

CITY OF INDUSTRY

CITY COUNCIL
REGULAR MEETING AGENDA

JANUARY 12, 2023

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 Chambers, 15651 Mayor Dave Way, City of Industry, California 91744

Addressing the City Council:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to AB 361 (Government Code Section 54953(e)), this meeting will be held in person and telephonically. Members of the public can attend the hybrid meeting and offer public comments either in person or telephonically, by calling the following conference call number: 657-204-3264, then entering the following Conference ID: 192 360 670# Pursuant to the Governor's 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, January 10, 2023, 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 Mayor Dave Way, 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 closed between 12:00 p.m. to 1:00 p.m. each day. 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 request specific items be removed from the Consent Calendar for separate action.

- 5.1 Consideration of the Register of Demands for December 22, 2022

RECOMMENDED ACTION: Ratify the Register of Demands

- 5.2 Consideration of the Register of Demands for January 12, 2023

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

- 5.3 Consideration of Resolution CC 2023-01 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDUSTRY CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: Adopt Resolution No. CC 2023-01.

- 5.4 Consideration of Amendment No. 1 to the License Agreement with the San Gabriel Valley Council of Governments for Access to Assessor's Parcel No. 8264-004-908, located at 1123 South Hatcher Avenue, for temporary storage for e-bikes and related equipment

RECOMMENDED ACTION: Approve Amendment No. 1.

- 5.5 Consideration of the Ratification of a License Agreement with HB Collective, LLC, for access to 1 Industry Hills Parkway parking lot located at Pacific Palms Resort, for temporary use for the filming of a commercial

RECOMMENDED ACTION: Ratify the License Agreement.

- 5.6 Consideration of the Ratification of a License Agreement with Evans Food Group LTD., for access to the parking lot located at Workman and Temple Family Homestead Museum, to utilize as a Temporary Overflow Parking Area

RECOMMENDED ACTION: *Ratify the License Agreement.*

6. **PUBLIC HEARING**

- 6.1 Second reading and adoption of an Ordinance Adopting by Reference the Los Angeles County Building Code

AN ORDINANCE ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME; AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: Open Public Hearing, take testimony, and adopt Ordinance No. 820, and Notice of Exemption regarding same

7. **CLOSED SESSION**

- 7.1 PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b)(1)
TITLE: CITY CLERK

7.2 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 18071 Arenth Avenue; 8264-028-001
Agency Negotiators: Joshua Nelson, City Manager
James M. Casso, City Attorney
Negotiating Parties: Blue Giant Investment, LLC
Under Negotiation: Price and terms of payment

7.3 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 1560, 1576, 1580, 1590, 1600, 1620, and 1630
S. Azusa Ave., City of Industry, CA, 91744 also
known as Assessor Parcel Numbers 8254-004-
040, 8254-004-041, 8254- 004-118, 8254-004-
120, and 8254-004-121
Agency Negotiator: Joshua Nelson, City Manager
Negotiating Party: Newage PHM, LLC
Under Negotiation: Price and Terms of Payment

7.4 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: *City of Industry v. Superior Court of the State of California for the
County of Los Angeles*
Case No: State of California, Second Appellate District, Division Eight
B325163

7.5 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: *City of Industry v. San Gabriel Valley Water & Power, et al., and
related cross actions*
Superior Court of California, County of Los Angeles
Case No. 19STCV10150

7.6 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Case: *Cordoba Corporation v. City of Industry*
Case No: State of California, Second Appellate District, Division Eight
B316304

8. **CITY MANAGER REPORTS**

9. **AB 1234 REPORTS**

10. **CITY COUNCIL COMMUNICATIONS**

11. Adjournment. The next regular City Council Meeting is Thursday, January 26, 2023, at 9:00 a.m.

CITY COUNCIL

ITEM NO. 5.1

**CITY OF INDUSTRY
AUTHORIZATION FOR PAYMENT OF BILLS
CITY COUNCIL MEETING OF DECEMBER 22, 2022**

FUND RECAP:

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
100	GENERAL FUND	3,735,546.61
103	PROP A FUND	3,156.34
107	MEASURE W FUND	32,222.50
120	CAPITAL IMPROVEMENTS	726,019.30
TOTAL ALL FUNDS		4,496,944.75

BANK RECAP:

<u>BANK</u>	<u>NAME</u>	<u>DISBURSEMENTS</u>
BOFA	BANK OF AMERICA - CKING ACCOUNT	0.00
PROP/A	PROP A - CKING ACCOUNT	3,156.34
M/W	MEASURE W - CKING ACCOUNT	32,222.50
REF	REFUSE - CKING ACCOUNT	68,503.19
WFBK	WELLS FARGO - CKING ACCOUNT	4,393,062.72
TOTAL ALL BANKS		4,496,944.75

APPROVED PER CITY MANAGER

CITY OF INDUSTRY

PROP A

December 22, 2022

Check	Date			Payee Name	Check Amount
PROPA.CHK - Prop A Checking					
90449	12/07/2022			SOUTHERN CALIFORNIA EDISON	\$227.34
	Invoice	Date	Description	Amount	
	2023-00000896	11/21/2022	10/21-11/20/22 SVC - 600 S BREA CYN B	\$227.34	
90450	12/22/2022			INDUSTRY SECURITY SERVICES	\$2,064.00
	Invoice	Date	Description	Amount	
	14-27124	11/25/2022	SECURITY SVC-METROLINK	\$2,064.00	
90451	12/22/2022			JANUS PEST MANAGEMENT	\$65.00
	Invoice	Date	Description	Amount	
	254469	12/06/2022	PEST SVC-METROLINK	\$65.00	
90452	12/22/2022			SO CAL INDUSTRIES	\$103.00
	Invoice	Date	Description	Amount	
	602153	11/29/2022	RR RENTAL-METROLINK	\$103.00	
90453	12/22/2022			VALLEY VISTA SERVICES, INC	\$697.00
	Invoice	Date	Description	Amount	
	5036389	12/01/2022	DISP SVC-METROLINK	\$697.00	

Checks	Status	Count	Transaction Amount
	Total	5	\$3,156.34

CITY OF INDUSTRY

MEASURE W

December 22, 2022

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

Check	Date	Payee Name	Check Amount
300020	12/22/2022	ANNEALTA GROUP	\$32,222.50
	Invoice	Description	Amount
	2628	12/05/2022 STORMWATER COMPLIANCE-NOV 2022	\$32,222.50

Check	Status	Count	Transaction Amount
	Total	1	\$32,222.50

**CITY OF INDUSTRY
WELLS FARGO REFUSE
December 22, 2022**

Check	Date	Payee Name	Check Amount
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REFUSE - Refuse Account

80199	12/08/2022		VALLEY VISTA SERVICES, INC	\$68,503.19
	Invoice	Date	Description	Amount
	127/2022	12/07/2022	REFUND-DEPOSIT RECEIVED BY COI ON BEHALF OF TRASH SERVICES	\$68,503.19

Check	Status	Count	Transaction Amount
	Total	1	\$68,503.19

**CITY OF INDUSTRY
WELLS FARGO VOIDED CHECK
December 22, 2022**

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

79487	12/08/2022	12/08/2022	ELISE CALVO	(\$441.53)
	Invoice	Date	Description	Amount
	11/8/2022	11/08/2022	VOIDED-SGINED IN ERROR	
			REIMBURSE FOR MILEAGE-VARIOUS TRAVEL DATES	\$441.53

Check	Status	Count	Transaction Amount
	Total	1	(\$441.53)

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79527	12/06/2022		EL ENCANTO HEALTHCARE	\$900,000.00
	Invoice	Date	Description	Amount
	12/5/2022	12/05/2022	FINANCIAL ASSISTANCE FY 22/23-EL ENCANTO	\$900,000.00
79528	12/06/2022		ELISE CALVO	\$441.53
	Invoice	Date	Description	Amount
	11/8/2022	11/08/2022	REIMBURSE FOR MILEAGE-VARIOUS TRAVEL DATES	\$441.53
79529	12/06/2022		POSTMASTER	\$404.00
	Invoice	Date	Description	Amount
	BOX 3366-23	12/05/2022	ANNUAL FEE-PO BOX 3366	\$404.00
79530	12/06/2022		SANITATION DISTRICTS OF LOS ANGELES COUNTY	\$1,882.35
	Invoice	Date	Description	Amount
	ID 73418	12/05/2022	PENALTY/INTEREST-1015 NOGALES ST	\$1,882.35
79531	12/07/2022		AT & T	\$101.71
	Invoice	Date	Description	Amount
	2023-00000908	11/17/2022	11/17-12/16/22 SVC - TONNER GUARD SHACK	\$101.71
79532	12/07/2022		FRONTIER	\$87.52
	Invoice	Date	Description	Amount
	2023-00000916	11/19/2022	11/19-12/18/22 SVC - 23400 E FORK AZUSA 91702	\$87.52
79533	12/07/2022		ROWLAND WATER DISTRICT	\$2,227.77

