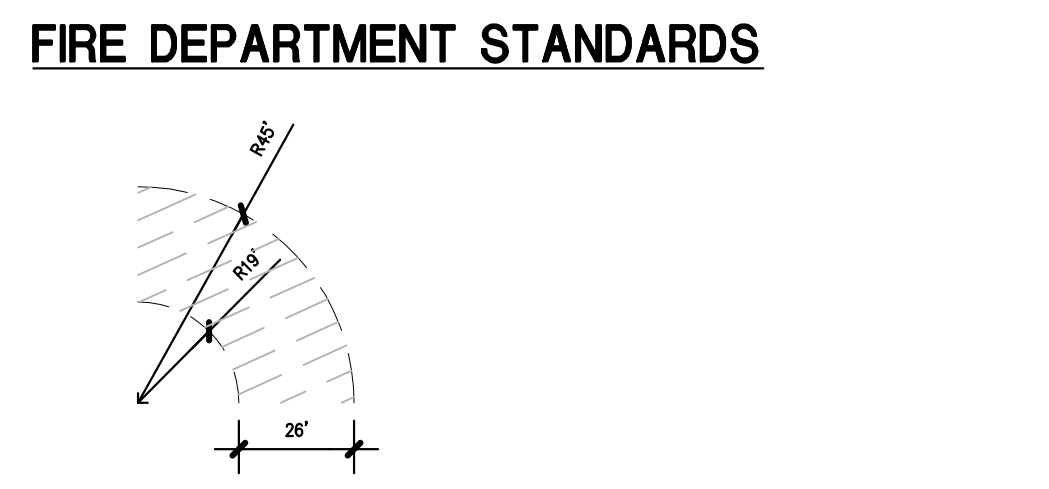
GENERAL NOTES - SITE PLAN

CITY OF INDUSTRY DEVELOPMENT GUIDELINES

PARKING:

- STANDARD STALL DIMENSIONS: 9'W X 19'D.
- COMPACT STALL 8'W X 16'D.
- MIN. AISLE WIDTH 26'.

- ACCESSIBLE PATH OF TRAVEL
- FIRE LANE
- (E) LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- SCOPE OF WORK
- NON-COMFORMING PARKING
- COMPACT PARKING
- VANPOOL/CARPOOL PARKING



- ### SCREEN WALL AND FENCE LEGEND
- (E) WROUGHT IRON FENCE
 - (E) SLIDING WROUGHT IRON GATE
 - (E) CHAIN LINK FENCE
 - (E) WROUGHT IRON FENCE ON LOW BLOCK WALL
 - (E) CORRUGATED METAL FENCE
- NOTE: (E) EXISTING

GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

HARVARD CARD SYSTEM
111 BALDWIN PARK BLVD.
CITY OF INDUSTRY, CA
DEVELOPED FOR:
KEBEC BUILDING COMPANY

NO.	DESCRIPTION	DATE
△	ENTITLEMENT SUBMITTAL	11/21/14
△	DEMOLITION SUBMITTAL	01/09/14
△	ENTITLEMENT RESUBMITTAL	01/22/15
△	ENTITLEMENT 2ND RESUBMITTAL	01/29/15
△	ENTITLEMENT 2ND RESUBMITTAL UPD	02/19/15

SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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JOB NO:	XBC017.01	SHEET NO:	
DATE:	09/04/14		A1.1
DRAWN:	GAA		
FILE NAME:	XBC017_A1.1		

SITE PLAN 1"=20'-0" 1

Attachment 4

Conceptual Landscape Plan



PROPOSED PLANT MATERIAL



NOTE:
ALL EXISTING PARKWAY TURF SHALL RECEIVE "GROW AND KILL"
TREATMENT: SOIL ROTOTILLED AND AMENDED TO 6" DEPTH
PRIOR TO REPLANTING.

EXISTING SITE CONDITIONS



NO.	DESCRIPTION	DATE
△	ENTITLEMENT RESUBMITTAL	01/22/15
△	ENTITLEMENT 2ND RESUBMITTAL	01/29/15
△	ENTITLEMENT 2ND RESUBMITTAL UPD	02/19/15

**LANDSCAPE CONCEPTUAL
SITE PLAN**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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JOB NO:	XBC017.01	SHEET NO.:	
DATE:	02/17/15		
DRAWN:	BGB		
FILE NAME:			

Attachment 5

Proposed Elevations

Attachment 6

Location Map

DP 14-11 Location Map



Attachment 7

City of Los Angeles Parking Standards



INFORMATION BULLETIN / PUBLIC - ZONING CODE

REFERENCE NO.: L.A.M.C. 12.21A5 Effective: 10-01-1999
DOCUMENT NO.: P/ZC 2002-001 Revised: 10-27-2014
Previously Issued As: IB ZO-1, RGA 3-72

P/ZC 2002-001

PARKING DESIGN

I. GENERAL REQUIREMENTS

A. STALL WIDTHS

1. Minimum 8 ft 6 inches wide for standard stalls serving dwelling units.
2. Minimum 8 ft 4 inches wide for all other standard stalls.
3. Minimum 8 ft 0 inches wide for all parallel parking standard stalls.
4. Minimum 7 ft 6 inches wide for all compact stalls.
5. For disabled access stall widths and other requirements, refer to Information Bulletin P/BC 2008-084.
6. Stall widths must be increased 10 inches for obstructions, except for stalls serving single family dwellings and duplexes, as shown in Figures 8 & 9 and shall be increased for end stall conditions as shown in Figures 2 and 3 in section N. For purposes of determining increases for obstructions, property lines shall be considered as obstructions. No increase for obstructions is required for parallel parking stalls.

B. STALL DEPTHS

1. Minimum 18 feet deep for all standard stalls.
2. Minimum 15 feet deep for all compact stalls.
3. Minimum 26 feet deep for all standard parallel stalls and 30 feet deep for end parallel stalls.
4. Minimum 23 feet deep for all compact parallel stalls and 27 feet deep for end parallel stalls.

