

CITY OF INDUSTRY

CITY COUNCIL
REGULAR MEETING
AGENDA

February 25, 2021
9:00 AM



Mayor Cory C. Moss
Mayor Pro Tem Cathy Marcucci
Council Member Michael Greubel
Council Member Mark D. Radecki
Council Member Newell Ruggles

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

Addressing the City Council:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council shall be held telephonically. Members of the public shall be able to attend the meeting telephonically and offer public comment by calling the following conference call number: 657-204-3264 and entering the following Conference ID: 226 644 493#. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public, Council Chambers will not be open for the meeting, and all public participation must occur by telephone at the number set forth above. Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the City Council meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 5:00 p.m. on Tuesday, February 23, 2021, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.**

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- **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.
 - **Public Comments (Non-Agenda Items Only):** 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.

Agendas and other writings:

In compliance with Government Code Section 54957.5(b), 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 of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 pm. City Hall doors are open to the public Monday through Friday 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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

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 Consideration of the Register of Demands for February 25, 2021

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

6. **ACTION ITEMS**

- 6.1 Consideration of Resolution No. CC 2021-04 requesting approval of Development Plan 20-07, to allow for construction of a new 55,870 square foot concrete tilt up industrial building for warehouse and office on a 2.57 acre parcel located at 1020 Wallace Avenue

Consideration of Resolution No. CC 2021-04 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 20-7, FOR THE CONSTRUCTION OF A NEW 55,870 SQUARE-FOOT TILT-UP INDUSTRIAL BUILDING LOCATED AT 1020 WALLACE AVENUE, CITY OF INDUSTRY, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. CC 2021-04.

7. **CITY MANAGER REPORTS**

8. **AB 1234 REPORTS**

9. **CITY COUNCIL COMMUNICATIONS**

10. **CLOSED SESSION**

10.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Case: *Rosa Olivares v. Industry Hills Expo Center, City of Industry, et al.*,
Superior Court of California, County of Los Angeles

Case No. 19STCV01071

10.2 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)
(One Potential Case)

10.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8:

Property: Assessor Parcel Numbers 8262-015-900 and 8262-015-901

Agency Negotiators:	Troy Helling, City Manager James M. Casso, City Attorney
Negotiating Parties:	Beach Street Development LLC
Under Negotiation:	Price and terms of payment

11. Adjournment. The next regular City Council Meeting will be Thursday, March 11, 2021 at 9:00 a.m.

CITY COUNCIL

ITEM NO. 5.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF FEBRUARY 25, 2021**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	3,703,249.88
103	PROP A FUND	12,598.54
120	CAPITAL IMPROVEMENT FUND	1,160,942.22
140	CITY DEBT SERVICE	500.00
TOTAL ALL FUNDS		4,877,290.64

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BOFA - CHKING ACCOUNT	1,170,000.00
PROP/A	PROP A - CKING ACCOUNT	12,598.54
REF	REFUSE - CKING ACCOUNT	1,562,125.54
WFBK	WELLS FARGO - CKING ACCOUNT	2,132,566.56
TOTAL ALL BANKS		4,877,290.64

APPROVED PER CITY MANAGER

CITY OF INDUSTRY
BANK OF AMERICA
February 25, 2021

Check	Date		Payee Name	Check Amount
CITYGEN.CHK - City General				
24485	02/09/2021		CITY OF INDUSTRY	\$1,000,000.00
	Invoice	Date	Description	Amount
	2/9/21	02/09/2021	TRANSFER FUNDS-CITY REG 2/11/21	\$1,000,000.00
24486	02/09/2021		CIVIC RECREATIONAL INDUSTRIAL	\$135,000.00
	Invoice	Date	Description	Amount
	2/9/21	02/09/2021	TRANSFER FUNDS-CRIA REG 2/10/21	\$135,000.00
24487	02/09/2021		INDUSTRY PROPERTY & HOUSING	\$35,000.00
	Invoice	Date	Description	Amount
	2/9/21	02/09/2021	TRANSFER FUNDS-IPHMA REG 2/10/21	\$35,000.00

Checks	Status	Count	Transaction Amount
	Total	3	\$1,170,000.00

CITY OF INDUSTRY

PROP A

February 25, 2021

Check	Date		Payee Name	Check Amount		
PROPA.CHK - Prop A Checking						
90260	02/10/2021		SO CALIFORNIA EDISON COMPANY	\$168.44		
	Invoice	Date	Description	Amount		
	2021-00001304	01/24/2021	12/22-01/23/21 SVC - 600 S BREA CYN B	\$168.44		
90261	02/25/2021		CITY OF INDUSTRY-REFUSE	\$226.79		
	Invoice	Date	Description	Amount		
	4324600	02/01/2021	DISP SVC-METROLINK	\$226.79		
90262	02/25/2021		CNC ENGINEERING	\$5,425.00		
	Invoice	Date	Description	Amount		
	502462	02/11/2021	METROLINK STATION COMMUTER RAIL STATION	\$525.00		
	502463	02/11/2021	FULLERTON RD GRADE SEPARATION	\$4,375.00		
	502464	02/11/2021	FAIRWAY DR GRADE SEPARATION	\$525.00		
90263	02/25/2021		INDUSTRY SECURITY SERVICES	\$6,713.31		
	Invoice	Date	Description	Amount		
	14-25151	01/29/2021	SECURITY SVC-METROLINK	\$2,246.96		
	14-25166	02/05/2021	SECURITY SVC-METROLINK	\$2,219.39		
	14-25178	02/12/2021	SECURITY SVC-METROLINK	\$2,246.96		
90264	02/25/2021		JANUS PEST MANAGEMENT	\$65.00		
	Invoice	Date	Description	Amount		
	232233	01/25/2021	PEST SVC-METROLINK	\$65.00		
			All	Status	Count	Transaction Amount
				Total	5	\$12,598.54

**CITY OF INDUSTRY
WELLS FARGO REFUSE**

February 25, 2021

Check	Date		Payee Name	Check Amount
REFUSE - Refuse Account				
WT286	02/03/2021		CITY OF INDUSTRY DISPOSAL CO.	\$1,560,741.69
	Invoice	Date	Description	Amount
	4326618	02/03/2021	REFUSE SVC 1/1-1/31/21	\$1,560,741.69
80157	02/17/2021		GENERAL MARKETING CORP.	\$1,383.85
	Invoice	Date	Description	Amount
	2/11/2021	02/11/2021	REFUND CID ACCT #006766-ACCOUNT CLOSED	\$1,383.85

Checks	Status	Count	Transaction Amount
	Total	2	\$1,562,125.54

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75286	02/04/2021		JPK MICRO SUPPLY, INC.	\$1,020.00
	Invoice	Date	Description	Amount
	2/3/2021	02/03/2021	COVID-19 REIMBURSEMENT-TESTING	\$1,020.00
75287	02/04/2021		KIMERA INTERNATIONAL	\$3,750.00
	Invoice	Date	Description	Amount
	2/3/2021	02/03/2021	COVID-19 REIMBURSEMENT-TESTING	\$3,750.00
75288	02/04/2021		L A COUNTY DEPT OF PUBLIC	\$1,791.00
	Invoice	Date	Description	Amount
	2/3/2021	02/03/2021	PLAN CHECK FEE-CROSS CONNECTION PLAN APP-	\$1,791.00
75289	02/04/2021		L A COUNTY FIRE DEPT.	\$15.00
	Invoice	Date	Description	Amount
	LAC 21022640	01/03/2021	TO OBTAIN INCIDENT REPORT RELATED TO	\$15.00
75290	02/04/2021		WJB BEARINGS INC.	\$448.94
	Invoice	Date	Description	Amount
	2/2/2021	02/02/2021	COVID-19 REIMBURSEMENT-OUTDOOR ASSISTANCE	\$448.94
75291	02/10/2021		AT & T	\$495.28
	Invoice	Date	Description	Amount
	3124826255	02/01/2021	02/01-02/28/21 SVC - METROLINK-T1 CIRCUIT	\$316.28
	8929100604	01/23/2021	12/19-01/18/21 SVC - METROLINK	\$179.00
75292	02/10/2021		FRONTIER	\$1,162.11
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2021-00001325	02/01/2021	02/01-02/28/21 SVC - VARIOUS SITES	\$962.52
	2021-00001326	02/02/2021	02/02-03/01/21 SVC - IH GOLF COURSE FUEL PUMP	\$144.99
	2021-00001327	02/02/2021	02/02-03/01/21 SVC - 1015 NOGALES ST	\$54.60
75293	02/10/2021		INDUSTRY PUBLIC UTILITIES	\$293.41
	Invoice	Date	Description	Amount
	2021-00001278	02/01/2021	11/16-01/19/21 SVC - VALLEY & 7TH (IRRI)	\$293.41
75294	02/10/2021		ROWLAND WATER DISTRICT	\$3,635.50
	Invoice	Date	Description	Amount
	2021-00001279	01/27/2021	12/14-01/11/21 SVC - 1123 HATCHER ST STE D	\$69.06
	2021-00001280	01/27/2021	12/14-01/11/21 SVC - 1135 HATCHER AVE	\$45.89
	2021-00001281	01/27/2021	12/14-01/11/21 SVC - 1123 HATCHER ST STE C	\$42.58
	2021-00001282	01/27/2021	12/14-01/11/21 SVC - 755 NOGALES AT - RC	\$251.59
	2021-00001283	01/27/2021	12/14-01/11/21 SVC - AZUSA AVE - RC	\$136.18
	2021-00001284	01/27/2021	12/15-01/11/21 SVC - 1100 S AZUSA AVE	\$174.17
	2021-00001285	01/27/2021	12/15-01/11/21 SVC - 1015 NOGALES ST - PUMP	\$320.99
	2021-00001286	01/27/2021	12/15-01/11/21 SVC - 909 U NOGALES ST - IRR	\$621.83
	2021-00001287	01/27/2021	12/15-01/11/21 SVC - 1023 NOGALES ST - IRR	\$42.58
	2021-00001328	01/27/2021	12/14-01/11/21 SVC - HURLEY ST & VALLEY BLVD	\$560.14
	2021-00001329	01/27/2021	12/14-01/11/21 SVC - 18044 ROWLAND ST	\$42.58
	2021-00001330	01/27/2021	12/14-01/11/21 SVC - 17401 E VALLEY BLVD	\$582.48
	2021-00001331	01/27/2021	12/14-01/11/21 SVC - 930 S AZUSA AVE	\$580.00
	2021-00001332	01/27/2021	12/15-01/11/21 SVC - AZUSA AVE - CENTER	\$108.78
	2021-00001333	01/27/2021	12/15-01/11/21 SVC - AZUSA AVE	\$56.65