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	2023-00000897	11/23/2022	10/09-11/07/22 SVC - AZUSA AVE - RC	\$82.00
	2023-00000898	11/23/2022	10/09-11/07/22 SVC - 755 NOGALES AT - RC	\$275.70
	2023-00000899	11/23/2022	10/09-11/07/22 SVC - 909 U NOGALES ST - IRR	\$605.77
	2023-00000900	11/23/2022	10/09-11/07/22 SVC - 1100 S AZUSA AVE	\$190.81
	2023-00000901	11/23/2022	10/09-11/07/22 SVC - 1123 HATCHER ST STE D	\$87.61
	2023-00000902	11/23/2022	10/09-11/07/22 SVC - 1135 HATCHER AVE	\$43.32
	2023-00000903	11/23/2022	10/09-11/07/22 SVC - 1123 HATCHER ST STE C	\$118.09
	2023-00000904	11/23/2022	10/09-11/07/22 SVC - 1015 NOGALES ST - PUMP HOUSE	\$325.38
	2023-00000905	11/23/2022	10/09-11/07/22 SVC - 1023 NOGALES ST - IRR	\$499.09
79534	12/07/2022		SOCALGAS	\$110.24
	Invoice	Date	Description	Amount
	2023-00000906	11/23/2022	10/20-11/21/22 SVC - 13756 VALLEY	\$15.78
	2023-00000907	11/28/2022	10/21-11/22/22 SVC - 15415 DON JULIAN RD	\$94.46
79535	12/07/2022		SOUTHERN CALIFORNIA EDISON	\$4,885.04
	Invoice	Date	Description	Amount
	2023-00000910	11/21/2022	10/21-11/20/22 SVC - 1004 U FAIRWAY DR	\$277.37
	2023-00000911	11/21/2022	10/21-11/20/22 SVC - 1007 LAWSON ST TC1	\$69.93
	2023-00000912	11/23/2022	10/25-11/22/22 SVC - VARIOUS SITES	\$909.83
	2023-00000913	11/23/2022	10/20-11/18/22 SVC - 1015 NOGALES ST	\$1,201.98
	2023-00000914	11/21/2022	10/03-11/20/22 SVC - VARIOUS VALLEY BLVD SITES	\$795.59
	2023-00000915	11/21/2022	10/17-11/15/22 SVC - VARIOUS SITES	\$1,630.34

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79536	12/07/2022		SOUTHERN CALIFORNIA EDISON	\$55.47
	Invoice	Date	Description	Amount
	2023-00000909	11/19/2022	10/17-11/15/22 SVC - 19001 TONNER CYN RD	\$55.47
79537	12/07/2022		SUBURBAN WATER SYSTEMS	\$1,958.34
	Invoice	Date	Description	Amount
	180061626444	11/22/2022	10/25-11/21/22 SVC - AZUSA & GEMINI	\$1,887.28
	180071420160	11/21/2022	10/22-11/21/22 SVC - 205 HUDSON AVE	\$71.06
79538	12/08/2022		L A COUNTY REGISTRAR- RECORDER/COUNTY CLERK	\$75.00
	Invoice	Date	Description	Amount
	DP 22-2	12/07/2022	FEE-NOTICE OF EXEMPTION FOR JN 9390	\$75.00
79539	12/08/2022		L A COUNTY REGISTRAR- RECORDER/COUNTY CLERK	\$75.00
	Invoice	Date	Description	Amount
	CUP 09-08-A	12/07/2022	FEE-NOTICE OF DETERMINATION FOR JN 9389	\$75.00
79540	12/14/2022		AT & T	\$488.30
	Invoice	Date	Description	Amount
	2397054708	11/23/2022	10/19-11/18/22 SVC - 600 S BREA CYN - METROLINK	\$179.00
	31444494979	12/01/2022	12/01-12/31/22 SVC - METROLINK T1 CIRCUIT	\$309.30
79541	12/14/2022		QUADIENT FINANCE USA, INC.	\$500.00
	Invoice	Date	Description	Amount
	12/4/2022	12/04/2022	POSTAGE REFILL-FINANCE DEPT	\$500.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
79542	12/14/2022	ROWLAND WATER DISTRICT		\$2,086.26
	Invoice	Date	Description	Amount
	2023-00000939	11/23/2022	10/09-11/07/22 SVC - AZUSA AVE	\$141.78
	2023-00000940	11/23/2022	10/09-11/07/22 SVC - AZUSA AVE - CENTER	\$91.42
	2023-00000941	11/23/2022	10/09-11/07/22 SVC - 930 S AZUSA AVE	\$509.09
	2023-00000942	11/23/2022	10/09-11/07/22 SVC - 17401 E VALLEY BLVD	\$796.80
	2023-00000943	11/23/2022	10/09-11/07/22 SVC - 18044 ROWLAND ST	\$160.00
	2023-00000944	11/23/2022	10/09-11/07/22 SVC - HURLEY ST & VALLEY BLVD	\$387.17
79543	12/14/2022	SAN GABRIEL VALLEY WATER CO.		\$8,103.31
	Invoice	Date	Description	Amount
	2023-00000925	11/28/2022	10/25-11/23/22 SVC - IRRIG SALT LAKE/SEVENTH	\$233.73
	2023-00000946	11/28/2022	10/25-11/23/22 SVC - CROSSROADS PKY S	\$1,059.31
	2023-00000947	11/28/2022	10/25-11/23/22 SVC - STA 103-80 CROSSROADS PKY S	\$209.42
	2023-00000948	11/28/2022	10/25-11/23/22 SVC - CROSSROADS PKY S	\$1,777.21
	2023-00000949	11/28/2022	10/25-11/23/22 SVC - CROSSROADS PKY N	\$624.08
	2023-00000950	11/28/2022	10/25-11/23/22 SVC - STA 129-00 CROSSROADS PKY N	\$967.70
	2023-00000951	11/23/2022	10/25-11/23/22 SVC - STA 111-50 CROSSROADS PKY N	\$330.56
	2023-00000952	11/28/2022	10/25-11/23/22 SVC - PELLISSIER	\$413.20
	2023-00000953	11/28/2022	10/25-11/23/22 SVC - PELLISSIER	\$702.97
	2023-00000954	11/28/2022	10/25-11/23/22 SVC - PECK/UNION PACIFIC B	\$220.27
	2023-00000955	11/28/2022	10/25-11/23/22 SVC - S/E COR OF PELLISSIER	\$1,050.33
	2023-00000956	11/28/2022	10/25-11/23/22 SVC - PELLISSIER	\$514.53