C. COMPACT PARKING SPACES PERMITTED

In parking areas or garages containing 10 or more spaces for other than dwelling uses, up to 40% of the total required parking spaces and 100% of the non-required parking spaces may be compact. For dwelling uses, all parking stalls in excess of one stall per unit may be compact. Unless specified otherwise, required guest parking spaces may be compact spaces.

D. ACCESS AISLE AND PARKING BAY WIDTHS

1. The basic access aisle and parking bay widths for compact and standard stalls are shown in Tables 1 through 6.

2. Parking bay dimensions shall be determined using the required basic stall width before required increases for obstructions. Where required and non-required stalls are intermixed in a bay, the width of the bay shall be the larger of the bay widths shown in the tables for the required and non-required stalls. Where single access is provided for both entrance and exit to a parking bay and the bay contains 25 stalls or less, the bay may be designed using one-way traffic tables. Where the number of stalls exceeds 25 and single access for entrance is provided, the bay widths shall be determined using the two-way traffic tables.

E. TANDEM PARKING STALLS

1. Tandem parking stalls are permitted in public garages and public parking areas providing an attendant. A "Covenant and Agreement to Provide Parking Attendant" will be required.
2. Tandem stalls are permitted in private parking garages and private parking areas provided:
 - a. At least one parking stall per dwelling unit and all stalls required for any guest parking shall be individually and easily accessible.
 - b. At least one standard stall per dwelling unit shall be provided.
3. Tandem parking shall be limited to a maximum of two cars in depth except for additional parking required in accordance with Section 12.21A17(h).
4. When determining access aisle widths for tandem parking having both standard and compact stalls in tandem, the aisle widths for standard stalls shall be used.

F. PARKING STALL LOCATION

1. Each parking stall shall be so located that no automobile is required to back into any public street or sidewalk to leave the parking stall, parking bay, or driveway, except where such parking stalls, parking bays, or driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway.
2. No automobile parking space shall be provided or maintained within the required front yard of an A or R zoned lot except for additional parking provided in accordance with Section 12.21A17(h).
3. No parking stall may be located within a 5 foot side yard along the side street lot line of an A or R zoned corner lot.

G. DRIVEWAY WIDTHS AND LOCATIONS

1. Department of Transportation approval for the location of the driveways shall be obtained on lots located in a P (including any combination with an A or R Zone) or PB Zone, for all residential driveways serving two or more dwelling units which front on major and secondary highways and for all new driveways serving all other uses.
2. 9 ft. minimum in the A, RE, RS, R1, RU, RZ, R2, RMP and RW Zones.
3. 10 ft. minimum in all other zones and when serving an apartment house in the R2 Zone.

TABLE 5A: PARKING BAY DIMENSIONS FOR COMPACT CARS - REQUIRED STALLS

REQUIRED STALLS					
ONE WAY TRAFFIC			TWO WAY TRAFFIC		
ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH	ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH
30	40'-0"	26'-0"	30	48'-2"	34'-0"
32.5	40'-11"	26'-6"	32.5	49'-1"	34'-5"
35	41'-10"	26'-10"	35	49'-10"	34'-9"
37.5	42'-7"	27'-3"	37.5	50'-6"	35'-2"
40	43'-2"	27'-7"	40	50'-11"	35'-6"
42.5	43'-7"	27'-10"	42.5	51'-6"	35'-10"
45	44'-4"	28'-2"	45	52'-1"	36'-3"
47.5	45'-5"	29'-0"	47.5	52'-7"	36'-6"
50	46'-5"	29'-10"	50	52'-11"	36'-10"
52.5	47'-3"	30'-6"	52.5	53'-4"	37'-2"
55	48'-10"	31'-3"	55	53'-7"	37'-4"
57.5	48'-7"	31'-11"	57.5	53'-10"	37'-8"
60	49'-4"	32'-8"	60	54'-1"	37'-11"
62.5	50'-0"	33'-4"	62.5	54'-3"	38'-2"
65	50'-9"	33'-11"	65	54'-6"	38'-5"
67.5	51'-3"	34'-7"	67.5	54'-8"	38'-9"
70	51'-10"	35'-3"	70	54'-9"	38'-11"
72.5	52'-4"	35'-10"	72.5	54'-10"	39'-2"
75	52'-10"	36'-6"	75	54'-11"	39'-4"
77.5	53'-4"	37'-3"	77.5	55'-1"	39'-7"
80	53'-11"	37'-10"	80	55'-2"	39'-10"
82.5	54'-4"	38'-4"	82.5	55'-3"	39'-11"
85	54'-8"	39'-0"	85	55'-3"	40'-1"
87.5	55'-0"	39'-8"	87.5	55'-3"	40'-2"
90	55'-4"	40'-4"	90	55'-4"	40'-4"

TABLE 5B: PARKING BAY DIMENSIONS FOR COMPACT CARS - NON-REQUIRED STALLS

NON-REQUIRED STALLS					
ONE WAY TRAFFIC			TWO WAY TRAFFIC		
ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH	ANGLE α	DOUBLE LOADED BAY WIDTH	SINGLE LOADED BAY WIDTH
30	40'-0"	26'-0"	30	48'-2"	34'-0"
32.5	40'-11"	26'-6"	32.5	49'-1"	34'-5"
35	41'-10"	26'-10"	35	49'-10"	34'-9"
37.5	42'-7"	27'-3"	37.5	50'-6"	35'-2"
40	43'-2"	27'-7"	40	51'-0"	35'-6"
42.5	43'-7"	27'-10"	42.5	51'-6"	35'-10"
45	44'-2"	28'-1"	45	52'-1"	36'-2"
47.5	44'-7"	28'-3"	47.5	52'-7"	36'-5"
50	45'-6"	29'-0"	50	52'-11"	36'-8"
52.5	46'-3"	29'-10"	52.5	53'-2"	37'-0"
55	47'-0"	30'-5"	55	53'-5"	37'-3"
57.5	47'-8"	31'-1"	57.5	53'-7"	37'-6"
60	48'-5"	31'-9"	60	53'-9"	37'-8"
62.5	49'-1"	32'-4"	62.5	53'-10"	37'-11"
65	49'-9"	32'-11"	65	54'-0"	38'-1"
67.5	50'-3"	33'-7"	67.5	54'-0"	38'-4"
70	50'-10"	34'-2"	70	54'-0"	38'-6"
72.5	51'-4"	34'-10"	72.5	54'-0"	38'-8"
75	51'-10"	35'-5"	75	54'-0"	38'-9"
77.5	52'-4"	36'-1"	77.5	54'-0"	38'-11"
80	52'-9"	36'-8"	80	54'-0"	39'-0"
82.5	53'-2"	37'-2"	82.5	54'-0"	39'-0"
85	53'-6"	37'-9"	85	54'-0"	39'-0"
87.5	53'-9"	38'-5"	87.5	54'-0"	39'-2"
90	54'-0"	39'-0"	90	54'-0"	39'-2"