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75295	02/10/2021		SAN GABRIEL VALLEY WATER CO.	\$9,525.61
	Invoice	Date	Description	Amount
	2021-00001288	01/25/2021	12/22-01/22/21 SVC - PELLISSIER	\$793.65
	2021-00001289	01/25/2021	12/22-01/22/21 SVC - S/E COR OF PELLISSIER	\$1,066.11
	2021-00001290	01/25/2021	12/22-01/22/21 SVC - PECK/UNION PACIFIC BRIDGE	\$718.67
	2021-00001291	01/25/2021	12/22-01/22/21 SVC - PELLISSIER	\$828.79
	2021-00001292	01/25/2021	12/22-01/22/21 SVC - PELLISSIER	\$441.50
	2021-00001293	01/25/2021	12/22-01/22/21 SVC - STA 111-50 CROSSROADS PKY	\$243.21
	2021-00001294	01/25/2021	12/22-01/22/21 SVC - STA 129-00 CROSSROADS PKY	\$1,402.65
	2021-00001295	01/25/2021	12/22-01/22/21 SVC - CROSSROADS PKY NORTH	\$1,273.02
	2021-00001296	01/25/2021	12/22-01/22/21 SVC - CROSSROADS PKY SOUTH	\$1,636.07
	2021-00001297	01/25/2021	12/22-01/22/21 SVC - STA 103-80 CROSSROADS PKY	\$270.54
	2021-00001298	01/25/2021	12/22-01/22/21 SVC - CROSSROADS PKY SOUTH	\$851.40
75296	02/10/2021		SO CALIFORNIA EDISON COMPANY	\$36,286.40
	Invoice	Date	Description	Amount
	2021-00001299	01/27/2021	11/01-01/25/21 SVC - 600 S BREA CYN RD	\$44.60
	2021-00001300	01/28/2021	12/24-01/26/21 SVC - BREA CYN RD-VARIOUS SITES	\$1,139.08
	2021-00001301	01/29/2021	12/29-01/28/21 SVC - 205 N HUDSON AVE	\$202.58
	2021-00001302	01/29/2021	12/29-01/28/21 SVC - 15660 STAFFORD ST	\$1,777.61
	2021-00001303	01/29/2021	12/29-01/28/21 SVC - 137 N HUDSON AVE	\$306.74
	2021-00001334	02/02/2021	01/01-02/01/21 SVC - 1 VALLEY/AZUSA	\$19.30
	2021-00001335	02/02/2021	01/01-02/01/21 SVC - 600 BREA CYN RD	\$425.70
	2021-00001336	02/02/2021	01/01-02/01/21 SVC - VARIOUS SITES	\$124.80
	2021-00001337	02/05/2021	01/05-02/03/21 SVC - 15625 STAFFORD ST	\$4,182.71
	2021-00001338	02/06/2021	01/07-02/05/21 SVC - 1123 HATCHER AVE STE A	\$161.82
	2021-00001339	02/06/2021	01/01-02/01/21 SVC - VARIOUS SITES	\$27,676.91
	2021-00001340	02/06/2021	01/07-02/05/21 SVC - 1135 HATCHER AVE	\$224.55

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75297	02/10/2021		SOCALGAS	\$47.55
	Invoice	Date	Description	Amount
	2021-00001341	02/02/2021	12/30-01/29/21 SVC - 710 NOGALES ST	\$14.79
	2021-00001342	02/02/2021	12/30-01/29/21 SVC - 1015 NOGALES ST	\$15.46
	2021-00001343	02/04/2021	01/04-02/02/21 SVC - 1 INDUSTRY HILLS PKWY	\$17.30
75298	02/10/2021		SOUTH COAST A.Q.M.D.	\$985.26
	Invoice	Date	Description	Amount
	3736306	01/19/2021	ICE EM ELEC GEN DIESEL-CITY HALL	\$842.04
	3739546	01/19/2021	FLAT FEE EMISSIONS-CITY HALL	\$143.22
75299	02/10/2021		STATE COMPENSATION INS. FUND	\$1,985.92
	Invoice	Date	Description	Amount
	JANUARY 2021	01/04/2021	WORKERS COMP PREMIUM FOR JAN 2021	\$1,985.92
75300	02/10/2021		SUBURBAN WATER SYSTEMS	\$358.29
	Invoice	Date	Description	Amount
	180041586217	01/26/2021	12/24-01/25/21 SVC - AZUSA & GEMINI	\$259.71
	180080903800	01/22/2021	12/23-01/21/21 SVC - 205 HUDSON AVE	\$98.58
75301	02/10/2021		VERIZON WIRELESS - LA	\$1,938.74
	Invoice	Date	Description	Amount
	9872116157	01/26/2021	12/27-01/26/21 SVC - VARIOUS WIRELESS SVC	\$1,938.74
75302	02/17/2021		ADAMS CAMPBELL COMPANY LTD	\$6,600.00

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$6,600.00
75303	02/17/2021		AT & T	\$9.09
	Invoice	Date	Description	Amount
	2021-00001363	02/01/2021	02/01-02/28/21 SVC - CITY WHITE PAGES	\$9.09
75304	02/17/2021		COMMERCIAL LUMBER & PALLET	\$6,840.00
	Invoice	Date	Description	Amount
	2/16/2021	02/16/2021	COVID-19 REIMBURSEMENT-TESTING	\$6,840.00
75305	02/17/2021		FOREVER LINK INTERNATIONAL INC.	\$3,840.00
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$3,840.00
75306	02/17/2021		GILBERT CARDENAS	\$1,175.00
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$1,175.00
75307	02/17/2021		HITCHCOCK AUTOMOTIVE	\$3,200.00
	Invoice	Date	Description	Amount
	2/10/21	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$3,200.00
75308	02/17/2021		LLP GLOBAL, INC.	\$6,150.00
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$6,150.00

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75309	02/17/2021		REAL INTL SCM CORP	\$1,125.00
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$1,125.00
75310	02/17/2021		ROSANA VILLA	\$2,410.30
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-OUTDOOR ASSISTANCE	\$2,410.30
75311	02/17/2021		SO CALIFORNIA EDISON COMPANY	\$196.34
	Invoice	Date	Description	Amount
	2021-00001353	02/09/2021	01/05-02/05/21 SVC - 133 N AZUSA AVE	\$153.03
	2021-00001354	02/09/2021	12/08-02/05/21 SVC - VARIOUS SITES	\$43.31
75312	02/17/2021		SOCALGAS	\$1,396.05
	Invoice	Date	Description	Amount
	2021-00001355	02/08/2021	01/06-02/04/21 SVC - 15625 STAFFORD ST APT A	\$335.22
	2021-00001356	02/08/2021	01/06-02/04/21 SVC - 15625 STAFFORD ST APT B	\$14.30
	2021-00001357	02/08/2021	01/06-02/04/21 SVC - 15718 RAUSCH RD	\$113.28
	2021-00001358	02/08/2021	01/06-02/04/21 SVC - 15633 RAUSCH RD	\$430.58
	2021-00001359	02/08/2021	01/06-02/04/21 SVC - 15651 STAFFORD ST	\$502.67
75313	02/17/2021		THREE VALLEYS MUNICIPAL WATER	\$648.09
	Invoice	Date	Description	Amount
	05733	01/31/2021	01/01-01/31/21 SVC - TONNER CYN	\$648.09
75314	02/17/2021		US ANGEL INTERNATIONAL GROUP	\$875.00

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	2/26/2021	02/16/2021	COVID-19 REIMBURSEMENT-TESTING	\$875.00
75315	02/17/2021		VETERANS OF FOREIGN WARS OF	\$6,482.65
	Invoice	Date	Description	Amount
	2/4/2021	02/04/2021	COVID-19 REIMBURSEMENT-OUTDOOR ASSISTANCE	\$6,482.65
75316	02/17/2021		WJB BEARINGS INC.	\$4,431.00
	Invoice	Date	Description	Amount
	02/10/2021	02/10/2021	COVID-19 REIMBURSEMENT-TESTING	\$4,431.00
75317	02/25/2021		ANNEALTA GROUP	\$108,914.00
	Invoice	Date	Description	Amount
	1943	02/05/2021	GENERAL PLANNING-JAN 2021	\$40,384.00
	1944	02/05/2021	PUBLIC WORKS SUPPORT-JAN 2021	\$3,120.00
	1945	02/05/2021	GENERAL PLANNING-JAN 2021	\$21,921.00
	1946	02/05/2021	STORMWATER COMPLIANCE-JAN 2021	\$39,936.00
	1947	02/05/2021	120 HACIENDA BLVD	\$1,479.00
	1950	02/05/2021	15120 VALLEY BLVD	\$96.00
	1948	02/05/2021	13748 VALLEY BLVD	\$480.00
	1949	02/05/2021	151 MARCELLIN DR	\$288.00
	1951	02/05/2021	17150 GALE AVE	\$288.00
	1952	02/05/2021	2190 PELLISIER PLACE	\$154.00
	1953	02/05/2021	21931 INDUSTRY WAY	\$288.00
	1954	02/05/2021	CASTLETON RD & WALNUT RD	\$480.00

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75318	02/25/2021		ARAMARK REFRESHMENT SERVICE,	\$388.76
	Invoice	Date	Description	Amount
	10725981	11/16/2020	COFFEE SVC & SUPPLIES	\$114.40
	10588234	10/08/2020	COFFEE SVC & SUPPLIES	\$100.43
	10475441	08/11/2020	COFFEE SVC & SUPPLIES	\$87.00
	10506816	08/26/2020	SLVER WATER FILTER	\$86.93
75319	02/25/2021		B AND T CATTLE	\$14,580.00
	Invoice	Date	Description	Amount
	125	02/01/2021	MAINT SVC-FEB 2021	\$14,580.00
75320	02/25/2021		CALIFORNIA MUNICIPAL STATISTICS,	\$500.00
	Invoice	Date	Description	Amount
	21020506	02/05/2021	DIRECT/OVERLAPPING DEBT STMT 6/30/20	\$500.00
75321	02/25/2021		CASC ENGINEERING AND	\$3,530.00
	Invoice	Date	Description	Amount
	43428	12/31/2020	NPDES CONSULTING-COI	\$3,530.00
75322	02/25/2021		CINTAS CORPORATION LOC 693	\$295.87
	Invoice	Date	Description	Amount
	4075209411	02/08/2021	DOOR MATS	\$72.58
	4073909686	01/25/2021	DOOR MATS	\$274.83
	CK 74432	12/09/2020	CREDIT FOR INV 4062102977-NOT OUR INVOICE	(\$124.12)
	4074574523	02/01/2021	DOOR MATS	\$72.58

**CITY OF INDUSTRY
WELLS FARGO BANK
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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
75323	02/25/2021	CITY OF INDUSTRY		\$1,093.22
	Invoice	Date	Description	Amount
	2021-00000039	01/31/2021	IH FUEL PUMP-CITY HALL VEHICLES	\$1,093.22
75324	02/25/2021	CITY OF INDUSTRY DISPOSAL CO.		\$2,239.52
	Invoice	Date	Description	Amount
	4326625	01/31/2021	DISP SVC-3226 GILMAN RD	\$84.51
	4326626	01/31/2021	DISP SVC-16000 TEMPLE AVE	\$140.85
	4326627	01/31/2021	DISP SVC-14362 PROCTOR AVE	\$84.51
	4326628	01/31/2021	DISP SVC-15710 NELSON AVE	\$28.17
	4326629	01/31/2021	DISP SVC-15702 NELSON AVE	\$28.17
	4326630	01/31/2021	DISP SVC-507 TURNBULL CYN RD	\$56.34
	4326631	01/31/2021	DISP SVC-15730 NELSON AVE	\$28.17
	4326632	01/31/2021	DISP SVC-15644 NELSON AVE	\$28.17
	4326633	01/31/2021	DISP SVC-15626 NELSON AVE	\$28.17
	4326634	01/31/2021	DISP SVC-629 GIANO AVE	\$56.34
	4326635	01/31/2021	DISP SVC-754 S 5TH AVE	\$56.34
	4326636	01/31/2021	DISP SVC-210 S 9TH AVE	\$56.34
	4326637	01/31/2021	DISP SVC-16020 HILL ST	\$28.17
	4326638	01/31/2021	DISP SVC-15736 NELSON AVE	\$28.17
	4326639	01/31/2021	DISP SVC-15634 NELSON AVE	\$28.17
	4326640	01/31/2021	DISP SVC-257 TURNBULL CYN RD	\$42.26
	4326641	01/31/2021	DISP SVC-643 GIANO AVE	\$56.34
	4326642	01/31/2021	DISP SVC-15151 PROCTOR AVE	\$84.51
	4326643	01/31/2021	DISP SVC-15157 WALBROOK DR	\$28.17
	4326644	01/31/2021	DISP SVC-16000 HILL ST	\$28.17