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79544	12/14/2022		SOCALGAS	\$33.27
	Invoice	Date	Description	Amount
	2023-00000926	12/02/2022	10/28-11/30/22 SVC - 1015 NOGALES ST STE 101	\$17.00
	2023-00000927	12/02/2022	10/28-11/30/22 SVC - 710 NOGALES ST	\$16.27
79545	12/14/2022		SOUTHERN CALIFORNIA EDISON	\$18,762.13
	Invoice	Date	Description	Amount
	2023-00000928	12/01/2022	11/01-11/30/22 SVC - 1 VALLEY AZUSA/OL1	\$24.77
	2023-00000929	12/01/2022	11/01-11/30/22 SVC - 133 N AZUSA AVE	\$126.98
	2023-00000930	12/01/2022	11/01-11/30/22 SVC - VARIOUS	\$185.00
	2023-00000931	12/01/2022	11/01-11/30/22 SVC - NOGALES ST/SAN JOSE	\$163.34
	2023-00000932	12/01/2022	11/01-11/30/22 SVC - VARIOUS SITES	\$8,858.39
	2023-00000933	11/29/2022	10/27-11/28/22 SVC - 15660 STAFFORD ST	\$2,459.71
	2023-00000934	11/29/2022	10/25-11/22/22 SVC - VARIOUS SITES	\$117.31
	2023-00000935	11/29/2022	10/27-11/28/22 SVC - 205 N HUDSON AVE	\$411.46
	2023-00000936	12/01/2022	11/01-11/30/22 SVC - 600 BREA CYN RD	\$363.10
	2023-00000937	11/29/2022	01/14-11/15/22 SVC - VARIOUS TONNER CYN SITES	\$42.35
	2023-00000938	12/05/2022	11/02-12/04/22 SVC - 15625 MAYOR DAVE WAY	\$6,009.72
79546	12/14/2022		SUBURBAN WATER SYSTEMS	\$125.60
	Invoice	Date	Description	Amount
	180051806468	12/02/2022	11/02-11/30/22 SVC - NE CNR VALLEY/STIMS	\$125.60
79547	12/14/2022		T-MOBILE	\$117.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	2023-00000945	12/06/2022	11/01-11/30/22 SVC - YAL GYM & TONNER CYN HOT SPOT	\$117.00
79548	12/14/2022		VERIZON WIRELESS - LA	\$1,632.21
	Invoice	Date	Description	Amount
	9921526394	11/26/2022	11/27-12/26/22 SVC - VARIOUS WIRELESS SVC	\$1,632.21
79549	12/22/2022		3SI SECURITY SYSTEMS	\$684.00
	Invoice	Date	Description	Amount
	INV1046868	10/31/2022	TRACKING SVC-SHERIFF'S VEHICLES	\$684.00
79550	12/22/2022		ACORN TECHNOLOGY SERVICES	\$18,211.50
	Invoice	Date	Description	Amount
	96357	12/01/2022	NETWORK MAINT-DEC 2022	\$18,211.50
79551	12/22/2022		AMAZON WEB SERVICES, INC	\$7,368.42
	Invoice	Date	Description	Amount
	1192295265	12/02/2022	AWS AVC-NOV 2022	\$7,368.42
79552	12/22/2022		ANDRUES/PODBERESKY, APLC	\$7,105.00
	Invoice	Date	Description	Amount
	03145	12/04/2022	LEGAL SVC-NOV 2022	\$7,105.00
79553	12/22/2022		ANNEALTA GROUP	\$115,130.00
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
2627	12/05/2022		GENERAL DEV SVC-NOV 2022	\$41,745.00
2629	12/05/2022		GENERAL PLANNING SVC-NOV 2022	\$57,288.75
2630	12/05/2022		15010 & 15100 NELSON AVE	\$1,435.00
2631	12/05/2022		15010 DON JULIAN RD	\$6,012.50
2632	12/05/2022		15940-16012 AMAR RD	\$140.00
2633	12/05/2022		1600 AZUSA RD, STE 285/287	\$1,765.00
2634	12/05/2022		16010 & 16020 PHOENIX & 901 S STIMSON	\$421.25
2636	12/05/2022		20701 E CURRIER RD	\$882.50
2637	12/05/2022		2500 PELLISIER PLACE	\$375.00
2638	12/05/2022		3539 SAN GABRIEL RIVER PKWY	\$2,725.00
2639	12/05/2022		3951 CAPITOL AVE	\$1,335.00
2640	12/05/2022		3951 CAPITOL AVE	\$595.00
2641	12/05/2022		530 N BALDWIN PARK BLVD	\$410.00
79554	12/22/2022		ARCH INSURANCE COMPANY	\$212,710.78
	Invoice	Date	Description	Amount
	#9FAC19-049B	12/01/2022	SHERIFF'S STATION SITE PLAN AND MODULAR OFFICES	\$136,437.75
	#9FAC19-049B2	12/01/2022	SHERIFF'S STATION SITE PLAN AND MODULAR OFFICES	\$87,468.34
79555	12/22/2022		B2 PRINT, LLC	\$75.70
	Invoice	Date	Description	Amount
	0011845	11/30/2022	BUSINESS CARDS-JACOB CORTEZ	\$75.70
79556	12/22/2022		BAVCO	\$79.69
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	187930	11/22/2022	BACKFLOW APPARATUS MATERIALS	\$79.69
79557	12/22/2022		BEAR ELECTRICAL SOLUTIONS, INC	\$68,096.00
	Invoice	Date	Description	Amount
	#6CITY-1465	12/01/2022	CITYWIDE STREETLIGHT LED UPGRADES	\$71,680.00
79558	12/22/2022		CALIFORNIA ASSOCIATION OF PUBLIC PROCUREMENT OFF.	\$420.00
	Invoice	Date	Description	Amount
	2023-2024	12/01/2022	MEMBERSHIP FOR MILA, KATHY, & YVETTE	\$420.00
79559	12/22/2022		CARLYLE ALEXANDER JOHNSTON	\$2,040.00
	Invoice	Date	Description	Amount
	5	12/03/2022	ORGANICS PROCESSING-WORK PLAN	\$2,040.00
79560	12/22/2022		CARTEGRAPH SYSTEMS, INC.	\$4,250.00
	Invoice	Date	Description	Amount
	INV2276	11/30/2022	SUPPORT IMPLEMENTATION SVC	\$4,250.00
79561	12/22/2022		CASSO & SPARKS, LLP	\$190,363.09
	Invoice	Date	Description	Amount
	20737	12/14/2022	COI-LEGAL FEES FOR OCTOBER 2022	\$190,363.09
79562	12/22/2022		CINTAS CORPORATION LOC 693	\$1,143.15
	Invoice	Date	Description	Amount
	9202770785	12/05/2022	CABINET W/ALARM	\$118.26

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	4138773374	11/28/2022	DOOR MATS	\$77.19
	4139403714	12/05/2022	DOOR MATS	\$77.19
	5126322125	09/27/2022	FIRST AID SUPPLIES	\$81.40
	5126683869	09/29/2022	FIRST AID KITS FOR CITY VEHICLES	\$789.11
79563	12/22/2022		CITY OF INDUSTRY	\$220.23
	Invoice	Date	Description	Amount
	2023-00000021	10/31/2022	IH FUEL PUMP-CITY HALL VEHICLES	\$220.23
79564	12/22/2022		CITY OF INDUSTRY-PAYROLL ACCT	\$400,000.00
	Invoice	Date	Description	Amount
	PR P/E 11/25/22	12/05/2022	REPLENISH PAYROLL FOR P/E 11/25/22	\$400,000.00
79565	12/22/2022		CLARENCE THRALL	\$14,580.00
	Invoice	Date	Description	Amount
	148	11/04/2022	MAINT SVC-NOV 2022	\$14,580.00
79566	12/22/2022		CLIFTONLARSONALLEN LLP	\$7,000.00
	Invoice	Date	Description	Amount
	3487437	11/23/2022	COI-AUDIT SVC FY 21/22	\$7,000.00
79567	12/22/2022		CNC ENGINEERING	\$114,993.75
	Invoice	Date	Description	Amount
	506705	12/08/2022	DESIGN-BUILD FOR SOLAR CARPORT CANOPY	\$265.00
	506706	12/08/2022	SITE PLAN FOR SHERIFF TRAILER	\$3,280.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
506707	12/08/2022	EL ENCANTO IMPROVEMENTS	\$1,425.00
506708	12/08/2022	KELLA AVE STORM DRAIN	\$1,995.00
506709	12/08/2022	PRELIMINARY DESIGN OF EW BICYCLE PATH	\$6,780.00
506710	12/08/2022	GENERAL ENG-EMERGENCY VEHICLE PRE-EMPTION INSTALLATION	\$495.00
506711	12/08/2022	GENERAL ENG SVC 11/21-12/4/22	\$2,550.00
506712	12/08/2022	GENERAL ENG SVC-COUNTER SERVICE	\$5,402.50
506713	12/08/2022	GENERAL ENG SVC-TRAFFIC	\$205.00
506714	12/08/2022	GENERAL ENG SVC-PERMITS	\$13,575.00
506715	12/08/2022	GENERAL ENG SVC-PLAN APPROVAL	\$3,267.50
506716	12/08/2022	ARENTH AVE STREET IMPROVEMENT	\$900.00
506717	12/08/2022	GENERAL ENG SVC 11/21-12/4/22	\$47,818.75
506718	12/08/2022	TONNER CYN PROPERTY	\$1,060.00
506719	12/08/2022	REPLACEMENT OF STEEL WATERLINE-BREA CREEK	\$3,830.00
506720	12/08/2022	STREET LIGHT OPERATIONS & MAINT	\$2,340.00
506721	12/08/2022	CHINO RANCH #1 DAM RENOVATION	\$90.00
506722	12/08/2022	INDUSTRY BUSINESS COUNCIL IMPROVEMENTS	\$355.00
506723	12/08/2022	CITY HALL MAINT-ELEVATOR UPGRADES	\$1,475.00
506724	12/08/2022	CITY HALL MAINT	\$750.00
506725	12/08/2022	INDUSTRY BUSINESS COUNCIL CHAMBERS	\$252.50
506726	12/08/2022	ELECTRIC VEHICLE CHARGING STATIONS-CITY HALL	\$265.00
506727	12/08/2022	UPGRADES TO ELECTRONIC FREEWAY DISPLAY	\$360.00
506728	12/08/2022	HOMESTEAD MUSEUM IMPROVEMENTS	\$2,520.00
506729	12/08/2022	HOMESTEAD MUSEUM IMPROVEMENTS	\$740.00
506730	12/08/2022	VALLEY BLVD CORRIDOR CO-OP PROJECT	\$870.00
506731	12/08/2022	STIMSON AVE CROSSING	\$6,447.50