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Attachment 8

Public Hearing Notice

NOTICE OF PUBLIC HEARING

Development Plan 14-11 and Zone Exception 15-1

On March 13, 2015, notice has been given that the City Council of the City of Industry shall hold a public hearing on the application for Development Plan 14-11 and Zone Exception 15-1 at 111 Baldwin Park Boulevard in the City of Industry. Development Plan 14-11 is to modify an existing building to increase the mezzanine area, enlarge the loading area, and modernize the façade and landscaping. These changes will result in an increase in mezzanine area by 12,912 square feet and the building footprint by 3,943 square feet. Zone Exception 15-1 is to address existing deviations from development standards related to the maximum square footage allowance, required parking spaces, number of compact parking spaces, tandem parking spaces, drive-aisle width, and shortfalls in required landscape area. The proposed expansion of interior mezzanine space and building expansion do not create but exacerbate existing non-conforming situations.

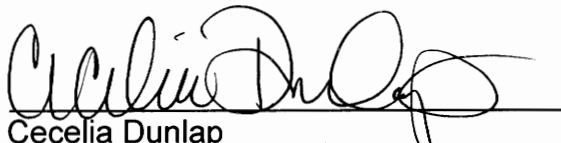
A copy of all relevant material, including the Conditional Use Permit Application, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time:	9:00 a.m.
Date:	March 26, 2015
Place:	City Council Chamber 15651 East Stafford Street City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place.

If you challenge the conditional use permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council of the City of Industry at, or prior to, the public hearing.


Cecelia Dunlap
Deputy Clerk of the City of Industry

Attachment 9

Resolution No. PC 2015-02

RESOLUTION NO. PC 2015-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THE ADOPTION OF DEVELOPMENT PLAN 14-11 TO ALLOW THE ADDITION OF 3,943 SQUARE FEET TO AN EXISTING 112,676 SQUARE FOOT BUILDING, AS WELL AS THE CONSTRUCTION OF A 12,912 SQUARE FOOT ADDITION TO THE BUILDING'S MEZZANINE AREA; AND RECOMMENDING APPROVAL OF ZONE EXCEPTION 15-1 TO ALLOW DEVELOPMENT WITH A GREATER MAXIMUM LOT COVERAGE, REDUCED MINIMUM LANDSCAPING AND MODIFIED PARKING REQUIREMENTS ON PROPERTY LOCATED AT 111 BALDWIN PARK BOULEVARD, WITHIN A "M" – INDUSTRIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Xebec Building Company, Inc., a California corporation, on behalf of Harvard Card Systems, has filed an application for a Development Permit to allow the construction of a 3,943 square foot addition to a 112,676 square foot building, the addition of 12,912 square feet to the mezzanine of the building, and the modernization of the façade and landscaping of the site, together with a Zone Exception for relief from maximum lot coverage standards, minimum landscaping requirements and minimum parking requirements (collectively, the "Application"), located at 111 Baldwin Park Boulevard, City of Industry, within a "M"-Industrial Zone (the "Site"); and,

WHEREAS, the use proposed in the Application is allowed in the "M"-Industrial Zone subject to the approval of a Development Plan and, for this proposal, a Zone Exception; and,

WHEREAS, the Site is more particularly shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference; and,

WHEREAS, the activity proposed by the Application is exempt from compliance with the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 as a class 1 categorical exemption applicable to the operation, permitting, or minor alteration of existing facilities involving negligible or no expansion of the existing use; and,

WHEREAS, the purpose of Industry Municipal Code Chapter 17.36 (Design Review) is to protect the health, safety and welfare of the community by promoting consistent design standards for new development. However, the Application is uniquely constrained because the existing building already fails to meet code requirements in several areas and without a complete tear down the building would never be brought into conformance with all development

standards or modernized, such that the Application will require a Zone Exception for: (1) lot coverage greater than the allowed 50% per Section 17.36.060 W; (2) landscaping less than the 12 percent of the site as required by Section 17.36.060 Q; and less than minimum parking required by Section 17.36.060 K to permit the modernization of the site consistent with the spirit of Chapter 17.36; and,

WHEREAS, Section 17.40.030 of the Industry Municipal Code provides that an exception may be granted where practical difficulties or unnecessary hardships interfere with carrying out the strict letter of the Municipal Code, and the spirit of the Code will be observed, public safety secured, and substantial justice done; and,

WHEREAS, Section 17.40.020 of the Industry Municipal Code also allows an exception to the requirements of the Municipal Code applicable to the property where (1) the exception is necessary for the preservation of a substantial property right, and (2) the exception will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof; and,

WHEREAS, on March 12, 2015, the Planning Commission of the City of Industry conducted a duly noticed public hearing in connection with the Application and considered all evidence, oral and written; and,

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. Pursuant to the requirements of the Industry Municipal Code, Sections 17.40.020 and 17.36.030, in conjunction with Zone Exception No. 15-1, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the March 12, 2015 public hearing, as follows:

A. The Application is necessary for the preservation of a substantial property right and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because the design and use of the Site following the construction of the improvements anticipated in the Application will not compromise the design standards in the vicinity but will

enhance the site so as to preserve the purpose of the design standards set forth in Section 17.36.060 of the Industry Municipal Code since the building will be upgraded to more closely adhere to the standards of Chapter 17.36; and,

B. There are practical difficulties and unnecessary hardships associated with the development of the Site, and the spirit of the Code will be observed, public safety secured and substantial justice done since the existing building already fails to meet code requirements in several areas and without a complete tear down the building would never be brought into conformance with all development standards or modernized.