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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
4326645	01/31/2021	DISP SVC-16010 HILL ST	\$56.34
4326646	01/31/2021	DISP SVC-16014 HILL ST	\$28.17
4326647	01/31/2021	DISP SVC-16229 HANDORF RD	\$28.17
4326648	01/31/2021	DISP SVC-16242 HANDORF RD	\$56.34
4326649	01/31/2021	DISP SVC-16220 HANDORF RD	\$84.51
4326650	01/31/2021	DISP SVC-16218 HANDORF RD	\$28.17
4326651	01/31/2021	DISP SVC-16217 HANDORF RD	\$56.34
4326652	01/31/2021	DISP SVC-16227 HANDORF RD	\$28.17
4326653	01/31/2021	DISP SVC-16238 HANDORF RD	\$28.17
4326654	01/31/2021	DISP SVC-16224 HANDORF RD	\$28.17
4326655	01/31/2021	DISP SVC-15714 NELSON AVE	\$28.17
4326656	01/31/2021	DISP SVC-15652 NELSON AVE	\$28.17
4326657	01/31/2021	DISP SVC-134 TURNBULL CYN RD	\$28.17
4326658	01/31/2021	DISP SVC-14063 PROCTOR AVE	\$84.51
4326659	01/31/2021	DISP SVC-20137 E WALNUT DR S	\$28.17
4326660	01/31/2021	DISP SVC-15722 NELSON AVE	\$28.17
4326661	01/31/2021	DISP SVC-17229 CHESTNUT ST	\$84.51
4326662	01/31/2021	DISP SVC-130 TURNBULL CYN RD	\$28.17
4326663	01/31/2021	DISP SVC-132 TURNBULL CYN RD	\$28.17
4326664	01/31/2021	DISP SVC-138 TURNBULL CYN RD	\$28.17
4326665	01/31/2021	DISP SVC-15236 VALLEY BLVD	\$169.02
4326666	01/31/2021	DISP SVC-16200 TEMPLE AVE	\$84.51
4326667	01/31/2021	DISP SVC-14310 PROCTOR AVE	\$84.51
4326668	01/31/2021	DISP SVC-16212 TEMPLE AVE	\$84.51
75325	02/25/2021	CITY OF INDUSTRY-PAYROLL ACCT	\$125,000.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	PR P/E 2/5/21	02/08/2021	REPLENISH PAYROLL FOR P/E 2/5/21	\$125,000.00
75326	02/25/2021		CITY OF INDUSTRY-REFUSE	\$11,105.11
	Invoice	Date	Description	Amount
	4324747	02/01/2021	DISP SVC-205 N HUDSON AVE	\$226.79
	4325985	01/31/2021	DISP SVC-1123 HATCHER AVE #ABC	\$4,433.52
	4324981	02/01/2021	DISP SVC-CITY BUS STOPS	\$4,796.49
	4324547	02/01/2021	DISP SVC-CITY HALL	\$488.84
	4324548	02/01/2021	DISP SVC-TONNER CYN (MAINT YD)	\$548.00
	4324550	02/01/2021	DISP SVC-TONNER CYN (CAMP COURAGE)	\$344.44
	4324549	02/01/2021	DISP SVC-1123 HATCHER AVE #ABC	\$267.03
75327	02/25/2021		CLIFTONLARSONALLEN LLP	\$24,740.00
	Invoice	Date	Description	Amount
	2738446	02/05/2021	COI-AUDIT FINANCIALS FY 19/20	\$24,740.00
75328	02/25/2021		CNC ENGINEERING	\$279,519.69
	Invoice	Date	Description	Amount
	032021	03/01/2021	MEALS/WHEELS RENT-MAR 2021	\$5,000.00
	502413	02/11/2021	SITE PLAN FOR SHERIFF TRAILER	\$17,340.00
	502414	02/11/2021	FOUR GRADE SEPARATION PUMP STATIONS	\$4,450.00
	502415	02/11/2021	CATCH BASIN RETROFITS	\$620.00
	502416	02/11/2021	KELLA AVE STORM DRAIN	\$4,042.50
	502417	02/11/2021	RESURFACING OF DON JULIAN RD	\$472.50
	502418	02/11/2021	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$2,960.00

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WELLS FARGO BANK
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Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
502419	02/11/2021	STARHILL LN/3RD AVE WATERLINE	\$610.00
502420	02/11/2021	GENERAL ENG 1/25-2/7/21	\$2,936.25
502421	02/11/2021	GENERAL ENG SVC-TRAFFIC	\$9,642.50
502422	02/11/2021	GENERAL ENG SVC-PLAN APPROVAL	\$10,198.75
502423	02/11/2021	GENERAL ENG SVC-COUNTER SERVICE	\$6,747.50
502424	02/11/2021	GENERAL ENG SVC-PERMITS	\$18,735.00
502425	02/11/2021	ARENTH AVE RECONSTRUCTION	\$2,400.00
502426	02/11/2021	AMAR RD STREETLIGHT INSTALLATION	\$2,937.50
502427	02/11/2021	TEMPLE AVE DUAL RIGHT TURN	\$26,770.00
402428	02/11/2021	BUSINESS PKY RECONSTRUCTION	\$10,947.50
502429	02/11/2021	RESURFACING VALLEY BLVD	\$175.00
502430	02/11/2021	ROOF REPLACEMENT AT 1123 S HATCHER AVE	\$300.00
502431	02/11/2021	GENERAL ENG 1/25-2/7/21	\$66,457.19
502432	02/11/2021	NPDES STORM WATER	\$3,135.00
502433	02/11/2021	TONNER CYN PROPERTY	\$1,250.00
502434	02/11/2021	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$4,132.50
502435	02/11/2021	PUENTE VALLEY OPERABLE UNIT GROUNDWATER	\$5,610.00
502436	02/11/2021	AUTOMATIC METER READING	\$4,495.00
502437	02/11/2021	CHINO RANCH #1 DAM RENOVATION	\$600.00
502438	02/11/2021	CITY HALL MAINT	\$2,025.00
502439	02/11/2021	UPGRADES TO ELECTRONIC FREEWAY DISPLAY	\$315.00
502440	02/11/2021	HOMESTEAD MUSEUM IMPROVEMENTS	\$3,420.00
502441	02/11/2021	SAFETY UPGRADES AT RR CROSSINGS	\$200.00
502442	02/11/2021	STIMSON AVE CROSSING	\$1,540.00
502443	02/11/2021	METROLINK MAINT-PARKING LOT SOLAR SYSTEM	\$3,245.00
502444	02/11/2021	PAINT EVALUATION OF WROUGHT IRON FENCE	\$2,565.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
502445	02/11/2021		INDUSTRY HILLS FUEL TANKS DISPENSING	\$375.00
502446	02/11/2021		605 FWY AND VALLEY BLVD INTERSECTION	\$950.00
502447	02/11/2021		FISCAL YEAR BUDGET	\$7,325.00
502448	02/11/2021		ROWLAND ST RECONSTRUCTION	\$3,770.00
502449	02/11/2021		BIXBY DR PCC PAVEMENT	\$575.00
502450	02/11/2021		FOLLOW'S CAMP PROPERTY	\$2,897.50
502451	02/11/2021		VARIOUS ASSIGNMENTS RELATED TO SA	\$350.00
502452	02/11/2021		NELSON AVE/PUENTE AVE INTERSECTION	\$350.00
502453	02/11/2021		CARTEGRAPH MGMT	\$14,350.00
502454	02/11/2021		PLANETBIDS IMPLEMENTATION & MGMT	\$525.00
502455	02/11/2021		HOMESTEAD MUSEUM IMPROVEMENTS	\$165.00
502456	02/11/2021		GRAND AVE RECONSTRUCTION	\$1,000.00
502457	02/11/2021		CITYWIDE STREET LIGHT LED UPGRADES	\$8,515.00
502458	02/11/2021		ANNUAL SLURRY SEAL PROJECT	\$5,442.50
502459	02/11/2021		57/60FWY CONFLUENCE PROJ	\$5,755.00
502460	02/11/2021		GRAND AVE BRIDGE WIDENING	\$400.00
502461	02/11/2021		TURNBULL CYN RD GRADE SEPARATION	\$500.00
75329	02/25/2021		CONSILIO, LLC	\$1,684.16
	Invoice	Date	Description	Amount
	INV226911	01/31/2021	DOCUMENT MGMT-JAN 2021	\$1,684.16
75330	02/25/2021		CORELOGIC INFORMATION	\$192.50
	Invoice	Date	Description	Amount
	82063876	01/31/2021	GEOGRAPHIC PKG-JAN 2021	\$192.50

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75331	02/25/2021		DEPT OF TRANSPORTATION	\$6,142.21
	Invoice	Date	Description	Amount
	SL210460	01/28/2021	MAINT OF SIGNALS & LIGHTS OCT-DEC 2020	\$6,142.21
75332	02/25/2021		DIRECTV - FOR BUSINESS	\$88.20
	Invoice	Date	Description	Amount
	134740128X210131	01/31/2021	RSN/TV ACCESS FEES	\$88.20
75333	02/25/2021		EGOSCUE LAW GROUP, INC.	\$1,375.00
	Invoice	Date	Description	Amount
	13008	02/02/2021	LEGAL SVC-FOLLOW'S CAMP	\$1,375.00
75334	02/25/2021		ELEVATE PUBLIC AFFAIRS, LLC	\$15,000.00
	Invoice	Date	Description	Amount
	2142	02/01/2021	MEDIA CONSULTING-DEC 2020	\$15,000.00
75335	02/25/2021		FEDERAL EXPRESS CORP.	\$209.72
	Invoice	Date	Description	Amount
	7-260-61504	01/29/2021	MESSENGER SVC	\$17.43
	7-267-66319	02/05/2021	MESSENGER SVC	\$192.29
75336	02/25/2021		FIRST AMERICAN DATA TREE, LLC	\$200.00
	Invoice	Date	Description	Amount
	20088320121	01/31/2021	PROPERTY DATA INFORMATION	\$200.00
75337	02/25/2021		FRAZER, LLP	\$62,485.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	170740	01/31/2021	COI-PROF SVC FOR JAN 2021	\$61,485.00
	170741	01/31/2021	SA-PROF SVC FOR JAN 2021	\$1,000.00
75338	02/25/2021		FUEL PROS, INC.	\$150.00
	Invoice	Date	Description	Amount
	53882	01/27/2021	INDUSTRY HILLS FUEL STN MAINT	\$150.00
75339	02/25/2021		GENTRY BROTHERS, INC.	\$107,393.46
	Invoice	Date	Description	Amount
	#2CITY-1434	02/01/2021	RESURFACING DON JULIAN RD	\$113,045.75
75340	02/25/2021		GMS ELEVATOR SERVICES, INC	\$145.00
	Invoice	Date	Description	Amount
	104712	02/01/2021	ELEVATOR MAINT-CITY HALL	\$145.00
75341	02/25/2021		GRAND CENTRAL RECYCLING &	\$1,504.41
	Invoice	Date	Description	Amount
	4326366	01/31/2021	SOLID WASTE-CITY HALL	\$1,504.41
75342	02/25/2021		GREGG MAEDO & ASSOCIATES INC.	\$3,716.23
	Invoice	Date	Description	Amount
	2053 I-1	02/03/2021	NURSE STATIONS REMODELS-EL ENCANTO	\$3,716.23
75343	02/25/2021		HDL COREN & CONE	\$2,628.00
	Invoice	Date	Description	Amount