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo			
506732	12/08/2022	SIGNING & STRIPING IMPROVEMENTS	\$1,790.00
506733	12/08/2022	SHERIFF TRAILER SITE	\$1,380.00
506734	12/08/2022	METROLINK MAINT-PARKING LOT SOLAR SYSTEM	\$1,250.00
506735	12/08/2022	EL ENCANTO IMPROVEMENTS	\$270.00
506656	11/23/2022	PAVEMENT MGMT SYSTEM	\$990.00
79568	12/22/2022	CNC ENGINEERING	\$98,731.25
Invoice	Date	Description	Amount
506736	12/08/2022	SAN JOSE AVE RECONSTRUCTION	\$307.50
506737	12/08/2022	INDUSTRY HILLS FUEL TANKS DISPENSING	\$657.50
506738	12/08/2022	605 FWY AND VALLEY BLVD INTERCHANGE	\$615.00
506739	12/08/2022	SIXTH AVE RECONSTRUCTION	\$7,570.00
506740	12/08/2022	AZUSA AVE BRIDGE REPAINTING	\$307.50
506741	12/08/2022	ROWLAND ST RECONSTRUCTION	\$8,930.00
506742	12/08/2022	VARIOUS ASSIGNMENTS RELATED TO SA	\$2,362.50
506743	12/08/2022	NELSON AVE INTERSECTION	\$225.00
506744	12/08/2022	MAINT OF 1123 HATCHER AVE	\$1,017.50
506745	12/08/2022	CARTEGRAPH MGMT	\$15,642.50
506746	12/08/2022	HOMESTEAD MUSEUM UPGRADES	\$15,005.00
506747	12/08/2022	CITYWIDE STREET LIGHT LED UPGRADES	\$5,315.00
506748	12/08/2022	ADA COMPLIANCE ON PUBLIC RIGHT OF WAY	\$3,397.50
506749	12/08/2022	ADA COMPLIANCE FOR FACILITIES	\$4,490.00
506750	12/08/2022	15710-15718 RAUSCH RD BLDG IMPROVEMENT	\$882.50
506751	12/08/2022	GALE AVE RESURFACING	\$5,820.00
506752	12/08/2022	ANNUAL PAVEMENT REHABILITATION	\$2,990.00
506753	12/08/2022	CITYWIDE SIGNING & STRIPING IMPROVEMENTS	\$563.75

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	506754	12/08/2022	2021/2022 STREET LIGHT BANNER INSTALLATION	\$1,260.00
	506755	12/08/2022	2022/2023 ANNUAL PAVEMENT REHABILITATION	\$4,460.00
	506756	12/08/2022	2022/2023 ANNUAL SLURRY SEAL	\$4,410.00
	506757	12/08/2022	RED CURB REFURBISHMENT AT VARIOUS LOCATIONS	\$350.00
	506758	12/08/2022	INTELLIGENT TRANSPORTATION SYSTEM	\$307.50
	506759	12/08/2022	CITYWIDE LICENSE PLATE CAMERA READER	\$2,030.00
	506761	12/08/2022	NELSON AVE & WILLOW AVE SAFETY IMPROVEMENTS	\$397.50
	506762	12/08/2022	HIGHWAY PERFORMANCE MONITORING	\$410.00
	506763	12/08/2022	PAVEMENT MGMT SYSTEM	\$385.00
	506764	12/08/2022	TURNBULL CYN RD GRADE SEPARATION	\$7,982.50
	506760	12/08/2022	AMAR ROAD COMPLETE STREETS	\$640.00
79569	12/22/2022		CORELOGIC INFORMATION SOLUTION	\$192.50
	Invoice	Date	Description	Amount
	82155425	11/30/2022	GEOGRAPHIC PKG-NOV 2022	\$192.50
79570	12/22/2022		COUNTY OF LA - DEPT OF AGRICULTURAL COMM	\$8,251.50
	Invoice	Date	Description	Amount
	230725	10/27/2022	WEED ABATEMENT-TRES HERMANOS	\$8,251.50
79571	12/22/2022		DDL TRAFFIC INC	\$9,187.86
	Invoice	Date	Description	Amount
	8128	09/13/2022	CAL TRANS PERMIT FEES-EMERGENCY VEHICLE ON GRAND AVE	\$1,476.00
	8079	08/08/2022	ADD'L EQUIPMENT-EMERGENCY VEHICLE ON GRAND AVE	\$7,711.86

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79572	12/22/2022		DEPT OF ANIMAL CARE & CONTROL	\$10,010.33
	Invoice	Date	Description	Amount
	11/25/2022	11/25/2022	SHELTER COST-OCT 2022	\$10,010.33
79573	12/22/2022		DIRECTV - FOR BUSINESS	\$87.25
	Invoice	Date	Description	Amount
	034740128X221201	12/01/2022	RSN/TV ACCESS FEES	\$87.25
79574	12/22/2022		EGOSCUE LAW GROUP, INC.	\$900.00
	Invoice	Date	Description	Amount
	13716	12/01/2022	LEGAL SVC-FOLLOW'S CAMP	\$900.00
79575	12/22/2022		ELECTRA-MEDIA, INC	\$1,829.99
	Invoice	Date	Description	Amount
	14372	12/08/2022	PUENTE HILLS AUTO DISPLAY-JAN 2023	\$1,829.99
79576	12/22/2022		ENTERPRISE MAPS LLC	\$4,725.00
	Invoice	Date	Description	Amount
	145	12/07/2022	AMAZON WEB SERVICES	\$4,725.00
79577	12/22/2022		ENVIRONS, INC.	\$1,130.98
	Invoice	Date	Description	Amount
	3636	12/01/2022	SHERIFF TRAILER IMPROVEMENT	\$1,130.98

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79578	12/22/2022		FIRST AMERICAN DATA TREE, LLC	\$200.00
	Invoice	Date	Description	Amount
	20088321122	11/30/2022	PROPERTY DATA INFORMATION	\$200.00
79579	12/22/2022		FRAZER, LLP	\$22,313.20
	Invoice	Date	Description	Amount
	180907	11/30/2022	COI-PROF SVC FOR NOV 2022	\$21,113.20
	180908	11/30/2022	SA-PROF SVC FOR NOV 2022	\$1,200.00
79580	12/22/2022		FUEL PROS, INC.	\$150.00
	Invoice	Date	Description	Amount
	65454	11/18/2022	INDUSTRY HILLS FUEL STN MAINT	\$150.00
79581	12/22/2022		GARCIA'S FENCE CORP	\$3,250.00
	Invoice	Date	Description	Amount
	102225	10/31/2022	REPAIR FENCE-VALLEY BL/CM DE GLORIA	\$3,250.00
79582	12/22/2022		GMS ELEVATOR SERVICES, INC	\$145.00
	Invoice	Date	Description	Amount
	112828	12/01/2022	ELEVATOR MAINT-CITY HALL	\$145.00
79583	12/22/2022		GRAND CENTRAL RECYCLING & TRANSFER	\$195.04
	Invoice	Date	Description	Amount
	5044451	11/30/2022	SOLID WASTE-CITY HALL	\$195.04