SECTION 3. Pursuant to the requirements of the Industry Municipal Code, Section 17.36.070, in conjunction with Development Plan No. 14-11, the Planning Commission hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the Planning Commission with respect to the Application, as well as all other written and oral testimony submitted at the March 12, 2015 public hearing, as follows:

A. The Site is suitable for development in accordance with the Development Plan;

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

C. The development is in general accord with all elements of the Industry Zoning Ordinance; and,

D. The development is consistent with the provisions of the Industry General Plan.

SECTION 4. Based upon the environmental information form supplied by Xebec Building Company, Inc., as part of the Application, the Planning Commission exercises its independent judgment and finds that the proposed project is exempt from compliance with CEQA pursuant to CEQA Guidelines Section 15301 as a class 1 categorical exemption.

SECTION 5. The Planning Commission does hereby recommend that the City Council approve the Application subject to the conditions and standard code requirements set forth in Exhibit "B" attached hereto and incorporated herein by this reference and in accordance with the plans submitted in conjunction with the Application.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Industry at a regular meeting held on March 12, 2015.



Mark Radecki
Vice Chairman

ATTEST:



Cecelia Dunlap
Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) **ss.**
CITY OF INDUSTRY)

**PLANNING COMMISSION
SECRETARY'S CERTIFICATION
RE: ADOPTION OF PLANNING
COMMISSION RESOLUTION**

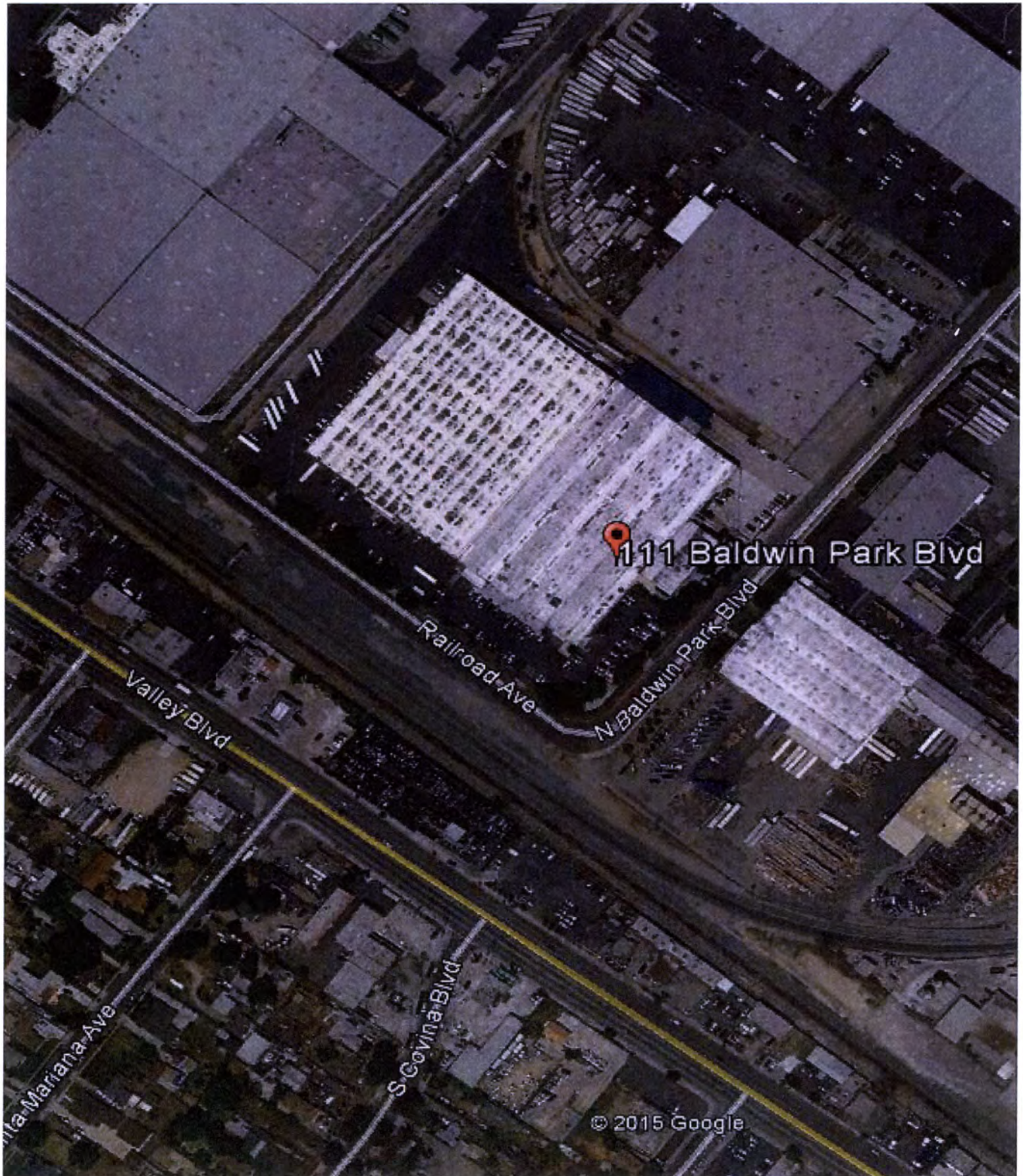
I, Cecelia Dunlap, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2015-02 was duly passed and adopted at a regular meeting of the Planning Commission of the City of Industry held on the 12th day of March, 2015 by the following vote to wit:

AYES: COMMISSIONERS: Contreras, Welch, VC/Radecki
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Spivey, C/Perez
ABSTAINED: COMMISSIONERS: None


Cecelia Dunlap, Secretary
Planning Commission
City of Industry, California

(SEAL)

EXHIBIT A
DP 14-11
Location Map





CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT B

Standard Requirements and Conditions of Approval

Application: Development Plan 14-11 and Zone Exception 15-1

Applicant: Harvard Card Systems

Location: 111 Baldwin Park Boulevard

Conditions of Approval

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

1. The property owner shall dedicate the corner street right-of-way at the intersection of Baldwin Park Boulevard and Railroad Avenue to the City.