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	SIN006365	02/01/2021	CONTRACT SVC-PROPERTY TAX JAN-MAR 2021	\$2,628.00
75344	02/25/2021		HISTORICAL RESOURCES, INC.	\$21,152.52
	Invoice	Date	Description	Amount
	02/11/21	02/11/2021	REIMBURSE FOR STORE SALES TAX	\$72.52
	COI2021-13	02/11/2021	ADMIN & MGMT SVC-HOMESTEAD	\$21,080.00
75345	02/25/2021		INDUSTRY SECURITY SERVICES	\$80,333.53
	Invoice	Date	Description	Amount
	14-25156	02/05/2021	SECURITY SVC 1/29-2/4/21	\$8,551.22
	14-25159	02/05/2021	SECURITY SVC-VARIOUS CITY SITES	\$18,251.34
	14-25171	02/12/2021	SECURITY SVC-VARIOUS CITY SITES	\$18,147.95
	14-25168	02/12/2021	SECURITY SVC 2/5-2/11/21	\$8,565.84
	14-25141	01/29/2021	SECURITY SVC 1/22-1/28/21	\$8,565.84
	14-25144	01/29/2021	SECURITY SVC-VARIOUS CITY SITES	\$18,251.34
75346	02/25/2021		JANUS PEST MANAGEMENT	\$3,999.00
	Invoice	Date	Description	Amount
	232283	01/08/2021	RODENT SVC-CHESTNUT/ANAHEIM-PUENTE	\$448.00
	232285	01/08/2021	RODENT SVC-HELIPAD PARKING LOT	\$243.00
	232286	01/22/2021	RODENT SVC-HELIPAD PARKING LOT	\$243.00
	232287	01/08/2021	RODENT SVC-HELIPAD	\$150.00
	232346	01/11/2021	RODENT SVC-IBC EAST/LANDFIELD	\$733.00
	232170	01/15/2021	PEST SVC-CITY HALL	\$145.00
	232171	01/15/2021	PEST SVC-15651 STAFFORD (IBC)	\$145.00
	232158	01/20/2021	PEST SVC-TONNER CYN	\$102.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	232159	01/20/2021	PEST SVC-TONNER CYN	\$122.00
	232161	01/20/2021	PEST SVC-TONNER CYN	\$75.00
	232172	01/15/2021	PEST SVC-15660 STAFFORD (YAL/PO)	\$85.00
	232272	01/20/2021	PEST SVC-IBC WEST	\$168.00
	232174	01/20/2021	PEST SVC-TONNER CYN	\$142.00
	232284	01/22/2021	RODENT SVC-CHESTNUT/ANAHEIM-PUENTE	\$448.00
	232288	01/22/2021	RODENT SVC-HELIPAD	\$150.00
	232580	02/01/2021	PEST SVC-HOMESTEAD	\$600.00
75347	02/25/2021		JMDiaz, Inc.	\$1,112.50
	Invoice	Date	Description	Amount
	048 (21-010)	01/31/2021	STAFF AUGMENTATION-JAN 2021	\$1,112.50
75348	02/25/2021		KLEINFELDER, INC.	\$29,031.25
	Invoice	Date	Description	Amount
	001316364	02/10/2021	DON JULIAN IMPROVEMENTS	\$1,022.70
	001316368	02/10/2021	BUSINESS PKY RECONSTRUCTION	\$28,008.55
75349	02/25/2021		L A COUNTY DEPT OF PUBLIC	\$6,382.32
	Invoice	Date	Description	Amount
	IN210000600	02/01/2021	ACCIDENT-GALE AVE @ STONER CREEK RD	\$6,382.32
75350	02/25/2021		L A COUNTY DEPT OF PUBLIC	\$45,234.03
	Invoice	Date	Description	Amount
	IN210000591	01/21/2021	BLDG & SAFETY-ONE STOP SHOP FOR NOV 2020	\$45,234.03

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Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
75351	02/25/2021	LOS ANGELES ENGINEERING, INC.		\$57,218.50
	Invoice	Date	Description	Amount
	#9GGS-0387-1	02/01/2021	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION	\$60,230.00
75352	02/25/2021	MX GRAPHICS, INC.		\$557.01
	Invoice	Date	Description	Amount
	21873	10/22/2020	BLUEPRINT SVC-MP 11 02	\$288.73
	22335	01/19/2021	MICROFICHE SCAN	\$268.28
75353	02/25/2021	NINYO & MOORE GEOTECHNICAL		\$13,053.75
	Invoice	Date	Description	Amount
	245933	01/22/2021	GEOTECHNICAL CONSULTING-SHERIFF'S PARKING	\$13,053.75
75354	02/25/2021	PACIFIC UTILITY INSTALLATION		\$20,331.00
	Invoice	Date	Description	Amount
	23070	01/29/2021	CITY STREETLIGHT PROGRAM	\$9,112.00
	23071	01/29/2021	CITY STREETLIGHT PROGRAM	\$1,150.00
	23072	01/29/2021	CITY STREETLIGHT PROGRAM	\$3,115.50
	23073	01/29/2021	CITY STREETLIGHT PROGRAM	\$3,641.00
	23074	01/29/2021	CITY STREETLIGHT PROGRAM	\$959.00
	23075	01/29/2021	CITY STREETLIGHT PROGRAM	\$2,353.50
75355	02/25/2021	PRINCE GLOBAL SOLUTIONS, LLC		\$5,000.00
	Invoice	Date	Description	Amount
	023	02/15/2021	FEDERAL ADVOCACY-JAN 2021	\$5,000.00

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75356	02/25/2021		R.F. DICKSON CO., INC.	\$19,260.78
	Invoice	Date	Description	Amount
	2510654	01/31/2021	STREET & PARKING LOT SWEEPING-JAN 2021	\$19,260.78
75357	02/25/2021		RESCUE ROOTER	\$901.00
	Invoice	Date	Description	Amount
	8103-322360	01/06/2021	REPAIR-EL ENCANTO	\$901.00
75358	02/25/2021		RICOH USA, INC.	\$24.26
	Invoice	Date	Description	Amount
	5061280965	01/26/2021	METER READING-ENGINEERING COPIER	\$24.26
75359	02/25/2021		RICOH USA, INC.	\$2,650.76
	Invoice	Date	Description	Amount
	71346599	02/06/2021	COPIER LEASE-VARIOUS	\$2,650.76
75360	02/25/2021		ROBINSON'S FLOWERS	\$438.57
	Invoice	Date	Description	Amount
	3309	02/01/2021	FLOWERS & DELIVERY	\$438.57
75361	02/25/2021		SAN GABRIEL VALLEY NEWSPAPER	\$812.00
	Invoice	Date	Description	Amount
	0011435768	01/13/2021	NOTICE INVITING BIDS-IPUC-0008	\$812.00
75362	02/25/2021		SAN GABRIEL VALLEY NEWSPAPER	\$1,068.44
	Invoice	Date	Description	Amount

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Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	0000503871	01/31/2021	MONTHLY ADVERTISING-HOMESTEAD	\$1,068.44
75363	02/25/2021		SCS FIELD SERVICES	\$14,805.00
	Invoice	Date	Description	Amount
	0397108	01/31/2021	INDUSTRY HILLS-LANDFILL GAS SYSTEM	\$14,805.00
75364	02/25/2021		SO CAL INDUSTRIES	\$136.26
	Invoice	Date	Description	Amount
	482922	02/02/2021	RR RENTAL-TONNER CYN/57FWY	\$45.00
	483240	02/03/2021	RR RENTAL-TONNER CYN/57FWY	\$91.26
75365	02/25/2021		SST CONSTRUCTION, LLC	\$480.00
	Invoice	Date	Description	Amount
	030361	01/31/2021	PREVENTIVE MAINT-METRO SOLAR	\$480.00
75366	02/25/2021		STAPLES BUSINESS ADVANTAGE	\$1,249.14
	Invoice	Date	Description	Amount
	8061140937	01/30/2021	OFFICE SUPPLIES	\$1,224.96
	8061058417	01/23/2021	OFFICE SUPPLIES	\$24.18
75367	02/25/2021		STATE COMPENSATION INS. FUND	\$1,985.92
	Invoice	Date	Description	Amount
	FEBRUARY 2021	02/02/2021	WORKMANS COMP PREMIUM FOR FEB 2021	\$1,985.92
75368	02/25/2021		STILLWATER SCIENCES	\$3,987.25
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	9180002	02/09/2021	FOLLOW'S CAMP PROJECT	\$3,987.25
75369	02/25/2021		SULLY MILLER CONTRACTING	\$806,516.30
	Invoice	Date	Description	Amount
	#1CITY-1459	02/01/2021	BUSINESS PKY RECONSTRUCTION	\$848,964.55
75370	02/25/2021		U.S. NATIONAL BANK ASSOCIATION	\$42,448.25
	Invoice	Date	Description	Amount
	#1CITY-1459-R	02/01/2021	RETENTION-BUSINESS PKY RECONSTRUCTION	\$42,448.25
75371	02/25/2021		SUPERIOR COURT OF CALIFORNIA,	\$7,566.50
	Invoice	Date	Description	Amount
	JANUARY 2021	02/08/2021	PARKING CITATIONS REPORT- JANUARY 2021	\$7,566.50
75372	02/25/2021		THE TECHNOLOGY DEPOT	\$21,643.10
	Invoice	Date	Description	Amount
	15621	02/04/2021	WIFI REBUILD	\$3,000.00
	15551	02/05/2021	NETWORK MAINT-AFTER HOURS SUPPORT	\$247.50
	15549	02/05/2021	NETWORK MAINT 2/1-2/5/21	\$5,581.25
	15497	02/01/2021	VEEAM DESKTOP/LAPTOP BACKUP	\$403.10
	15509	01/22/2021	SETUP TO BACKUP PC & LAPTOP	\$5,000.00
	15515	01/29/2021	NETWORK MAINT 1/25-1/29/21	\$4,217.50
	15562	02/01/2021	CLOUD CONNECT VEEAM	\$223.44
	15563	02/01/2021	INSTALL OF NOTIFICATION SYSTEM	\$667.42
	15564	02/01/2021	CLOUD CONNECT VIRTUAL VITA	\$1,068.94
	15565	02/01/2021	WINDOWS 2019 SERVER EDITION LIC SUBSCRIPTION	\$59.90
	15566	02/01/2021	CLOUD CONNECT-PLATINUM	\$524.70

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	15567	02/01/2021	CLOUD CONNECT-MAR 2021	\$287.25
	15568	02/01/2021	ANNUAL FEE FOR VITA SUBSCRIPTION	\$362.10
75373	02/25/2021		TPX COMMUNICATIONS	\$2,170.72
	Invoice	Date	Description	Amount
	139590067-0	01/31/2021	TEL/INTERNET-HOMESTEAD	\$2,170.72
75374	02/25/2021		TPX COMMUNICATIONS	\$4,147.30
	Invoice	Date	Description	Amount
	139652370-0	01/31/2021	INTERNET SVC-CITY HALL/METRO SOLAR	\$4,147.30
75375	02/25/2021		TRI COUNTY PUMP COMPANY	\$26,457.58
	Invoice	Date	Description	Amount
	17277	02/09/2021	INSTALL PUMP BOOSTER#1-TONNER CYN	\$26,457.58
75376	02/25/2021		TRIMARK ASSOCIATES, INC.	\$1,726.67
	Invoice	Date	Description	Amount
	20201696-A	02/01/2021	MAINT SVC - METRO SOLAR	\$1,726.67
75377	02/25/2021		TURBO DATA SYSTEMS, INC	\$688.80
	Invoice	Date	Description	Amount
	34307	01/31/2021	CITATION PROCESSING-DEC2020/JAN2021	\$688.80
75378	02/25/2021		UNUM LIFE INSURANCE COMPANY	\$1,540.80
	Invoice	Date	Description	Amount
	3/1/21-5/31/21	02/02/2021	LONG TERM CARE-SPOUSE	\$1,540.80

**CITY OF INDUSTRY
WELLS FARGO BANK
February 25, 2021**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
75379	02/25/2021		VANGUARD CLEANING SYSTEMS,	\$750.00
	Invoice	Date	Description	Amount
	96226	02/01/2021	JANITORIAL SVC FEB 2021-HOMESTEAD	\$750.00
75380	02/25/2021		WELLS FARGO	\$1,665.16
	Invoice	Date	Description	Amount
	1/11-1/18/21	02/03/2021	CREDIT CARD EXPENSE P/E 2/3/21	\$1,665.16
75381	02/25/2021		WILLDAN ENGINEERING	\$103.00
	Invoice	Date	Description	Amount
	00620463	01/25/2021	ENGINEERING SVC-VARIOUS SITES	\$103.00

Checks	Status	Count	Transaction Amount
	Total	91	\$2,132,566.56

CITY COUNCIL

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

To: Honorable Mayor Moss and Members of the City Council
From: Troy Helling, City Manager *TH*
Staff: Eduardo Manriquez, Contract Planning Technician *EM*
Dina Lomeli, Contract Associate Planner *D.L.*
Date: February 25, 2021
Subject: Development Plan 20-7, 1020 Wallace Way, City of Industry

Proposal:

Phillip Lee of Executive Development LLC (“Applicant”), is requesting approval of Development Plan No. 20-7 (“DP 20-7”) for the proposed construction of a new 55,870 square foot concrete tilt up industrial building for warehouse and office space, on a 2.57 acre parcel located at 1020 Wallace Way (“Property”). As shown on the site plan (Exhibit B), the building foot-print is 51,495 square-feet, with an additional 4,375 square-foot mezzanine, resulting in a total floor area of 55,870 square-feet, and the development also includes 92 automobile parking spaces, installation of 15,000 square-feet of landscaping, and five (5) loading docks (“Project”). The Applicant’s request complies with the City’s development guidelines contained within Title 17 of the City’s Municipal Code (“Code”).