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79584	12/22/2022		GREATLAND CORPORATION	\$256.72
	Invoice	Date	Description	Amount
	8234053	11/30/2022	1099 TAX FORMS	\$256.72
79585	12/22/2022		GROUP C MEDIA, INC.	\$5,000.00
	Invoice	Date	Description	Amount
	34336	11/28/2022	AD FOR BUSINESS FACILITIES	\$5,000.00
79586	12/22/2022		HISTORICAL RESOURCES, INC.	\$42,553.00
	Invoice	Date	Description	Amount
	COI2023-5	12/08/2022	ADMIN & MGMT SVC-HOMESTEAD	\$42,553.00
79587	12/22/2022		INDUSTRY BUSINESS COUNCIL	\$54,375.09
	Invoice	Date	Description	Amount
	SEPTEMBER 2022	12/05/2022	EXPENSE REIMBURSEMENT-SEP 2022	\$54,375.09
79588	12/22/2022		INDUSTRY SECURITY SERVICES	\$33,822.39
	Invoice	Date	Description	Amount
	14-27114	11/25/2022	SECURITY SVC-VARIOUS CITY SITES	\$10,867.94
	14-27117	11/25/2022	SECURITY SVC-VARIOUS CITY SITES	\$22,954.45
79589	12/22/2022		IRRI-CARE PLUMBING & BACKFLOW TESTING, INC.	\$55.00
	Invoice	Date	Description	Amount
	14303	11/30/2022	BAKCFLOW TEST-CROSSROADS PKY	\$55.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
79590	12/22/2022	JANUS PEST MANAGEMENT		\$3,338.00
	Invoice	Date	Description	Amount
	253693	12/06/2022	PEST SVC-205 N HUDSON (SHERIFF'S STN)	\$85.00
	254729	12/06/2022	PEST SVC-205 N HUDSON (SHERIFF'S STN)	\$85.00
	254433	12/06/2022	PEST SVC-CITY HALL	\$145.00
	254663	12/06/2022	MOSQUITO ABATEMENT-EL ENCANTO	\$926.00
	254913	12/06/2022	PEST SVC-HOMESTEAD	\$600.00
	254507	12/06/2022	RODENT SVC-HELIPAD PARKING LOT	\$486.00
	254509	12/06/2022	RODENT SVC-HELIPAD	\$300.00
	254387	12/06/2022	PEST SVC-TONNER CYN	\$566.00
	254434	12/06/2022	PEST SVC-IBC	\$145.00
79591	12/22/2022	JEFF PARRIOTT PHOTOGRAPHIC SERVICES		\$4,315.42
	Invoice	Date	Description	Amount
	COI1122	12/01/2022	PROF SVC-HOMESTEAD	\$4,315.42
79592	12/22/2022	JMDiaz, Inc.		\$465.00
	Invoice	Date	Description	Amount
	066 (22-225)	12/06/2022	STAFF AUGMENTATION-NOV 1022	\$465.00
79593	12/22/2022	KLINE'S PLUMBING, INC.		\$350.00
	Invoice	Date	Description	Amount
	12549	11/21/2022	PLUMBING REPAIR-IBC	\$350.00
79594	12/22/2022	KONICA MINOLTA		\$329.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	9008995668	11/26/2022	COPY MACHINE MAINT-HOMESTEAD	\$329.00
79595	12/22/2022	L A COUNTY DEPT OF PUBLIC WORKS		\$69,516.86
	Invoice	Date	Description	Amount
	IN230000320	11/29/2022	BLADG & SAFETY-ONE STOP SHOP FOR SEP 2022	\$69,516.86
79596	12/22/2022	L A COUNTY SHERIFF'S DEPARTMENT		\$1,059,176.74
	Invoice	Date	Description	Amount
	231140LL	11/21/2022	HELICOPTER SVC-OCT 2022	\$2,621.05
	231208LL	11/21/2022	SPECIAL EVENT-DIRECTED PATROL	\$52,316.27
	231091LL	11/17/2022	SHERIFF'S CONTRACT-OCT 2022	\$1,004,239.42
79597	12/22/2022	LA PUENTE VALLEY COUNTY WATER DISTRICT		\$287.98
	Invoice	Date	Description	Amount
	BS;11/22	11/28/2022	WATER MONITORING-BOY SCOUTS RESERVE	\$287.98
79598	12/22/2022	LOS ANGELES COUNTY PUBLIC WORKS-FISCAL DIV		\$90,317.66
	Invoice	Date	Description	Amount
	PW-22110701858	11/07/2022	REVIEW DESIGN PLANS OF GRADE SEPARATION	\$3,589.66
	PW-22110702242	11/07/2022	TRAFFIC SIGNAL MAINT	\$8,451.33
	PW-22110702241	11/07/2022	TRAFFIC SIGNAL MAINT	\$34,940.92
	PW-22110702243	11/07/2022	TRAFFIC SIGNAL MAINT	\$3,100.57
	PW-22110701963	11/07/2022	TRAFFIC SIGNAL CABINETS	\$2,024.06

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	PW-22110701912	11/07/2022	TRAFFIC SIGNING REPAIRS	\$193.07
	PW-22110701883	11/07/2022	REVIEW STRIPING PLANS-AZUSA AVE	\$2,225.31
	PW-22110701872	11/07/2022	KITS MONITORING OF TRAFFIC SIGNALS	\$300.04
	PW-22110701864	11/07/2022	PAVEMENT PATCHING	\$744.41
	PW-22110701886	11/07/2022	PUMP HOUSE MAINT	\$793.40
	PW-22110701897	11/07/2022	MAINT-VALLEY BLVD BRIDGE	\$225.34
	PW-22110701904	11/07/2022	LITTER/DEBRIS REMOVAL	\$1,093.81
	PW-2211001905	11/07/2022	CONCRETE REPAIRS	\$3,692.43
	PW-22110701906	11/07/2022	STORM DRAIN MAINT	\$55.87
	PW-22110701907	11/07/2022	INSPECTION OF SIDEWALK/CURBS	\$4,927.56
	PW-22110701908	11/07/2022	PAVEMENT PATCHING	\$2,341.79
	PW-22110701909	11/07/2022	STREET MAINT/INSPECTION	\$18,660.28
	PW-22110701910	11/07/2022	EMERGENCY ROAD CLOSURE	\$2,915.70
	PW-22110701911	11/07/2022	EMERGENCY ROAD SERVICE	\$42.11
79599	12/22/2022		LOS ANGELES ENGINEERING, INC.	\$230,280.00
	Invoice	Date	Description	Amount
	#31GGS-1387-1	12/01/2022	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION IMPROVEMENTS	\$18,000.00
	#31GGS-1387-2	12/01/2022	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION IMPROVEMENTS	\$220,500.00
	#31GGS-1387-2-3	12/01/2022	GRAND AVE/GOLDEN SPRINGS DR INTERSECTION IMPROVEMENTS	\$3,900.00
79600	12/22/2022		BANNER BANK	\$12,120.00
	Invoice	Date	Description	Amount
	#31GGS-1387-1-R	12/01/2022	RETENTION-GRAND AVE/GOLDEN SPRINGS	\$900.00
	#31GGS-1387-2-R	12/01/2022	RETENTION-GRAND AVE/GOLDEN SPRINGS	\$11,025.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	#31GGS-1387-3-R	12/01/2022	RETENTION-GRAND AVE/GOLDEN SPRINGS	\$195.00
79601	12/22/2022		MERRITT'S ACE HARDWARE	\$62.77
	Invoice	Date	Description	Amount
	131730	11/28/2022	MISC SUPPLIES-TRES HERMANOS	\$23.00
	131915	12/07/2022	MISC SUPPLIES-TRES HERMANOS	\$39.77
79602	12/22/2022		MX GRAPHICS, INC.	\$1,663.25
	Invoice	Date	Description	Amount
	27197	11/17/2022	LINE SCANNING-JN 6201	\$928.28
	27199	11/16/2022	COLOR FILM PRINT-JN 6201	\$65.70
	27198	11/16/2022	11X17 LATEX SIGN-JN 6201	\$27.38
	27221	11/21/2022	LARGE FORMAT-MP 06 11 21	\$641.89
79603	12/22/2022		NEARMAP US INC.	\$6,300.00
	Invoice	Date	Description	Amount
	INV00748064	12/05/2022	RENEWAL-NEARMAP OBLIQUE FOR GOVERNMENT 25GB	\$6,300.00
79604	12/22/2022		NINYO & MOORE GEOTECHNICAL CONSULTANTS	\$8,168.00
	Invoice	Date	Description	Amount
	267972	11/29/2022	ASBESTOS SURVEY-IBC	\$3,957.00
	268051	11/30/2022	GEO SVC-SHERIFF'S PARKING LOT	\$4,211.00
79605	12/22/2022		PASTPERFECT SOFTWARE, INC.	\$540.00
	Invoice	Date	Description	Amount

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	2023-35301	11/28/2022	ANNUAL SUPPORT RENEWAL-HOMESTEAD	\$540.00
79606	12/22/2022		PITNEY BOWES, INC.	\$148.93
	Invoice	Date	Description	Amount
	3105813676	11/25/2022	POSTAGE METER-FIRST FLOOR (SEP-DEC 2022)	\$148.93
79607	12/22/2022		PUENTE HILLS FORD	\$195.03
	Invoice	Date	Description	Amount
	204074	11/22/2022	AUTO MAINT-LIC 1580081	\$195.03
79608	12/22/2022		RICOH USA, INC.	\$1,242.90
	Invoice	Date	Description	Amount
	37169599	10/14/2022	COPIER LEASE-ENGINEERING	\$289.36
	5065790120	10/12/2022	METER READING-TREASURY	\$13.99
	5065797302	10/13/2022	METER READING-VARIOUS	\$226.12
	5065790093	10/12/2022	METER READING-VARIOUS	\$532.95
	5066217106	11/29/2022	METER READING-VARIOUS	\$180.48
79609	12/22/2022		RICOH USA, INC.	\$6,684.74
	Invoice	Date	Description	Amount
	77780599	10/08/2022	COPIER LEASE-VARIOUS	\$2,524.51
	78086002	11/06/2022	COPIER LEASE-VARIOUS	\$2,524.51
	78093682	11/06/2022	COPIER LEASE-VARIOUS	\$817.86
	77781148	10/08/2022	COPIER LEASE-VARIOUS	\$817.86
79610	12/22/2022		ROBINSON'S FLOWERS	\$962.20