Code Requirements and Standards

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

1. The approval expires twelve (12) months after the date of approval by the City Council if a building permit for each building and structure thereby approved has not been obtained within such period.
2. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans.
3. The applicant shall provide landscaping and automatic irrigation plans to be approved by the Planning Director prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved development plans. Such plans shall include: provision for an automatic irrigation/sprinkler system; specimen trees, shrubs, ground cover and/or grass; and specifications for the above to the satisfaction of the Planning Director. Additionally, such plans shall be designed and specimen trees, shrubs, ground cover and/or grass shall be designed so as to integrate compatibly with street parkway landscaping.

4. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.
5. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved development plan.
6. Depending upon the nature of the proposed use, the applicant shall obtain an Industrial Waste Permit or receive Domestic Wastewater Clearance from the City Engineer depending on the building use.
7. The applicant shall provide off-street parking as shown on the approved development plan.
8. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved development plans. (Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit.)
9. Demolition and construction operations shall be limited to the hours prescribed by the Los Angeles County Noise Ordinance (Los Angeles County Municipal Code, Section 12.08.390).
10. Should archeological resources be uncovered during site preparation, grading, or excavation, work shall be stopped for a period not to exceed 14 days. The find shall be immediately evaluated for significance by a county-certified archaeologist. If the archaeological resources are found to be significant, the archaeologist shall perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit resources to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

Interpretation and Enforcement

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

Attachment 10

Resolution No. CC 2015-03

RESOLUTION NO. CC 2015-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING DEVELOPMENT PLAN 14-11 TO ALLOW THE ADDITION OF 3,943 SQUARE FEET TO AN EXISTING 112,676 SQUARE FOOT BUILDING, AS WELL AS THE CONSTRUCTION OF A 12,912 SQUARE FOOT ADDITION TO THE BUILDING'S MEZZANINE AREA; AND RECOMMENDING APPROVAL OF ZONE EXCEPTION 15-1 TO ALLOW DEVELOPMENT WITH A GREATER MAXIMUM LOT COVERAGE, REDUCED MINIMUM LANDSCAPING AND MODIFIED PARKING REQUIREMENTS ON PROPERTY LOCATED AT 111 BALDWIN PARK BOULEVARD, WITHIN A "M" - INDUSTRIAL ZONE, FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, Xebec Building Company, Inc., a California corporation, on behalf of Harvard Card Systems, has filed an application for a Development Permit to allow the construction of a 3,943 square foot addition to a 112,676 square foot building, the addition of 12,912 square feet to the mezzanine of the building, and the modernization of the façade and landscaping of the site, together with a Zone Exception for relief from maximum lot coverage standards, minimum landscaping requirements and minimum parking requirements (collectively, the "Application"), located at 111 Baldwin Park Boulevard, City of Industry, within a "M"-Industrial Zone (the "Site"); and,

WHEREAS, the use proposed in the Application is allowed in the "M"-Industrial Zone subject to the approval of a Development Plan and, for this proposal, a Zone Exception; and,

WHEREAS, the Site is more particularly shown on the map attached hereto as Exhibit "A" and incorporated herein by this reference; and,

WHEREAS, the activity proposed by the Application is exempt from compliance with the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 as a class 1 categorical exemption applicable to the operation, permitting, or minor alteration of existing facilities involving negligible or no expansion of the existing use; and,

WHEREAS, the purpose of Industry Municipal Code Chapter 17.36 (Design Review) is to protect the health, safety and welfare of the community by promoting consistent design standards for new development. However, the Application is uniquely constrained because the existing building already fails to meet code requirements in several areas and without a complete tear down the

building would never be brought into conformance with all development standards or modernized, such that the Application will require a Zone Exception for: (1) lot coverage greater than the allowed 50% per Section 17.36.060 W; (2) landscaping less than the 12 per cent of the site as required by Section 17.36.060 Q; and less than minimum parking required by Section 17.36.060 K to permit the modernization of the site consistent with the spirit of Chapter 17.36; and,

WHEREAS, Section 17.40.030 of the Industry Municipal Code provides that an exception may be granted where practical difficulties or unnecessary hardships interfere with carrying out the strict letter of the Municipal Code, and the spirit of the Code will be observed, public safety secured, and substantial justice done; and,

WHEREAS, Section 17.40.020 of the Industry Municipal Code also allows an exception to the requirements of the Municipal Code applicable to the property where (1) the exception is necessary for the preservation of a substantial property right, and (2) the exception will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof; and,

WHEREAS, on March 12, 2015, the Planning Commission of the City of Industry conducted a duly noticed public hearing in connection with the Application and considered all evidence, oral and written and at the conclusion thereof adopted there Resolution No. PC 2015-02 recommending that the City Council find the application exempt from compliance with CEQA pursuant to CEQA Guidelines Section 15301 as a class 1 categorical exemption and approve the Application; and,

WHEREAS, on March 26, 2015 the City Council of the City of Industry conducted a duly noticed public hearing in conjunction with the Application and considered all evidence, oral and written; and,

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

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

SECTION 1. The City Council hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. Pursuant to the requirements of the Industry Municipal Code, Sections 17.40.020 and 17.36.030, in conjunction with Zone Exception No. 15-1, the City Council hereby finds, based upon the substantial evidence contained in

the record, including the written and oral staff reports presented to the City Council with respect to the Application, as well as all other written and oral testimony submitted at the March 26, 2015 public hearing, as follows:

A. The Application is necessary for the preservation of a substantial property right and will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because the design and use of the Site following the construction of the improvements anticipated in the Application will not compromise the design standards in the vicinity but will enhance the site so as to preserve the purpose of the design standards set forth in Section 17.36.060 of the Industry Municipal Code since the building will be upgraded to more closely adhere to the standards of Chapter 17.36; and; and,

B. There are practical difficulties and unnecessary hardships associated with the development of the Site, and the spirit of the Code will be observed, public safety secured and substantial justice done since the existing building already fails to meet code requirements in several areas and without a complete tear down the building would never be brought into conformance with all development standards or modernized.