Project Background:

According to Los Angeles County Assessor’s records, the site was developed in 1967 as a 26,486 square foot building. City records show that in February of 1996, a 100 foot monopole was added to the southeastern corner of the site under Development Plan 96-2. The monopole, which will remain, has had several upgrades and modifications, and was most recently upgraded in 2020, pursuant to Short Development Plan 20-000176. The building itself has remained unchanged since its initial construction in 1967, and according to City records, was occupied by one tenant.

Location and Surroundings:

As shown on the location map (Exhibit A), the Property is located southeast of Wallace Way. The recorded address on the property is 1020 Wallace Way (APN No. 8264-004-086). The Property is surrounded by industrial uses to the north, south, east, and west and a commercial use to the northwest.

Staff Analysis:

Staff has reviewed that the proposed development project and determined that it is consistent with the Zoning (“M” – Industrial) and General Plan (Employment) designations of the Property and complies with the development and design standards found in Section 17.36, Design Review, of the Code. Specifically, the Project will be in compliance with all applicable development

standards which includes: landscaping, building height, lot coverage, setbacks and parking.

Property

As illustrated on the attached site plan (Exhibit B), the proposed Project sits on a 2.57-acre irregular shaped parcel and currently has an existing industrial building that is 26,486 square feet and a 100 foot monopole. The building was developed in 1967 according to Los Angeles County Assessor. The monopole located in the southeast corner of the Property was approved with a Development Plan, Job Number 7929. The existing building will be demolished and redeveloped with the Project. The existing monopole will remain in the southeast corner. The Project will consist of a new concrete tilt-up industrial building with a total floor area of 55,870 square-feet with five loading docks that will be located in the back on the easterly elevation of the building. New landscaping will be installed around the Property frontage acting as a buffer between the building and the public right of way.

Access

The Property is served by street access adequate in width and improved as necessary to carry the quantity of traffic such a use would generate. The Property is an irregular shaped lot that will be accessible from a single 30-foot-wide driveway from Wallace Way that exceeds the City's minimum drive aisle width requirement of 26 feet. Less than significant traffic impacts are anticipated because the proposed industrial building will not exceed the lowest acceptable peak Level of Service (LOS) outlined in the Circulation Element of the City of Industry General Plan when considering the size and scope of the proposed industrial building.

Compatibility

The proposed new warehouse will have the same function and purpose as the existing surrounding developments therefore it is compatible with the surrounding properties and land uses. The Project is located in an urbanized area and is surrounded by various industrial uses and industrially zoned property to the north, south, east, and west of the property. In order to maintain a harmonious environment with the surrounding industrial uses, the proposed building and site will provide a variety of high-quality design treatments. As illustrated in the elevations (Exhibit D), the structure will be a concrete tilt-up building and include decorative elements such as the use of laminate panels in a walnut color, with contrasting blue and gray, and distinctive window treatments providing a decorative exterior to clearly identify the building's main office entrance. In addition, the blue accent panels will be located on all building elevations to keep the consistent the color contrast and theme of the main office. The new building design will benefit the area because the architecture for the proposed warehouse is attractive and functional for the industrial area. The site plan and elevations show that the structure will be setback 30 feet from the front of the curb and will be heavily landscaped off Wallace Way.

Landscaping

Pursuant to section 17.36.060.Q. of the City's Code requires that a minimum of 12 percent of the site be devoted to landscaping. Based on this requirement, a minimum of 13,410 square-feet of landscaping is required for the 2.57-acre site. The applicant is exceeding this requirement by proposing 15,000 square-feet of landscaping (13.4%).

Parking

Per Section 17.36.060.K. of the Code, the proposed 55,870 square foot building requires 50 spaces plus 1 space per 750 square feet of floor area over 25,000 square feet. Based on this formula, a total of 91 parking spaces are required. The Applicant is exceeding this requirement by providing a total of 92 parking spaces on this site.

Environmental Analysis:

The proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15332 (Class 32 In-Fill Development Projects (a) through (e)) of the CEQA Guidelines for the following reasons:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations for the following reasons: The General Plan land use designation of the property is Employment, with a zoning designation of Industrial, which allows for the construction and operation of industrial buildings, such as a warehouse. The proposed Project complies with all the goals and policies of the City's general plan; specifically, goals LU1 – An employment and commercial hub for the San Gabriel and Los Angeles metropolitan area. The development will contribute to the creation of additional jobs in the San Gabriel Valley and Los Angeles metropolitan area both in the construction industry during the development phase, and once the Project is complete, additional jobs will be necessary to operate the use at the building. By complying with the Goal LU1 the policies LU1-1, accommodating business and employment uses as the primary land use and LU1-2 limiting ancillary uses on industrial sites thus limiting office and showrooms to support industrial activities are met since the proposed building is designed to accommodate the operation of industrial businesses as the primary use with some ancillary office.
- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. The proposed Project is located at 1020 Wallace Way, in the City of Industry (Assessor's Parcel No. 8264-004-086) on a 2.57 acre site. The Property is currently surrounded by industrial uses to north, south, east, and west, and a commercial property to the northwest. This includes a 15,765 square-foot industrial building just north of the Property, to the south is a 76,925 square-foot industrial building, and to the east is a 44,639 square foot industrial building. To the west across Azusa Avenue are two industrial buildings that total 604,793 square-feet.
- (c) The area where the proposed Project is located is in an urbanized area that is built-out with roads and industrial buildings; therefore, the project site has no value as habitat for endangered, rare or threatened species. Additionally, as noted in the City's General Plan, since the City is largely built-out and urbanized, it does not contain any biological resources.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because the proposed industrial building is located within an urbanized area with existing industrial buildings and roads. (1) Less than significant traffic impacts are anticipated because the proposed industrial building will not exceed the lowest acceptable peak Level of Service (LOS) outlined in the Circulation Element of the City's General Plan when considering the size and scope of the proposed industrial building. (2) There will be less than significant impacts to noise because the proposed Project is located in an urbanized industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the LA County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Attachment 1) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Municipal Code, Section 2.08.390). (3 & 4) There will be less than significant impacts to air or water quality because temporary construction and post construction operations will not exceed the threshold of significance. In addition,

it will be conditioned in the attached conditions of approval that the Applicant, Property owner, construction contractors, and business owners will need to comply and all the requirements found in the California State Building Code, and all State and Federal standards in regards to air quality and water quality, as well as the City's Water Quality Standards found in the City's General Plan and Municipal Code.

- (e) The Project site is adequately served by all required utilities and public services. The Project site is currently developed, but will be redeveloped and it will continue to comply with all of the City's codes, Los Angeles County Codes, and State Building Codes to ensure that utilities are adequately provided to the site.

Fiscal Impact:

DP. No. 20-7 will have a positive impact on property tax revenues, increase sales tax and contribute to the City's professional environment.

Recommendation:

Based on the analysis provided with this staff report, staff recommends that the City Council adopt Resolution No. CC 2021-04 approving the Development Plan, and Standard Requirements and Conditions of Approval contained in the Resolution, and notice of exemption regarding same (Exhibit E).

Exhibits:

- A. Location Map – DP 20-7
- B. Site Plan – DP 20-7
- C. Floor Plan – DP 20-7
- D. Elevations – DP 20-7
- E. Resolution No. CC 2021-04 – approving Development Plan No. 20-7 with findings of approval, Standard Requirements and Conditions of Approval.
- F. PowerPoint

EXHIBIT A

Location Map – DP 20-7

[Attached]



EXHIBIT B

Site Plan – DP 20-7

[Attached]

KEYNOTES

- 1.0 GENERAL
- 1.1 PROPERTY LINE/ B.O.M. - REFER TO CIVIL DRAWINGS
- 1.2 EXISTING - REFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALLS - TYP.
- 1.4 ADA-ACCESSIBLE PARKING STALLS
- 1.5 CLEAN AND /OR HOV/ EV PARKING STALLS PER CALIFORNIA 5106.1.2
- 1.6 COMPACT PARKING STALLS
- 1.7 3-WAY DRIVE AHEAD 20'W MIN.
- 1.8 FIRE DEPT. ACCESS DRIVE 20'W MIN.
- 2.0 CONCRETE
- 2.1 TILT-UP CONCRETE BUILDING WALL
- 2.2 CONCRETE STAIR W/ HANDRAIL
- 2.3 CONCRETE STAIR W/ HANDRAIL
- 2.4 TILT-UP CONCRETE SCREEN WALL, PID
- 2.5 TILT-UP CONCRETE TRUCK ENCLOSURE, 10'0" AT 6" TALL TYP.
- 2.6 TILT-UP CONCRETE QUADRANT TOWER 40' ABOVE HIGH SIDE
- 2.7 CONCRETE RETAINING WALL - SEE CIVIL
- 2.8 EXISTING WALL - SEE CIVIL
- 2.9 EXISTING BLOCK WALL - SEE CIVIL
- 3.0 METAL FABRICATIONS
- 3.1 STEEL PIPE BOLLARD, REFER TO 1/4" & 2"
- 4.0 FURNISHINGS
- 4.1 BICYCLE RACK PER CAL. GREEN; LONG-TERM USE OF EMPLOYEE PARKING - REFER TO IRRIGATION
- 4.2 BICYCLE RACK PER CAL. GREEN; SHORT-TERM USE OF VISITOR PARKING - REFER TO IRRIGATION
- 5.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS
- 5.1 FUTURE FIRE PUMP HOUSE
- 6.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.D.
- 6.1 LANDSCAPE PLANTING AREA
- 6.2 CONCRETE MAINT.
- 6.3 CONCRETE CURB, TYP.
- 6.4 PRECAST CONCRETE WHEEL STOP
- 6.5 CONCRETE CURB, TYP.
- 6.6 CONCRETE CURB, TYP.
- 6.7 CONCRETE CURB, TYP.
- 6.8 VISITOR SIGN GATE W/ MOTOR & HIGH PHALOG - 8" TALL
- 6.9 CHAIN LINK FENCE W/ SLATS
- 6.10 VISITOR SIGN FENCE - 8" TALL
- 7.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- 7.1 8" SW-2" S&T
- 7.2 ELECTRICAL TRANSFORMER
- 7.3 (E) POWER POLE
- 7.4 (E) FIRE HYDRANT
- 7.5 (E) CELL TOWER
- 7.6 (E) CELL TOWER FENCE

GENERAL NOTES

1. CHANGES SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. CHANGES ARE NOT REQUIRED ON THE LEADING SIDE OF LEADING DOORS (CG 101.5).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (CG 1.7).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WALKS STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL - 4" WIDE MINIMUM - 120 WALK RUNNING SLOPE (RAMP) 1:20 AND 140 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALLS, TYP.
- PARKING STALL MARKING PER CALIFORNIA CLEAR AIR/HANPOUL/UV, TYP.
- COMPACT PARKING STALLS, TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAINAGE
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- GRADE LEVEL, DOOR
- DOCK POSITION