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
	Invoice	Date	Description	Amount
	3531	12/01/2022	FLOWERS AND DELIVERY	\$962.20
79611	12/22/2022		SAN GABRIEL VALLEY CONSERVATION SERVICE CORPS	\$3,312.00
	Invoice	Date	Description	Amount
	20221207COI	12/07/2022	LANDSCAPE SVC-TRAIL MAINT	\$3,312.00
79612	12/22/2022		SAN GABRIEL VALLEY NEWSPAPER GROUP	\$1,133.91
	Invoice	Date	Description	Amount
	0011568397	10/31/2022	ACCT #5007735 - NOTICE OF PUBLIC HEARING-2500 PELLISIER PL	\$566.47
	0011563140	09/30/2022	ACCT #5007735 - NOTICE OF PUBLIC HEARING-2500 PELLISIER PL	\$567.44
79613	12/22/2022		SATSUMA LANDSCAPE & MAINT.	\$157,851.58
	Invoice	Date	Description	Amount
	1122CH	11/29/2022	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$52,502.21
	1122TA	11/29/2022	LANDSCAPE SVC-TEMPLE & AZUSA	\$35,840.35
	1122EC	11/29/2022	LANDSCAPE SVC-EXPO CENTER	\$32,481.93
	1122XROADS	11/29/2022	LANDSCAPE SVC-CROSSROADS PKY NORTH & SOUTH	\$37,027.09
79614	12/22/2022		SO CAL INDUSTRIES	\$286.23
	Invoice	Date	Description	Amount
	603625	12/07/2022	WC ACCESS RENTAL-TONNER CYN	\$195.89
	601628	11/25/2022	FENCE RENTAL-INDUSTRY HILLS	\$90.34

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
79615	12/22/2022	SQUARE ROOT GOLF & LANDSCAPE, INC		\$201,781.77
	Invoice	Date	Description	Amount
	1640ELHM	11/29/2022	LANDSCAPE SVC-EL ENCANTO	\$7,678.69
	1642H	11/29/2022	LANDSCAPE SVC-CIVIC FINANCIAL CENTER	\$148,407.54
	1641ELHM	11/29/2022	LANDSCAPE SVC-VARIOUS CITY SITES	\$10,541.61
	1639ELHM	11/29/2022	LANDSCAPE SVC-HOMESTEAD	\$23,015.33
	1642H-1	11/29/2022	GRAFFITI REMOVAL	\$3,233.39
	1642H-2	11/29/2022	SIGN REPAIR & INSTALLATION	\$8,905.21
79616	12/22/2022	STATE COMPENSATION INSURANCE FUND		\$2,179.91
	Invoice	Date	Description	Amount
	1000918519	12/01/2022	WORKERS COMP PREMIUM FOR DECEMBER 2022	\$2,179.91
79617	12/22/2022	STATE WATER RESOURCES CONTROL BOARD		\$548.00
	Invoice	Date	Description	Amount
	SW-0243471	11/29/2022	ANNUAL PERMIT FEE-SHERIFF'S STN SITE PLAN	\$548.00
79618	12/22/2022	SUNBELT RENTALS		\$2,254.10
	Invoice	Date	Description	Amount
	132084633-0001	10/27/2022	VERTICAL MAST TOWER RENTALS-HAUNTED TRAIL AT EXPO CTR	\$2,254.10
79619	12/22/2022	SUPERIOR COURT OF CA-LA COUNTY-PARKING REV		\$4,262.00
	Invoice	Date	Description	Amount
	NOVEMBER 2022	12/07/2022	PARKING CITATIONS REPORT- NOV 2022	\$4,262.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79620	12/22/2022		SUPERIOR PAVEMENT MARKINGS, INC.	\$48,663.60
	Invoice	Date	Description	Amount
	#4CITY-1477	12/01/2022	2021/2022 CITYWIDE SIGNING & STRIPING IMPROVEMENTS	\$51,224.85
79621	12/22/2022		THE TECHNOLOGY DEPOT	\$8,632.12
	Invoice	Date	Description	Amount
	19908	11/01/2022	ADD'L DELL SVC-DEC 2022	\$2,624.50
	20115	12/01/2022	ADD'L DELL SVC-JAN 2023	\$2,624.50
	20085	12/01/2022	NETWORK MAINT-TICKET #39302	\$902.50
	20113	12/01/2022	CLOUD CONNECT UNAAS-JAN 2023	\$727.23
	20112	12/01/2022	CLOUD CONNECT-HOMESTEAD	\$154.00
	20114	12/01/2022	CLOUD CONNECT VEEAM-JAN 2023	\$263.34
	20110	12/01/2022	CLOUD CONNECT VOICE SOLUTION-SHERIFF'S BLDG	\$287.25
	20109	12/01/2022	VEEAM DRAAS DATA BACKUP-JAN 2023	\$1,048.80
79622	12/22/2022		TPX COMMUNICATIONS	\$4,045.04
	Invoice	Date	Description	Amount
	164477455-0	11/30/2022	INTERNET SVC-CITY HALL/METRO SOLAR	\$4,045.04
79623	12/22/2022		TPX COMMUNICATIONS	\$672.34
	Invoice	Date	Description	Amount
	164418941-0	11/30/2022	TEL/INTERNET-HOMESTEAD	\$672.34

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date	Payee Name		Check Amount
CITY.WF.CHK - City General Wells Fargo				
79624	12/22/2022	TRANSPORTATION & ENERGY SOLUTIONS, INC.		\$4,849.38
	Invoice	Date	Description	Amount
	COI-001-11-22-22	11/22/2022	ON-CALL GENERAL TRAFFIC ENG SVC	\$3,010.00
	COI007-09-02-22A	11/22/2022	GUARDRAIL ON HACIENDA BLVD	\$1,219.38
	COI-002-11-22-22	11/22/2022	TRAFFIC ENG-FULLERTON GRADE SEPARATION	\$620.00
79625	12/22/2022	TURBO DATA SYSTEMS, INC		\$496.74
	Invoice	Date	Description	Amount
	38964	11/30/2022	CITATION PROCESSING OCT/NOV 2022	\$496.74
79626	12/22/2022	UNION PACIFIC RAILROAD COMPANY		\$26,690.00
	Invoice	Date	Description	Amount
	323683253	12/01/2022	MAINT OF GATES-LEMON AVE/FAIRWAY DR	\$26,690.00
79627	12/22/2022	UNITED PARCEL SERVICES, INC		\$201.92
	Invoice	Date	Description	Amount
	0000V435E4492	12/03/2022	MESSSENGER SVC	\$153.96
	0000V435E4482	11/26/2022	MESSSENGER SVC	\$47.96
79628	12/22/2022	VALLEY POWER SYSTEMS, INC.		\$5,826.63
	Invoice	Date	Description	Amount
	R69555	11/30/2022	MONTHLY GENERATOR INSPECTION-CITY HALL	\$725.00
	R69581	11/29/2022	ANNUAL PREVENTIVE MAINT & ATS SVC-CITY HALL	\$4,376.63
	R69341	10/06/2022	MONTHLY GENERATOR INSPECTION-CITY HALL	\$725.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

Check	Date		Payee Name	Check Amount
CITY.WF.CHK - City General Wells Fargo				
79629	12/22/2022		VALLEY VISTA SERVICES, INC	\$14,681.56
	Invoice	Date	Description	Amount
	5036336	12/01/2022	STORAGE BOX RENTAL-TONNER CYN (CAMP COURAGE)	\$421.40
	5036335	12/01/2022	DISP SVC-1123 HATCHER AVE	\$283.29
	5036334	12/01/2022	DISP SVC-TONNER CYN (MAINT YD)	\$711.40
	5036332	12/01/2022	DISP SVC-15660 MAYOR DAVE WAY (YAL)	\$144.63
	5036333	12/01/2022	DISP SVC-CITY HALL	\$518.61
	5044872	11/30/2022	DISP SVC-1123 HATCHER AVE #ABC	\$6,255.22
	5035596	11/30/2022	DISP SVC-CITY RESIDENTS	\$1,309.91
	5036524	12/01/2022	DISP SVC-205 N HUDSON AVE	\$240.61
	5036739	12/01/2022	DISP SVC-CITY BUS STOPS	\$4,796.49
79630	12/22/2022		VANGUARD CLEANING SYSTEMS, INC.	\$937.50
	Invoice	Date	Description	Amount
	117265	12/01/2022	JANITORIAL SVC-HOMESTEAD	\$937.50
79631	12/22/2022		VORTEX INDUSTRIES, INC.	\$496.98
	Invoice	Date	Description	Amount
	04-1637731	11/30/2022	REPAIR GATE-600 S BREA CYN RD	\$496.98
79632	12/22/2022		WILLDAN ENGINEERING	\$1,251.00
	Invoice	Date	Description	Amount
	00624390	11/23/2022	ENG SVC-NELSON/PUENTE AVE	\$1,251.00