SECTION 3. Pursuant to the requirements of the Industry Municipal Code, Section 17.36.070, in conjunction with Development Plan No. 14-11, the City Council hereby finds, based upon the substantial evidence contained in the record, including the written and oral staff reports presented to the City Council with respect to the Application, as well as all other written and oral testimony submitted at the March 26, 2015 public hearing, as follows:

A. The Site is suitable for development in accordance with the Development Plan;

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

C. The development is in general accord with all elements of the Industry Zoning Ordinance; and,

D. The development is consistent with the provisions of the Industry General Plan.

SECTION 4. Based upon the environmental information form supplied by Xebec Building Company, Inc., as part of the Application, the City Council exercises its independent judgment and finds that the proposed project is exempt

from compliance with CEQA pursuant to CEQA Guidelines Section 15301 as a class 1 categorical exemption.

SECTION 5. The City Council does hereby approve the Application subject to the conditions and standard code requirements set forth in Exhibit "B" attached hereto and incorporated herein by this reference and in accordance with the plans submitted in conjunction with the Application.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 26th day of March, 2015.

Tim Spohn, Mayor

ATTEST:

Cecelia Dunlap, Deputy City Clerk

APPROVED AS TO FORM:

Michele R. Vadon, City Attorney

EXHIBIT A
DP 14-11
Location Map





CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT B

Standard Requirements and Conditions of Approval

Application: Development Plan 14-11 and Zone Exception 15-1

Applicant: Harvard Card Systems

Location: 111 Baldwin Park Boulevard

Conditions of Approval

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

1. The property owner shall dedicate the corner street right-of-way at the intersection of Baldwin Park Boulevard and Railroad Avenue to the City.

Code Requirements and Standards

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

1. The approval expires twelve (12) months after the date of approval by the City Council if a building permit for each building and structure thereby approved has not been obtained within such period.
2. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans.
3. The applicant shall provide landscaping and automatic irrigation plans to be approved by the Planning Director prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved development plans. Such plans shall include: provision for an automatic irrigation/sprinkler system; specimen trees, shrubs, ground cover and/or grass; and specifications for the above to the satisfaction of the Planning Director. Additionally, such plans shall be designed and specimen trees, shrubs, ground cover and/or grass shall be designed so as to integrate compatibly with street parkway landscaping.

4. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.
5. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved development plan.
6. Depending upon the nature of the proposed use, the applicant shall obtain an Industrial Waste Permit or receive Domestic Wastewater Clearance from the City Engineer depending on the building use.
7. The applicant shall provide off-street parking as shown on the approved development plan.
8. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved development plans. (Building plans shall be submitted to and approved by the Los Angeles County Engineer's Office - Building and Safety Division prior to the issuance of a building permit.)
9. Demolition and construction operations shall be limited to the hours prescribed by the Los Angeles County Noise Ordinance (Los Angeles County Municipal Code, Section 12.08.390).
10. Should archeological resources be uncovered during site preparation, grading, or excavation, work shall be stopped for a period not to exceed 14 days. The find shall be immediately evaluated for significance by a county-certified archaeologist. If the archaeological resources are found to be significant, the archaeologist shall perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit resources to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

Interpretation and Enforcement

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

CITY COUNCIL

ITEM NO. 7.1

CITY OF INDUSTRY



TO: Mayor Spohn and Members of the City Council

FROM: Gregory M. Murphy, Esq.

SUBJECT: Amendments to Title 2 of the Industry Municipal Code Regarding Temporary Restraint on Termination of Appointed Officers Following General Municipal Election

DATE: March 18, 2015

SUMMARY

The proposed ordinance would amend Title 2 of the Industry Municipal Code by extending, by an additional 90 days, the temporary restraint on the Council's ability to terminate the City Manager following a general municipal election where a new member is elected to the Council, and also establishing similar provisions that would extend to the other City officials who are appointed by and serve at the pleasure of the City Council.

DISCUSSION

Industry Municipal Code section 2.08.010 provides that the City Manager for the City will be appointed by and hold office during the pleasure of the City Council. However, following a general municipal election where a new member is elected to the Council, Municipal Code section 2.08.010 provides that for 90 days thereafter, the Council may not remove the City Manager from office. The purpose of this temporary restriction is to allow newly elected members of the City Council or a reorganized City Council to observe the actions and ability of the City Manager in the performance of the powers and duties of office.

Numerous cities throughout California impose similar temporary restrictions on the removal power of their local legislative bodies, following municipal elections where new members are elected to the body. The temporary restrictions appear to continue for various periods of time, with at least several jurisdictions imposing 180-day restrictions following local elections.

Such provisions help to ensure that new Council members are given the opportunity to work with appointed officials and employees and observe their performance over a meaningful period of time prior to making any decisions regarding an official's future employment with the city. In addition, such provisions promote continued high levels of city services to the public.

The City of Industry is a unique municipal operation, as the City is primarily a job center with a small resident population. Over the course of the City's history, the City Staff has focused on the special needs of the City and has become particularly adept in handling complex issues that are not often faced by other cities. In particular, the high level Staff members have accumulated institutional knowledge about the financial workings of the City, its legal workings, and the overall structure and daily functioning of the City that would be lost if those persons were to be removed from office en masse or without proper planning. Further, the institutional knowledge would be unable to be easily replicated by persons brought to the City from other municipalities or from outside public service in such a circumstance, due to the unique nature of the City of Industry. It is vital to the ongoing health of the City that a sufficient period of time be given for those key staff members to transfer their institutional knowledge in any transition.

Because of these City of Industry-specific complexities, the proposed ordinance would extend the current 90-day temporary restriction on the Council's ability to remove the City Manager following a general municipal election where a new Council member is elected to 180-days. This is, as stated above, the longest period of time that any other city in California generally provides for its City Manager. The Council is asked that, in light of the unique characteristics of the City of Industry, the same protection be provided to the City Manager to ensure continuity of service and a sufficient time to transfer institutional knowledge. In addition, and for the same reasons, the proposed ordinance would establish a similar 180-day temporary restriction on the Council's ability to remove the City Clerk, City Treasurer, or City Attorney following a general municipal election where a new member is elected to the Council.