SITE INFORMATION

APN: 004-004-08
LEGAL DESCRIPTION: REFER TO CIVIL DRAWINGS
LAND USE / ZONING: DISTRICT/PROPOSED GENERAL PLAN: EMPLOYMENT INDUSTRIAL
 EXISTING/PROPOSED ZONING: NON - VACANT
UTILITIES: WATER: MUNICIPAL UTILITIES COMPANY
 SEWER: MUNICIPAL UTILITIES COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA Edison
 PHONE: SPECTRUM, AT&T, DIRECT TV, DISH
 TV: SPECTRUM, AT&T, DIRECT TV, DISH
SCHOOL DISTRICT: MOOREDALE LA UNIFIED SCHOOL DISTRICT
CODE ANALYSIS: BUILDING OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: I
 FIRE SPRINKLER (AUTOMATIC): YES
ZONING ANALYSIS: MAX COVERAGE/FAR: 50%
 REQ. LANDSCAPING: 12%
 MAX BLDG HEIGHT: 150'
PERMITTED/PROHIBITED: STANDING STALL: 8'x10'
 COMPACT STALL: 8'x10' (SIDE OF REG. PARKING)
 MIN. WHEEL: 26'0" MIN. BLDG. HEIGHT EXCEEDS 34'

FIRE DEPARTMENT NOTES:

- THE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION STANDARDS.
- CALGREEN NOTES:**
 - PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.10.1).
 - VISITOR BICYCLE PARKING SPACES SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF SIX NEW VISITOR VEHICULAR PARKING (CG 5.10.6.1).
 - IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SEVERAL LONG-TERM BICYCLE ENCLAVES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF ONE NEW TENANT VEHICULAR PARKING (CG 5.10.6.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT APPROVEMENT THROUGH AN AGREEMENT PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT APPROVEMENT.
 - CLEAN AND OFFICE PARKING SPACES SHALL BE PROVIDED ON-SITE FOR CARGOES & FULL-OFFICE VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING FOR CALIFORNIA TRAIL (CG 5.10.6.1).
 - LIGHTING DESIGN SHALL LIMIT GLOARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.10.6.1).
 - THIS PROJECT'S PLUMBING FEATURES SHALL BE 30% WATER-CONSERVING (CG 5.10.6.1). REFER A SELLER BUILDING COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT APPROVEMENT THROUGH AN AGREEMENT PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT APPROVEMENT.
 - PROVIDE FOR PRODUCTS WITH OVER 100 GALLONS OF LANDSCAPING SEPARATE SUBMITTERS OR IRRIGATION SYSTEMS SHALL BE INSTALLED FOR OUTDOOR PORTABLE WATER USE, AND IRRIGATION SYSTEMS SHALL HAVE WATERTIGHT OR SOLID WHEELS/NOZZLES AND CONTROLLERS (CG 5.10.6.1).
 - A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 4.08.1). TOOK OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.10.6.1).
 - PER SECTION 5.10.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OF AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES (CG 5.10.2).
 - ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIC LIMITS LISTED (CG 5.10.2).
 - SHADING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.10.2).

SITE PLAN & CITY NOTES

- THE PROPERTY IS NOT LOCATED WITHIN A SPECIFIC PLAN.
- THIS AREA IS NOT SUBJECT TO LOOSEMATERIAL OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDY ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- SURFACEWATER SEPTIC SERVICE IS NOT EXTENDED FOR THIS SITE.
- THE PROPERTY DOES NOT CONTAIN ANY TUMBLABLE/COMBUSTIBLE MATERIALS OR WASTE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL DRAWINGS.
- LOADING SPACES WILL BE PAVED WITH CONCRETE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOB PAD LOCK.
- SIGN PROGRAM WILL BE UNDER SEPARATE PERMIT.
- NO ABOVE/GROUND TANKS ARE PROVIDED.
- SITE PLAN SHALL MEET ALL ENGINEERING & NOTES REQUIREMENTS.

SITE AREA	SF	ACRES
Gross	111,749	2.57
Street Dedication	0	0.00
NET SITE AREA	111,749	2.57

BUILDING AREA	SF
Ground Floor Office	4,375
Warehouse	47,120
Total Building Footprint	51,495
Mezzanine	4,375
TOTAL BUILDING AREA	55,870

COVERAGE	46.1%
FAR (50% Max)	50.0%

PARKING REQUIRED	(*)
Office	91
Warehouse	91

TOTAL PARKING PROVIDED	(*)	Office Area	Warehouse Area
0 - 25,000 sf	1/500	50	
25,000 to 100,000 sf	1/750	41	
100,000 sf +	1/1000		91

PARKING PROVIDED	Standard	Compact (20%)
Accessible	4	
Standard	70	
Compact (20%)	18.6%	18
TOTAL PARKING PROVIDED	92	1.65/1000

DOCK DOORS	5
GRADE DOORS <td>1</td>	1
TRAILER STALLS <td>0</td>	0

LANDSCAPE	%	Area (S.F.)
Required	12.0%	13,410
Provided	13.4%	15,000

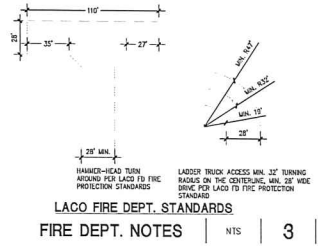
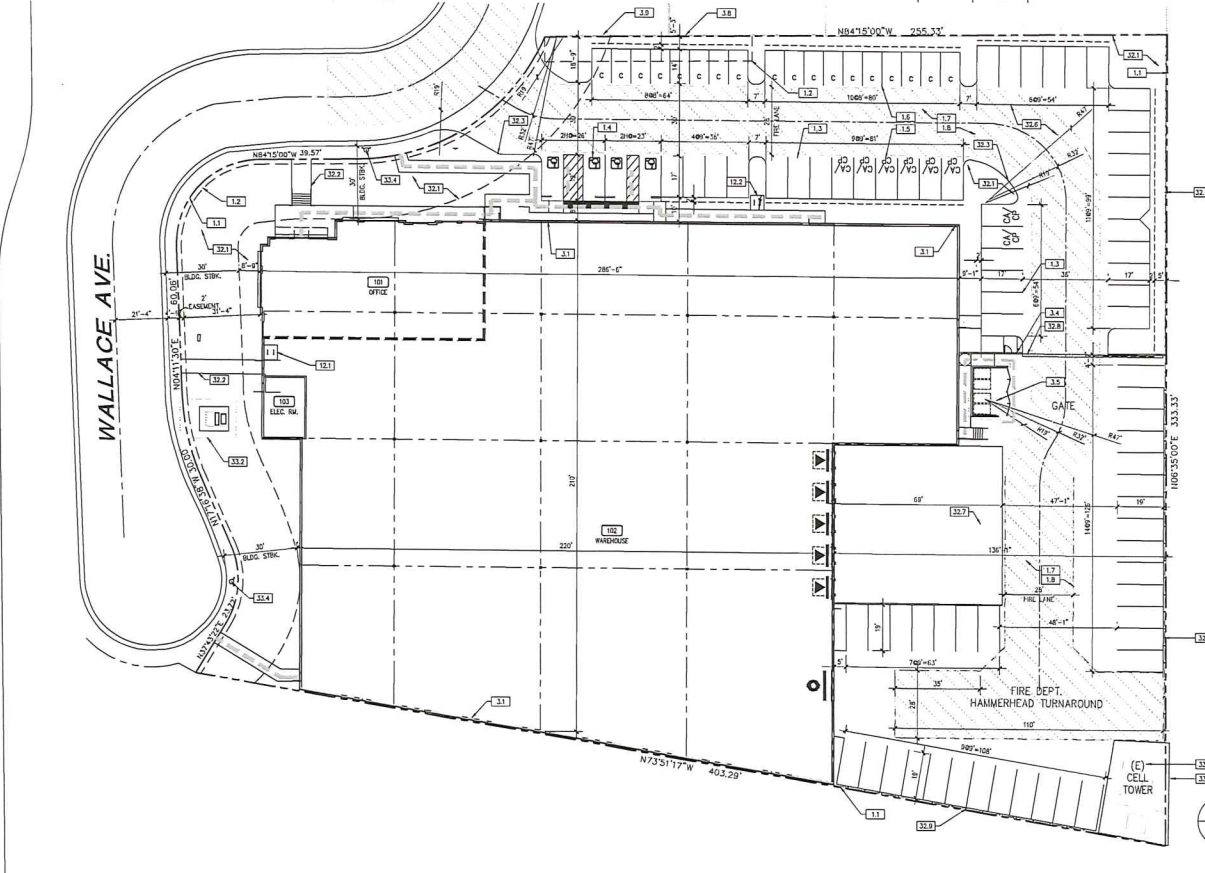
PROJECT TABULATIONS	4
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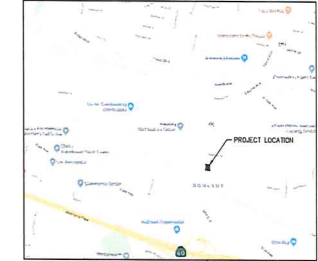
8811 Research Drive,
Suite 200
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

WALLACE DEVELOPMENT
 1020 WALLACE AVENUE
 CITY OF INDUSTRY, CA 91748
 DEVELOPED FOR:
 EXECUTIVE DEVELOPMENT LLC

KEYNOTES | NTS | 7 | **PROJECT TABULATIONS** | NTS | 6 |



FIRE DEPT. NOTES | NTS | 3 |



VICINITY MAP | NTS | 2 |



AERIAL | NTS | 1 |

OVERALL SITE PLAN | 1:20 | 5 |

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW SUBMITTAL	07/21/20
2	DESIGN REVIEW RESUBMITTAL	08/10/20

SITE PLAN PROJECT TABULATIONS

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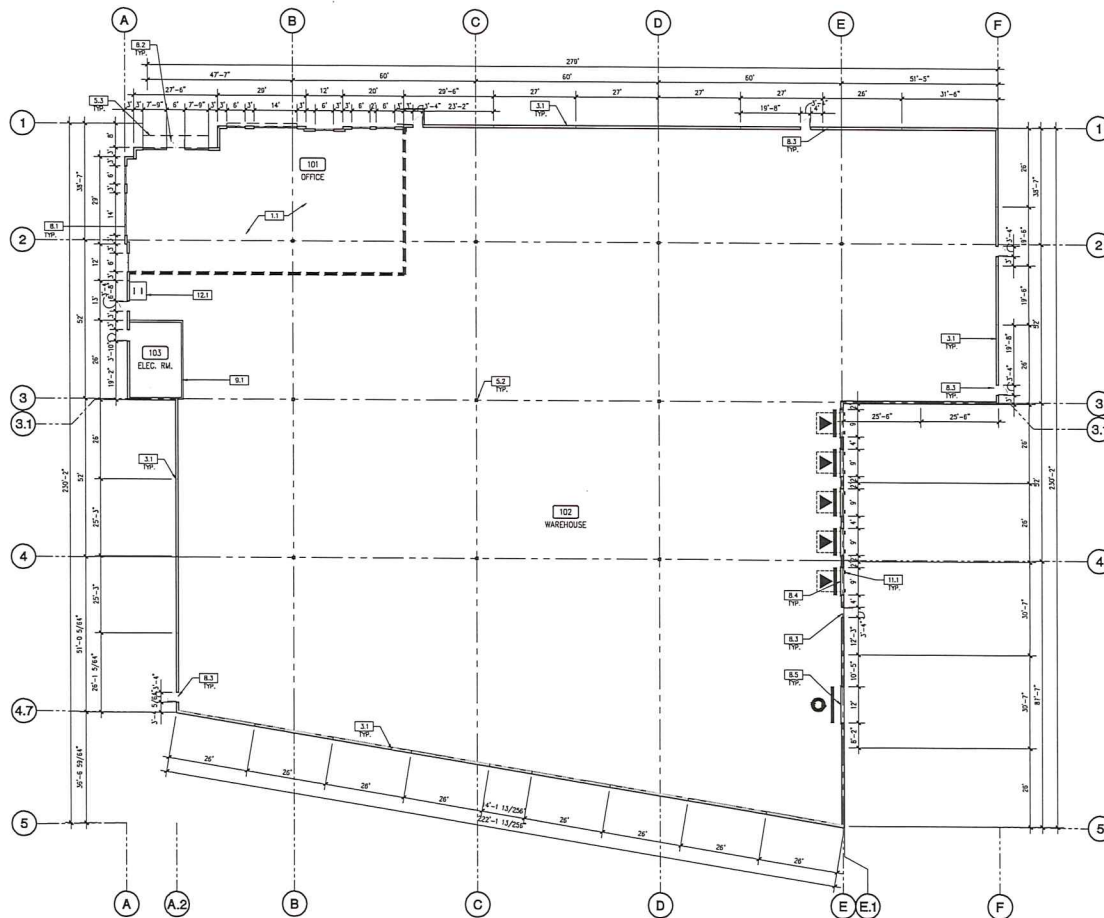
JOB NO.	ISSUES/ST	SHEET NO.
2020	05/05/21	A.1.1