**CITY OF INDUSTRY
WELLS FARGO BANK
December 22, 2022**

<u>Check</u>	<u>Date</u>	<u>Payee Name</u>	<u>Check Amount</u>
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CITY.WF.CHK - City General Wells Fargo

<u>Checks</u>	<u>Status</u>	<u>Count</u>	<u>Transaction Amount</u>
	Total	106	\$4,393,504.25

CITY COUNCIL

ITEM NO. 5.2

Hand-out Material will be distributed prior to Meeting

*INDUSTRY PUBLIC UTILITIES COMMISSION
JANUARY 12, 2023*

ITEM NO. 5.2

HAND-OUT ITEM

INDUSTRY PUBLIC UTILITIES COMMISSION

AUTHORIZATION FOR PAYMENT OF BILLS

Board Meeting January 12, 2023

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
122	IPU-ELECTRIC CAPITAL IMPROVEMENT	73,265.82
123	IPU-WATER CAPITAL IMPROVEMENT	17,957.50
161	IPUC ELECTRIC FUND	432,709.76
560	IPUC WATER FUND	19,384.99
TOTAL ALL FUNDS		543,318.07

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
IPUCELEC.WF	IPUC ELECTRIC WELLS FARGO CKING	505,975.58
IPUC.CHK	IPUC WATER BOFA CKING	37,342.49
TOTAL ALL BANKS		543,318.07

APPROVED PER CITY MANAGER

Industry Public Utilities Commission
Wells Fargo - Electric
January 12, 2023

Check	Date		Payee Name	Check Amount
IPUCELEC.WF.CHK - IPUC Electric Wells Fargo CHK				
11143	12/21/2022		FRONTIER	\$3,250.31
	Invoice	Date	Description	Amount
	2023-00001003	12/01/2022	12/01-12/31/22 SVC - GS 21650 VALLEY BLVD	\$57.28
	2023-00001004	12/01/2022	12/01-12/31/22 SVC - GS 21700 VALLEY BLVD	\$61.10
	2023-00001005	12/07/2022	12/07-01/06/23 SVC - GS 408 BREA CYN RD, WALNUT	\$33.72
	2023-00001006	12/04/2022	12/04-01/03/23 SVC - EM 21858 GARCIA LN, WALNUT	\$92.06
	2023-00001007	12/04/2022	12/04-01/03/23 SVC - GS 21620 VALLEY BLVD, WALNUT	\$61.10
	2023-00001008	12/01/2022	11/01-12/31/22 SVC - VARIOUS GENERATOR SITES	\$2,945.05
11144	12/22/2022	12/31/2022	CALPINE ENERGY SOLUTIONS, LLC	\$356,645.74
	Invoice	Date	Description	Amount
	223550017366995	12/21/2022	WHOLESALE USE - NOV 2022	\$356,645.74
11145	01/05/2023		FRONTIER	\$1,832.18
	Invoice	Date	Description	Amount
	2023-00001069	12/10/2022	12/10-01/09/23 SVC - EM 21508 BAKER PKWY BLDG 22, WALNUT	\$57.28
	2023-00001070	12/10/2022	12/10-01/09/23 SVC - GS 21640 VALLEY BLVD	\$57.28
	2023-00001071	12/10/2022	12/10-01/09/23 SVC - EM 21808 GARCIA LN, WALNUT	\$92.06
	2023-00001072	12/09/2022	12/09-01/08/23 SVC - EM 208 WADDINGHAM WAY	\$890.00
	2023-00001073	12/10/2022	12/10-01/09/23 SVC - GS 747 S ANAHEIM-PUENTE RD	\$236.00
	2023-00001074	12/19/2022	12/19-01/18/23 SVC - EM 21415 BAKER PKWY	\$57.28
	2023-00001075	12/25/2022	12/25-01/24/23 SVC - EM 21760 GARCIA LN	\$120.13
	2023-00001076	12/25/2022	12/25-01/24/23 SVC - EM 21535 BAKER PKWY BLDG 20	\$85.35
	2023-00001077	12/22/2022	12/22-01/21/23 SVC - GS 21858 VALLEY BLVD	\$61.10
	2023-00001078	12/22/2022	12/22-01/21/23 SVC - EM 21733 BAKER PKWY BLDG 21	\$57.28

**Industry Public Utilities Commission
Wells Fargo - Electric
January 12, 2023**

Check	Date		Payee Name	Check Amount
IPUCELEC.WF.CHK - IPUC Electric Wells Fargo CHK				
	2023-00001079	12/19/2022	12/19-01/18/23 SVC - GS 21660 VALLEY BLVD	\$61.14
	2023-00001080	12/19/2022	12/19-01/18/23 SVC - EM 21733 BAKER PKWY BLDG 21	\$57.28
11146	01/12/2023		ASTRUM UTILITY SERVICES, LLC	\$16,400.00
	Invoice	Date	Description	Amount
	122201	01/01/2023	CONSULTING FOR IPUC - DEC 2022	\$16,400.00
11147	01/12/2023		BRAUN BLAISING SMITH WYNNE, P.C.	\$800.00
	Invoice	Date	Description	Amount
	20893	12/19/2022	LEGAL SVC FOR IPUC	\$800.00
11148	01/12/2023		CNC ENGINEERING	\$54,660.00
	Invoice	Date	Description	Amount
	506902	01/03/2023	ELECTRICAL CAPITAL IMPROVEMENTS - INDUSTRY BUSINESS CENTER	\$15,990.00
	506903	01/03/2023	AUTOMATIC METER READING	\$8,605.00
	506904	01/03/2023	REMOTE MONITORING - WADDINGHAM SUBSTATION	\$2,090.00
	506905	01/03/2023	CITY ELECTRICAL FACILITIES	\$21,960.00
	506906	01/03/2023	DISTRIBUTION LINE EXTENSION @ 999 HATCHER AVE	\$5,750.00
	506907	01/03/2023	UPGRADE SCE INTERCONNECTION @ ANAHEIM-PUENTE SUBSTATION	\$265.00
11149	01/12/2023		COUNTY OF LA - DEPT OF AGRICULTUR	\$121.65
	Invoice	Date	Description	Amount
	230849	11/28/2022	PEST CONTROL - WADDINGHAM POWER PLANT	\$121.65
11150	01/12/2023		NV5, INC.	\$2,465.00

**Industry Public Utilities Commission
Wells Fargo - Electric
January 12, 2023**

Check	Date		Payee Name	Check Amount
IPUCELEC.WF.CHK - IPUC Electric Wells Fargo CHK				
	Invoice	Date	Description	Amount
	305744	12/15/2022	ON-CALL ELEC ENG SVC - NOV 2022	\$1,445.00
	305746	12/15/2022	ON-CALL ELEC ENG SVC - NOV 2022	\$1,020.00
11151	01/12/2023		SENSUS USA INC.	\$58,645.82
	Invoice	Date	Description	Amount
	ZA22019498	11/21/2022	AUTOMATED METER READING INFRSTRCTRE SYSTM - 208 S WADDINGHAM WAY	\$15,250.00
	ZA22019807	11/26/2022	AUTOMATED METER READING INFRSTRCTRE SYSTM - 208 S WADDINGHAM WAY	\$4,500.00
	ZA22018484	11/04/2022	AUTOMATED METER READING INFRSTRCTRE SYSTM - 208 S WADDINGHAM WAY	\$6,494.87
	ZA22017702	10/25/2022	AUTOMATED METER READING INFRSTRCTRE SYSTM - 208 S WADDINGHAM WAY	\$4,500.00
	ZA22017182	10/18/2022	AUTOMATED METER READING INFRSTRCTRE SYSTM - 208 S WADDINGHAM WAY	\$27,900.95
11152	01/12/2023		SOUTHERN CALIFORNIA EDISON	\$11,154.88
	Invoice	Date	Description	Amount
	7501463533	12/16/2022	11/01-11/30/22 SVC - 208 S WADDINGHAM WAY	\$8,266.71
	7501463522	12/16/2022	11/01-11/30/22 SVC - 745 ANAHEIM-PUENTE RD	\$1,027.46
	7501463532	12/16/2022	11/01-11/30/22 SVC - 133 N AZUSA AVE	\$1,860.71