The provisions of the ordinance have an exception where there has been presented evidence of indictment on or conviction for fraud, deceit, or other crimes that would render the individual unfit to serve the City. This will serve as a protection for the City in the event that an ongoing investigation results in indictment or conviction during the 180-day temporary restriction period, and despite what would be the loss of institutional knowledge via the termination of one or more of the four officers, it is an important retained right for the City Council.

FISCAL IMPACT

None

RECOMMENDATION

It is recommended that the City Council introduce for adoption Ordinance No. 788.

Attachments:

Ordinance No. 788.

ORDINANCE NO. 788

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING CHAPTERS 2.08 (CITY MANAGER) AND 2.12 (CITY CLERK AND CITY TREASURER-BONDS) OF TITLE 2 OF THE INDUSTRY MUNICIPAL CODE, AND ADDING CHAPTER 2.14 (CITY ATTORNEY) TO TITLE 2 OF THE INDUSTRY MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF INDUSTRY ORDAINS AS FOLLOWS:

SECTION 1. Findings.

- A. Pursuant to the Industry City Charter, the City Clerk, City Treasurer, and City Attorney are all appointed by and serve at the pleasure of the City Council. (See City Charter §§ 500, 502, 600).
- B. Industry Municipal Code section 2.08.010 provides that the City Manager for the City will be appointed by and hold office during the pleasure of the City Council.
- C. Industry Municipal Code section 2.08.120 provides that the City Manager may not be removed from office within 90 days following any general municipal election where a member of the City Council is elected. This provision was adopted to allow newly elected members of the City Council or a reorganized City Council to observe the actions and ability of the City Manager in the performance of the powers and duties of office.
- D. Numerous cities throughout California implement similar temporary restrictions on the council's ability to remove officials who are appointed by the council, following local elections where new council members are elected. The temporary restrictions appear to continue for various periods of time, with at least several jurisdictions imposing 180-day restrictions following local elections.
- E. The City Council finds that such temporary restrictions on the removal of appointed officials and employees following local elections where new council members are elected serve important public interests in maintaining high levels of government service to the public and ensuring that new Council Members have a meaningful opportunity to work with and observe the performance of high level staff members prior to making any decisions regarding an appointed officer's future employment with the city.
- F. The City of Industry is a unique municipal operation and its high level staff members retain a great deal of institutional knowledge that would be lost, and unable to be easily replicated by persons brought to the City from other municipalities or from outside public service, and it is the intent of the City Council that a sufficient period of time be given both for new Council Members to review high level staff members and for those staff members to transfer their institutional knowledge if they are to be removed from office.

- G. The City Council desires to extend the temporary restriction on removal of the City Manager by an additional 90 days, and also to establish similar provisions that will apply to all City officials who are appointed by and serve at the pleasure of the City Council.

SECTION 2. Amendment to Chapter 2.08. Section 2.08.120 (Removal after municipal election) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Industry Municipal Code is amended to read in whole as follows:

“2.08.120 Removal after municipal election.

Notwithstanding the provisions of Section 2.08.110 the city manager may not be removed from office during or within a period of 180 days immediately following any general municipal election held in the city at which a new member of the city council is elected. After the expiration of the 180-day period, the provisions of Section 2.08.110 as to the removal of the city manager will apply and be effective. The foregoing will not be construed to limit the city council’s ability to remove the city manager upon evidence of indictment on or conviction for fraud, deceit, or other crimes that would render the city manager unfit to serve the city.”

SECTION 3. Amendment to Chapter 2.12. Chapter 2.12 (City Clerk and City Treasurer – Bonds) of Title 2 (Administration and Personnel) of the Industry Municipal Code is amended as follows:

- A. Chapter 2.12 is renamed as follows:

“Chapter 2.12 CITY CLERK AND CITY TREASURER”

- B. Section 2.12.020 (Removal after municipal election) is added to read as follows:

“2.12.020 Removal after municipal election.

Neither the city clerk nor the city treasurer may be removed from office during or within a period of 180-days immediately following any general municipal election held in the city at which a new member of the city council is elected. The purpose of this provision is to allow any newly elected member of the city council or a reorganized city council to observe the actions and ability of the city clerk and the city treasurer in the performance of the powers and duties of his or her office. After the expiration of the 180-day period, the city clerk and the city treasurer may be removed from office at the pleasure of the city council. The foregoing will not be construed to limit the city council’s ability to remove the city clerk or city treasurer upon evidence of indictment on or conviction for fraud, deceit, or other crimes that would render the city clerk or city treasurer unfit to serve the city.”

SECTION 4. Addition of Chapter 2.14. Chapter 2.14 (City Attorney) is added to Title 2 (Administration and Personnel) of the Industry Municipal Code to read as follows:

“Chapter 2.14 CITY ATTORNEY

2.14.010 Removal after municipal election.

The city attorney may not be removed from office during or within a period of 180-days immediately following any general municipal election held in the city at which a new member of the city council is elected. The purpose of this provision is to allow any newly elected member of the city council or a reorganized city council to observe the actions and ability of the city attorney in the performance of the powers and duties of his or her office. After the expiration of the 180-day period, the city attorney may be removed from office at the pleasure of the city council. The foregoing will not be construed to limit the city council's ability to remove the city attorney upon evidence of indictment on or conviction for fraud, deceit, or other crimes that would render the city attorney unfit to serve the city."

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

SECTION 6. Effective Date. This ordinance will become effective 30 days after its final passage.

SECTION 7. Publication. The City Clerk will certify to the adoption of this Ordinance and is directed to cause this ordinance to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 9th day of April, 2015.

Tim Spohn, Mayor

ATTEST:

Cecelia Dunlap, Deputy City Clerk

APPROVED AS TO FORM:

Michele R. Vadon, City Attorney

CITY COUNCIL

ITEM NO. 7.2

CITY OF INDUSTRY



TO: Mayor Spohn and Members of the City Council

FROM: Gregory M. Murphy, Esq.