DATE: 05/21/20
 DRAWN: GAA
 FILE NAME: D008_A1.1

EXHIBIT C

Floor Plan – DP 20-7

[Attached]



KEYNOTES

- 1.0 GENERAL
 - 1.1 PROPOSED GROUND FLOOR OFFICE
- 3.0 CONCRETE
 - 3.1 4" SLIP CONCRETE BUILDING WALL
 - 3.2 CONCRETE STAIR W/ HANDRAIL & 4" CLAUDRAL
 - 3.3 CONCRETE STAIR W/ HANDRAIL
- 5.0 METALS
 - 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL
 - 5.2 FINISH: STEEL COATING, TYPICAL - SHOP PRIME (FIELD PAINTED)
 - 5.3 METAL CASPIRY ABOVE
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR
 - 8.3 ROLLUP METAL RAIN DOOR, PAINTED
 - 8.4 PW = 10" OVERHEAD SECTIONAL DOOR DOOR, PAINTED
 - 8.5 12" x 14" OVERHEAD SECTIONAL DOOR DOOR, PAINTED
- 9.0 FINISHES
 - 9.1 INTERIOR PARTITION TYP.
- 11.0 EQUIPMENT
 - 11.1 DOOR SWEEPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS
- 12.0 FURNISHINGS
 - 12.1 SECTILE FLOOR PER CAL GREEN LONG-TERM REQUIREMENTS

GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR WIND-PLE STORAGE. A SEPARATE POINT MUST BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE, PANEL WALL, CURBLINE, OR FACE OF FINISHED WALL (E.A.O.).
3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE, CEILING TO BE PRIME.
4. SLOPE FOUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL DITS. SEE "D" DRAWINGS FOR FOUR STRIP LOCATION.
5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIME LIGHT GRAY.
6. PROVIDE SIGN ON HOSE OF EXTERIOR DOORS STATING THAT CONTAINS A SIGN* AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE EXTERIOR HARDWARE.
7. PROVIDE A "NO SMOKE" WITHIN 25 FEET OF BUILDING SIGN AT BUILDING ENTRANCES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
9. BUILDING SIGNAGE UNDER SEPARATE POINT.
10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
11. FIRE HOSE LOCATIONS SHALL BE APPROVED FOR FIRE DEPARTMENT.
12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
13. EXIT SIGNS SHALL BE NEARLY VISIBLE FROM ANY DIRECTION OF EXGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EXGRESS TRAVEL.
14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EXGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE LEVEL. THE POWER SUPPLY FOR MEANS OF EXGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 - A. HALLS AND HORIZONTAL EXGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EXGRESS.
 - B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE JOCKWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
21. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE MINIMAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE MAIN EXGRESS AT FLOOR LEVEL. A MINIMUM 10-BENEFIT ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



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T: 949 474 1775
F: 949 553 9133

WALLACE DEVELOPMENT
 1020 WALLACE AVENUE
 CITY OF INDUSTRY, CA 91748
 DEVELOPED FOR:
 EXECUTIVE DEVELOPMENT LLC

NO.	DESCRIPTION	DATE
Δ	DESIGN REVIEW SUBMITTAL	07/21/20
Δ	DESIGN REVIEW SUBMITTAL	09/10/20

FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR SOLELY REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
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 JOB NO. ED08.01
 DATE 06/22/20
 DRAWN GAA
 FILE NAME ED08_A3.1

Exhibit D

Elevations - DP 20-7

[Attached]



Exhibit E

Resolution No. CC 2021-04

[Attached]

RESOLUTION NO. CC 2021-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING DEVELOPMENT PLAN NO. 20-7, FOR THE CONSTRUCTION OF A NEW 55,870 SQUARE-FOOT TILT-UP INDUSTRIAL BUILDING LOCATED AT 1020 WALLACE WAY, CITY OF INDUSTRY, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, on December 3, 2020, Phillip Lee of Executive Development LLC (“Applicant”) filed a complete application requesting approval of Development Plan (“DP”) No. 20-7 described herein (“Application”); and

WHEREAS, the Application applies to a 2.57 acre property located at 1020 Wallace Way, City of Industry, California, Assessor’s Parcel Number 8264-004-086 (“Property”); and

WHEREAS, the Applicant is proposing to construct an 55,870 square-foot tilt-up industrial building, located in the “M” Industrial zone and, in accordance with Section 17.36.020 of the City’s Municipal Code (“Code”), a DP is required for this type of activity; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Employment. The proposed construction of a new industrial warehouse building is consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City’s requirements. Based upon independent staff analysis and in accordance with CEQA, this project is exempt per Section 15332 (Class In-Fill Development Projects (a) through (e)). This Class 32 exemption applies to this development because it is an industrial use that is consistent with the General Plan and the City’s zoning code, the 2.57 acre lot is less than five acres, the project is within a fully developed area and the Property was previously developed, and therefore has no value as habitat for endangered, rare, or threatened species. There are no significant effects anticipated as a result of this project in relation to traffic, noise or air quality, or water quality because it is located within an urban area, and the Property is currently served by all required utilities and public services.

WHEREAS, on February 25, 2021 the City Council of the City of Industry conducted a duly noticed public meeting on the Application, and considered all testimony written and oral; and

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

NOW THEREFORE, it is hereby found, determined and resolved by the City Council of the City of Industry as follows:

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

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

SECTION 3: Based upon independent staff analysis and in accordance with the California Environmental Quality Act ("CEQA"), this Project is exempt from CEQA per Section 15332 (Class 32 In-Fill Development Projects (a) through (e)) of the CEQA Guidelines for the following reasons:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations for the following reasons: The General Plan land use designation of the property is Employment, with a zoning designation of Industrial, which allows for the construction of industrial buildings and operation of industrial uses, such as the proposed warehouse facility. The proposed Project complies with all the goals and policies of the City's General Plan; specifically, Goal LU1 –calls for the City to act as an employment and commercial hub for the San Gabriel and Los Angeles metropolitan area. The development will contribute to the creation of additional jobs in the San Gabriel Valley and Los Angeles metropolitan area both in the construction industry during the development phase, and once the Project is complete additional jobs will be necessary to operate the use at the building. By fulfilling the objective of Goal LU1, the policies set forth in LU1-1, and LU 1-2 are met, which call for accommodating business and employment uses as the primary land use, and limiting ancillary uses on industrial sites thus limiting office and showrooms to support industrial activities. The proposed building is designed to accommodate the operation of industrial businesses as the primary use with some ancillary office.
- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses. The proposed Project is located at 1020 Wallace Way, in the City of Industry (Assessor's Parcel No. 8264-004-086) on a 2.57 acre site. The Property is currently surrounded by industrial uses to north, south, east, and west, and a commercial property to the northwest. This includes a 15,765 square-foot industrial building just north of the Property, to the south is a 76,925 square-foot industrial building, and to the east is a 44,639 square foot industrial building. To the west across Azusa Avenue are two industrial

buildings that total 604,793 square-feet.

- (c) The Property where the proposed Project is located was previously developed and is in an urbanized area that is built-out with roads and industrial buildings; therefore, the project site has no value as habitat for endangered, rare or threatened species. Additionally, as noted in the City's General Plan, since the City is largely built-out and urbanized, it does not contain any biological resources.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because the proposed industrial building is located within an urbanized area with existing industrial buildings and roads. (1) Less than significant traffic impacts are anticipated because the proposed industrial building will not exceed the lowest acceptable peak Level of Service (LOS) outlined in the Circulation Element of the City's General Plan when considering the size and scope of the proposed industrial building; (2) There will be less than significant impacts to noise because the proposed Project is located in an urbanized industrial area that currently generates noise from traffic, roads, and the surrounding industrial businesses; therefore, the impacts to noise will be negligible and not be any more significant than what the area already produces. Potential noise impacts will be further mitigated by the LA County Noise Ordinance and through the implementation of best management practices required for construction. Also, conditions of approval will be attached (Attachment 1) requiring the Applicant, property owner, construction contractors, and business owners to comply with the Los Angeles County Noise Ordinance (Los Angeles County Municipal Code, Section 2.08.390); (3 & 4) There will be less than significant impacts to air or water quality because temporary construction and post construction operations will not exceed the threshold of significance. Further, as set forth in the attached conditions of approval the Applicant, property owner, construction contractors, and business owners will need to comply with all of the requirements set forth in the California State Building Code, and all State and federal standards concerning air quality and water quality, as well as the City's Water Quality Standards found in the City's General Plan and Municipal Code.
- (e) The Project site is adequately served by all required utilities and public services. The Project site is currently developed, but will be redeveloped and it will continue to comply with all of the City's codes, Los Angeles County Codes, and State Building Codes to ensure that utilities are adequately provided to the site.

SECTION 4: Based upon substantial evidence presented to the City Council during the February 25, 2021 public meeting, including public testimony and written and oral staff reports, the City Council finds as follows:

- (a) The site is suitable for development in accordance with the development plan because the Project is in conformance with the City's General Plan, Zoning Code

and all applicable development standards outlined within Section 17.36.060 of the Code. This includes: setbacks, building height, parking and landscape standards.

- (b) The total development is arranged to avoid traffic congestion, ensure the public health, safety and general welfare or prevent adverse effects upon neighboring properties because the development has been designed to minimize any potential impacts by complying with the City's Code. The Applicant, existing and potential business owners and tenants, and the property owner are also responsible for complying with the current Los Angeles County Building and Los Angeles County Fire Codes. Less than significant traffic impacts are anticipated because the proposed industrial building will not exceed the lowest acceptable peak (LOS) outlined in the Circulation Element of the City of Industry General Plan when considering the size and scope of the proposed industrial building. This will be achieved by complying with the City wide driveway and drive aisle requirements to reduce traffic and congestion. The building will have a 30 foot driveway, which exceeds the City's minimum requirement, in order to accommodate vehicles coming in and out. The drive aisle widths exceed the City's minimum requirement throughout the site by having aisle widths of up to 35 feet, leaving ample space for vehicles to drive through the site along and be able to park and exit safely. The loading docks, are situated in the rear of the building to avoid obstruction of the circulation by exceeding the City's minimum unobstructed clearance requirement by having over 116 feet of unobstructed clearance. Furthermore, the attached conditions of approval set operational and management standards that ensure the business will operate in a manner consistent with the General Plan's polices related to noise, safety, property maintained, and maintaining a professional appearance.
- (c) The proposed building will be in general accord with all elements of the City's Zoning Ordinance because the Project complies with all development standards in regards to building setbacks, building height, parking, access, screening and design.
- (d) The development is consistent with the provisions of the general plan or any applicable redevelopment plan. The proposed construction of a new 55,870 square-foot industrial building is consistent with the land use designation of employment found in the City's General Plan. These allowable land uses include (and are not limited to) manufacturing, warehousing and storage. The Project is also compatible with surrounding properties and uses because the surrounding area is composed of warehouses and industrial buildings. Also, as illustrated in the site plan and elevations, the building will be setback more than 30 feet, and lush landscaping will be provided to buffer the building from the street. The uses of the surrounding properties may change, but the character will remain industrial in nature and consistent with the general plan and zoning designations of the site. The Project also supports several goals and policies of the General Plan by encouraging development and attracting a variety of industrial establishments in order to contribute to the City's economic sustainability and strategic growth.