SUBJECT: Proposed Resolution Adopting City Manager Policy Regarding Termination of Officers and Employees Following General Municipal Election

DATE: March 18, 2015

SUMMARY

The proposed resolution will enact a City Manager Policy that establishes a 180-day temporary restriction on the City Manager's ability to remove any officer or employee following a general municipal election where a new member is elected to the City Council.

DISCUSSION

The Industry Municipal Code establishes a temporary restriction on the City Council's ability to terminate the City Manager following any general municipal election where a new member is elected to the City Council. This provision was adopted so that newly elected Council members could observe the actions and ability of the City Manager in the performance of the powers and duties of office. As a result, new Council members are provided with a meaningful opportunity to evaluate the City Manager's performance prior to making decisions regarding the City Manager's future employment with the City, and the public is provided with ongoing high levels of City service.

As part of the City Manager's powers and duties, the City Manager is authorized to appoint, promote, discipline, demote and remove any officers and employees of the City, except officials who are appointed by the City Council.

The proposed policy establishes a similar temporary restriction on the City Manager's ability to terminate City employees and officials during the time when the City Manager is protected from termination. Such a policy will allow the City to continue providing high levels of government services following changes to or reorganizations of the City Council as well as ensure that new City Council members are provided with a meaningful opportunity to observe the performance of City staff prior to making termination decisions that may affect management-level services.

The policy will not be construed to limit the City Manager's ability to remove any officer or employee upon evidence of indictment on or conviction for fraud, deceit, or other crimes that

would render the individual unfit to serve the City. This will serve as a protection for the City in the event that an ongoing investigation results in indictments during the 180-day temporary restriction period.

FISCAL IMPACT

None

RECOMMENDATION

It is recommended that the City Council approve the proposed resolution.

Attachments:

Proposed Resolution No. CC 2015-04.

RESOLUTION NO. CC 2015-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INDUSTRY, CALIFORNIA, ADOPTING A CITY MANAGER
POLICY REGARDING TERMINATION OF MANAGEMENT-
LEVEL CITY OFFICIALS OR EMPLOYEES FOLLOWING A
GENERAL MUNICIPAL ELECTION**

THE CITY COUNCIL OF THE CITY OF INDUSTRY RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

- A. The Industry Municipal Code establishes a temporary restriction on the City Council's ability to terminate the City Manager following any general municipal election where a new member is elected to the City Council. This policy serves the important goals of allowing newly elected Council members to observe the actions and ability of the City Manager in the performance of the powers and duties of office prior to making decisions regarding the City Manager's future employment with the City, while also allowing sufficient time for management-level staff members to transfer institutional knowledge prior to any anticipated transition in employment.
- B. As part of the City Manager's powers and duties, the City Manager is authorized to appoint, promote, discipline, demote and remove any officers and employees of the City, except officials who are appointed by the City Council.
- C. The City now desires to adopt a policy to temporarily restrict the City Manager's ability to terminate management-level City employees and officials during the same period of time that the City Manager is protected from termination. Such a policy will help to maintain high levels of government services following changes to the City Council, provide ample time for transfer of institutional knowledge if a change is ultimately to be made, and ensure that new City Council members are provided with a meaningful opportunity to observe the performance of City staff prior to making recommendations to the City Manager that may affect management-level services.

SECTION 2. The City Council hereby adopts the City Manager Termination Policy, attached as Exhibit A and incorporated by this reference.

SECTION 3. The City Clerk is directed to certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 26th day of March, 2015.

Tim Spohn, Mayor

ATTEST:

Cecelia Dunlap, Deputy City Clerk

APPROVED AS TO FORM:

Michele R. Vadon, City Attorney

EXHIBIT A

City Manager Termination Policy

CITY OF INDUSTRY

Section: City Manager

Date Adopted:

Last Amended:

Subject: **Termination Policy**

Number:

Page 1 of 2

SECTION 1. BACKGROUND AND PURPOSE

The Industry Municipal Code establishes a temporary restriction on the City Council's ability to terminate the City Manager following any general municipal election where a new member is elected to the City Council. This provision is important for two reasons.

First, it allows newly elected Council members to observe the actions and ability of the City Manager in the performance of the powers and duties of office. As a result, new Council members are provided with a meaningful opportunity to evaluate the City Manager's performance prior to making decisions regarding the City Manager's future employment with the City, and the public is provided with ongoing high levels of City service.

Second, because the City of Industry is a unique municipal operation, over the course of the time high-level City Staff has focused on the special needs of the City and has become particularly adept in handling complex issues that are not often faced by other cities. Just as the special knowledge of the City Manager and other appointed officials has been tailored to the special functioning of the City of Industry, the institutional knowledge commanded by management-level City Staff would be unable to be easily replicated by persons brought to the City from other municipalities or from outside public service. It is vital to the ongoing health of the City that a sufficient period of time be given for those management-level staff members to transfer their institutional knowledge in any transition.

As part of the City Manager's powers and duties, the City Manager is authorized to appoint, promote, discipline, demote and remove any officers and employees of the City, except officials who are appointed by the City Council.

The purpose of this policy is to establish a temporary restriction on the City Manager's ability to terminate management-level City employees and officials during same period of time that the City Manager is protected from termination, in order to maintain high levels of government services following changes to the City Council, to give ample time for transfer of institutional knowledge if a change is ultimately to be made, and to ensure that new City Council members are provided with a meaningful opportunity to observe the performance of City staff prior to making recommendations to the City Manager that may affect management-level services.

SECTION 2. TERMINATION POLICY FOLLOWING GENERAL MUNICIPAL ELECTION

Notwithstanding Industry Municipal Code section 2.08.070(C), the City Manager may not terminate any management-level City officials or employees during or within a period of 180-days following any general municipal election held in the City at which a new member of the City Council is elected. After the expiration of the 180-day period, the provisions of Municipal Code section 2.08.070(C) as to the removal of officers and employees by the City Manager will apply and be effective. The foregoing will not be construed to limit the City Manager's ability to remove any officer or employee upon evidence of indictment on or conviction for fraud, deceit, or other crimes that would render the individual unfit to serve the City.