SECTION 5: Based upon the foregoing findings, the City of Council hereby approves DP No. 20-7, subject to the conditions contained in Attachment 1, attached hereto and incorporated herein by reference.

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

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on February 25, 2021 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles
City Clerk

Attachment 1

Conditions of Approval – DP 20-7

[Attached]



CITY OF INDUSTRY

Standard Requirements and Conditions of Approval

Application:	Development Plan 20-7
Applicant:	Phillip Lee of Executive Development LLC
Location:	1020 Wallace Way (APN 8264-004-086)
Use:	Construction of a new 55,870 square-foot tilt-up industrial building on a 2.57-acre parcel

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.

1. The landscape irrigation system shall be designed to accept recycled water from future recycled water lines, which are currently being planned to be located in the area. The irrigation plan, which is submitted to the City for approval per Chapter 13.18 of the Municipal Code, shall be designed and clearly noted to allow the transition from potable water to recycled water when and if recycled water lines are eventually installed in the immediate vicinity.
2. Electronic gates shall be equipped with a Knox electric switch and an alternative energy back-up system, such as a generator or battery, which would allow operation of the security gate(s) during an electrical power outage. Access through the gates shall be provided for both the Los Angeles County Fire and Sheriff Departments. The location of Knox boxes shall be shown on the building plans and approved by both the Fire Department and Sheriff Department.
3. A note shall be added to the building plans stating that the construction contractor shall only use interior and exterior paints with a VOC content of 90 grams per liter (g/L) or less for the building structures to reduce VOC emissions. Prior to issuance of building permits, the construction contractor shall provide documentation to the satisfaction of the City of Industry Planning Department that verifies use of coatings with a VOC content of 90 g/L or less.
4. The Applicant/Property Owner shall comply with all surface drainage and driveway

requirements set forth in Chapter 16.10 of the City's Code.

5. If buried tribal cultural resources are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified archeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with a representative of the Gabrieleño Band of Mission Indians – Kizh Nation and other tribes who have proven traditional and cultural affiliation with the project site pursuant to PRC Section 21080.3.1, the City of Industry, and other appropriate agencies.

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.

1. All development shall comply with the approved Development Plan No. 20-1
2. The Development Plan 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.
3. The Applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County Fire Department.
4. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved Development Plan.
5. The Applicant shall provide off-street parking as shown on the approved Development Plan.
6. 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. All development shall be completed in substantial compliance with the approved Development Plan.
7. Demolition and construction operations shall be limited to the hours (7:00 am to 7:00 pm) prescribed by the Los Angeles County Noise Ordinance (Los Angeles County Code, Section 12.08.390).
8. Prior to Planning Final, all outstanding fees and invoices due to the City shall be paid in full. If requested by City Staff, the Applicant shall provide proof of payment.
9. The Applicant is required to submit landscape plans and automatic irrigation plans to be

approved by the Planning Department prior to the issuance of a building permit. Such plans shall be in substantial conformity with the approved development plan.

10. No outdoor storage of any personal property, building materials, or other property not permanently affixed to the Property is allowed.
11. All roof mechanical equipment shall be screened from the public right of way.

STANDARD ENGINEERING CONDITIONS OF APPROVAL

1. 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.
2. The applicant shall supply sanitary sewer facilities to serve all buildings to the satisfaction of the City Engineer prior to the final approval of the development and hook-up utilities.
3. The owner of the property must comply with the Subdivision Ordinance of the City of Industry.
4. Depending upon the nature of the propose used, the applicant shall obtain an Industrial Waste Permit or receive Domestic Wastewater Clearance from the City Engineer depending on the building use.
5. The applicant shall construct curb, gutter, pave-out, necessary drainage facilities, and sidewalk along street frontage in accordance with City standards and specifications.
6. The applicant shall construct storm drains and water quality devices to the satisfaction of the City Engineer prior to the final approval of the development and the hook-up of utilities.
7. Prior to the issuance of building permits for any interior improvements that serve to create separate units within the building, the applicant shall consult with the City Engineer and demonstrate that each separate unit is equipped with its own sewer line and that the sewer lines join together before the connection to the main sewer line. This will allow for the addition of a clarifier or grease interceptor if required to serve future tenants/uses in the building.
8. In conformance with Chapter 13.16 of the Municipal Code and prior to the start of grading and construction, the Applicant will provide a Stormwater Pollution Prevention Plan (SWPPP), developed by a Qualified SWPPP Developer (QSD) and consistent with the current National Pollutant Discharge Elimination System (NPDES) construction general permit, along with proof that a Waste Discharger Identification (WDID) Number has been obtained, to the City Engineer for review and approval.
9. In conformance with Chapter 13.16 of the Municipal Code and prior to the start of grading and construction, the applicant will implement an effective combination of erosion and sediment control BMPs consistent with the NPDES construction general permit to prevent erosion and sediment loss and the discharge of construction wastes, to the satisfaction of the City Engineer, which shall be in the form of a storm water soil loss prevention plan (also called an erosion control plan or a water pollution control plan).
10. In conformance with Chapter 13.16 of the Municipal Code, the Applicant shall provide: 1) a Low Impact Development (LID) plan; and 2) an operations, maintenance, and monitoring plan to the City Engineer for review and approval. Upon approval, the Applicant shall construct storm drains and water quality devices according to the approved plans and the satisfaction of the City Engineer. Prior to building final and/or issuance of the certificate of occupancy, the Applicant shall provide the City Engineer with

a signed and recorded covenant and agreement stating that the Property and all structural or treatment control Best Management Practices (BMPs) will be maintained in compliance with the municipal NPDES permit (also sometimes called the MS4 permit) and other applicable regulatory requirements.

11. In conformance with Chapter 13.16 of the Municipal Code, all future owners or successors of a property subject to a requirement for maintenance of structural and treatment control BMPs must either: 1) assume responsibility for maintenance of any existing structural or treatment control BMPs at least once a year and retain proof of maintenance/inspection for review by the City Engineer upon request; or 2) replace an existing structural or treatment control BMP with new control measures or BMPs meeting the then current standards of the City and the municipal NPDES permit. Prior to building final and/or issuance of the certificate of occupancy, this requirement will be included in a recorded restrictive covenant on Property and included in any sale or lease agreement or deed of the Property.
12. Prior to obtaining a Certificate of Occupancy applicant shall submit digital copies of as-built plans to the City Engineer.
13. Prior to the close out of the grading permit the applicant shall video via CCTV or any other applicable method all sewer and storm drains on-site and submit to the City Engineer for approval.
14. Applicant shall construct street lights to the satisfaction of the City Engineer.

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 Department may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, 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.
3. The Applicant/Property Owner and/or successor in interest, shall comply with all applicable federal, state, and local laws, rules and regulations

Indemnification and Hold Harmless Condition

1. The Applicant, Property Owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs

against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. The Applicant and Property Owner shall submit to the City written consent to all of the conditions referenced herein within 10 days of approval. The Applicant and Property Owner understand that Resolution No. CC 2021-04 will be of no force or effect unless such written consent is submitted to the City.

Exhibit F

PowerPoint - DP 20-7

[Attached]



City Council

February 25, 2021



Development Plan 20-07

Phillip Lee of Executive Development LLC

1020 Wallace Way

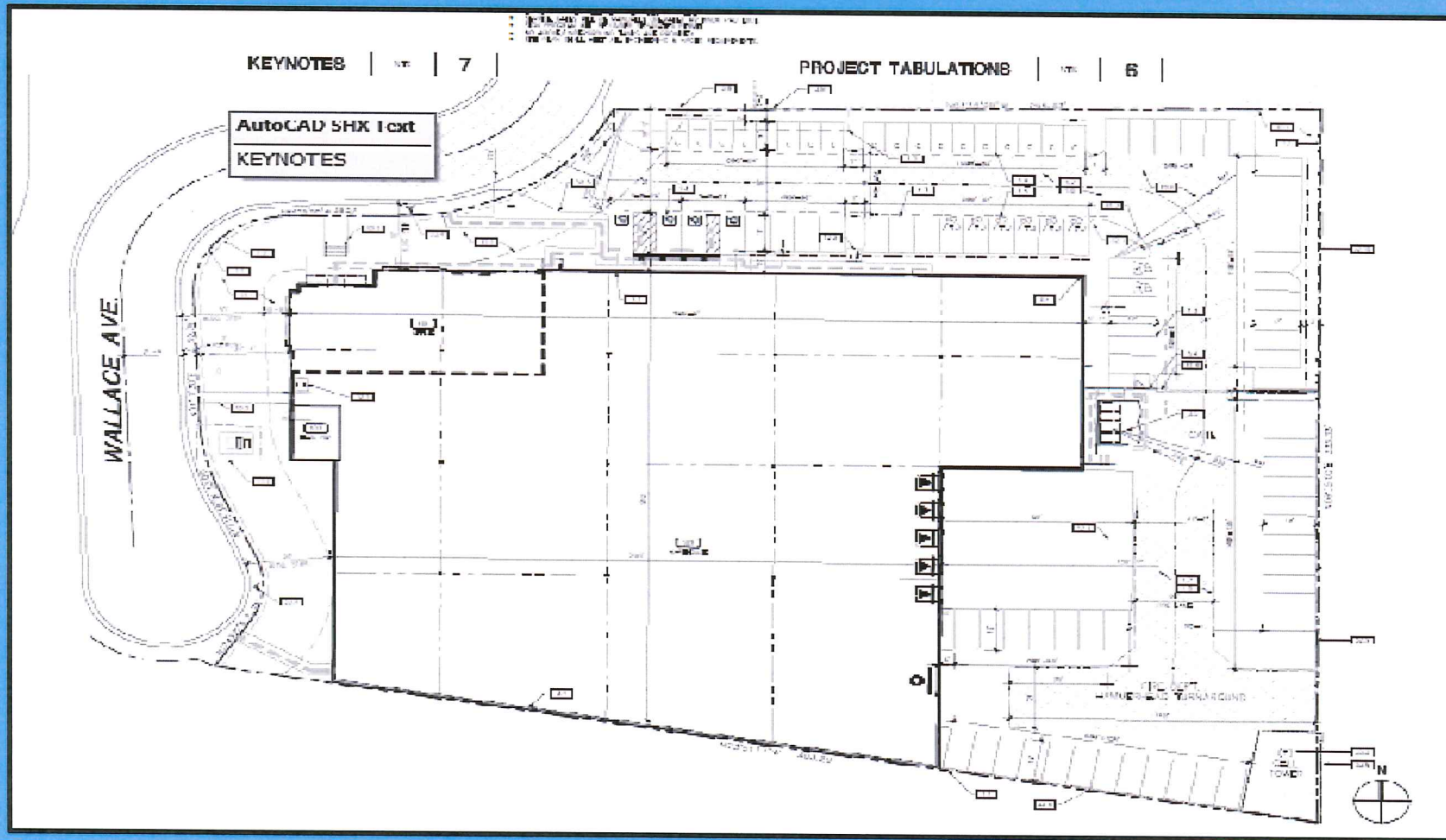
Location Map



Current Site



Site Plan



Elevations



Final Staff Analysis:

Because the Development Plan proposes a project that complies with the development standards of the Municipal Code, does not pose a significant impact on the environment, and satisfies the above-mentioned findings, Staff recommends that the City Council

- 1) Adopt Resolution No. CC 2021-04 approving Development Plan No. 20-07 with the Standard Requirements and Conditions of Approval contained in the Resolution.