Checks	Status	Count	Transaction Amount
	Total	10	\$505,975.58

**Industry Public Utilities Commission
Bank of America - Water
January 12, 2023**

Check	Date		Payee Name	Check Amount
IPUC.CHK - IPUC Water BofA Checking				
40622	12/14/2022		SOUTHERN CALIFORNIA EDISON	\$13,683.26
	Invoice	Date	Description	Amount
	2023-00000968	12/05/2022	10/31-11/30/22 SVC - 1991 WORKMAN MILL U	\$13,683.26
40623	01/12/2023		CNC ENGINEERING	\$18,295.00
	Invoice	Date	Description	Amount
	506908	01/03/2023	4TH AVE & TRAILSIDE WATERLINE IMPROVEMENTS	\$7,092.50
	506909	01/03/2023	LOMITAS GENERATOR	\$10,865.00
	506910	01/03/2023	CIWS MANAGEMENT & OPERATION - PUENTE BASIN WATERMASTER ISSUES	\$337.50
40624	01/12/2023		INDUSTRY PUBLIC UTILITIES COMMISSI	\$2,000.00
	Invoice	Date	Description	Amount
	JAN-23	12/21/2022	REPLENISH PAYROLL ACCOUNT FOR JANUARY 2023	\$2,000.00
40625	01/12/2023		ROWLAND WATER DISTRICT	\$3,364.23
	Invoice	Date	Description	Amount
	I-06302022-B	06/30/2022	CONTRACT SVC - JUNE 2022	\$1,207.98
	I-06302022-D	06/30/2022	CONTRACT SVC - JUNE 2022	\$2,156.25

Checks	Status	Count	Transaction Amount
	Total	4	\$37,342.49

CITY COUNCIL

ITEM NO. 5.3

RESOLUTION NO. CC 2023-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INDUSTRY, CALIFORNIA, CONTINUING THE
AUTHORIZATION OF REMOTE TELECONFERENCE
MEETINGS PURSUANT TO AB 361**

RECITALS

WHEREAS, the City Council of the City of Industry ("City") is committed to preserving and encouraging public access and participation in its meetings; and

WHEREAS, all meetings of the legislative bodies of the City are open and public, as required by the Ralph M. Brown Act (Gov. Code §§54950 – 54963) ("Brown Act"), so that any member of the public may attend, participate, and observe the City Council conduct its business; and

WHEREAS, in March 2020 as a response to the ongoing COVID-19 pandemic, Governor Newsom issued Executive Orders N-25-20 and N-29-20. These orders suspended certain elements of the Brown Act and specifically allowed for legislative bodies as defined by the Brown Act to hold their meetings entirely electronically with no physical meeting place. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which provided that the provisions in Executive Order N-29-20 suspending certain elements of the Brown Act would continue to apply through September 30, 2021; and

WHEREAS, on September 16, 2021 Governor Newsom signed AB 361, which added subsection (e) to Government Code §54953 of the Brown Act, and makes provision for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code §54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, one of the conditions required is that a state of emergency has been declared by the Governor pursuant to Government Code §8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code §8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, in March 2020, in response to the spread of COVID-19 in the State of California, the Governor Proclaimed a State of Emergency pursuant to Government Code §8625, and issued a number of executive orders aimed at containing the COVID-19 virus, and the County of Los Angeles through various Orders of the Los Angeles County Health Officer, continues to impose or recommend measures to promote social distancing; and

WHEREAS, the City Council has adopted proclamations declaring the existence of a local emergency within the City of Industry in response to COVID-19, which supported the requisite conditions for the legislative bodies of the City to conduct remote teleconference meetings without compliance with Government Code § 54953(b)(3); and

WHEREAS, Los Angeles County officials have recommended measures to promote social distancing, and strongly recommend masks for all regardless of vaccination status in an effort to slow the transmission of COVID-19 throughout the State and Los Angeles County; and

WHEREAS, the City Council is concerned about the health and safety of all individuals of the public who attend public meetings; and

WHEREAS, as a consequence of the continued state of emergency, the City Council adopted Resolution No. CC 2021-61 on October 14, 2021, Resolution No. CC 2021-68 on November 13, 2021, Resolution No. CC 2021-69 on December 13, 2021, Resolution No. CC 2022-01 on January 12, 2022, Resolution No. CC 2022-07 on February 11, 2022, Resolution No. CC 2022-10 on March 13, 2022, Resolution No. CC 2022-14 on April 12, 2022, Resolution No. CC 2022-17 on May 12, 2022, Resolution No. CC 2022-29 on June 11, 2022, Resolution No. CC 2022-31 on July 11, 2022, Resolution No. CC 2022-32 on August 10, 2022, Resolution No. CC 2022-39 on September 9, 2022, Resolution No. CC 2022-44 on October 9, 2022, Resolution No. CC 2022-49 on November 8, 2022, and Resolution No. CC 2022-56 on December 8, 2022, finding and determining that the City Council would continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that the City Council would continue to comply with the requirements to provide the public with access to all public meetings as prescribed in §54953(e)(2); and

WHEREAS, pursuant to the provisions of AB 361, the City Council hereby finds and determines that the findings set forth in Resolution No. CC 2022-56 remain, and that it is thereby necessary to continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e).

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

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

SECTION 2: The City Council hereby considers the existing conditions of the state of emergency, local officials in Los Angeles County have recommended or imposed measures to promote social distancing in connection with COVID-19. Based on these facts, findings, and determinations, the City Council authorizes staff to conduct remote teleconference meetings of the City Council, under the provisions of Government Code §54953(e).

SECTION 3: The City Manager or his designee is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution and AB 361, including continuing to conduct open and public meetings in accordance with the Brown Act.

SECTION 4: This Resolution shall take effect January 7, 2023, and shall be effective until the earlier of February 6, 2023, or such time as the City Council adopts a subsequent resolution in accordance with Government Code §54953(e)(3) to extend the time during which the City Council may continue to meet by teleconference.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on January 12, 2023, by the following vote:

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

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

CITY COUNCIL

ITEM NO. 5.4



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council
FROM: Joshua Nelson, City Manager *JN*
STAFF: Sam Pedroza, Assistant City Manager *SP*
DATE: 01/12/2023
SUBJECT: Consideration of Amendment No. 1 to the License Agreement with the San Gabriel Valley Council of Governments for Access to Assessor's Parcel No. 8264-004-908, located at 1123 South Hatcher Avenue, for temporary storage for e-bikes and related equipment

BACKGROUND

On May 10, 2022, the City Council approved a License Agreement ("Agreement") with San Gabriel Valley Council of Governments ("SGVCOG") for the use of City owned property located at 1123 South Hatcher Avenue ("Property"). The SGVCOG launched the GoSGV Bike Share Program this year. The program allows people to rent e-bikes throughout the San Gabriel Valley. E-bikes are like traditional bikes with two-wheels and pedals except they have rechargeable batteries that provide pedal assistance. The e-bikes along with rechargeable batteries and plastics shrouds are stored at the Hatcher building as the program is rolled out.

DISCUSSION

The SGVCOG wishes to extend the term of the Agreement, which expires on December 31, 2022. The current Agreement allows for two (2) six (6) month extensions. The proposed Amendment No. 1 will extend the term through June 30, 2023.

FISCAL IMPACT

The City will continue to charge SGVCOG a fee of \$150.00 per month, which is consistent with other license agreements the City has approved.

RECOMMENDATION

Staff recommends that the City Council approve Amendment No. 1 License Agreement with San Gabriel Valley Council of Governments, dated December 12, 2022.

Attachments

Amendment No. 1

**AMENDMENT NO. 1
TO THE LICENSE AGREEMENT**

This Amendment No. 1 to the License Agreement (“**Agreement**”), is made and entered into this 12th day of December, 2022, by and between the City of Industry, a municipal corporation (“**Licensor/City**”) and San Gabriel Valley Council of Governments, a public agency (“**Licensee**”), (Licensor and Licensee are individually referred to as “**Party**” and collectively referred to as the “**Parties**”).

RECITALS

WHEREAS, on or about May 10, 2022, the Agreement was entered into and executed between the Licensor and Licensee, to allow Licensee to use a portion of City owned property located 1123 S. Hatcher Avenue, City of Industry, CA 91748 (APN 8264-004-908), (“**Premises**”); and

WHEREAS, pursuant to the terms of the Agreement, the License terminates on December 31, 2022, however the Parties desire to allow the Licensee to continue utilizing the Property; and

WHEREAS, the Parties desire to amend the Agreement to extend the term to June 30, 2023; and

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

AMENDMENT

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

Section 9. Term, Termination and Remedies.

The first sentence of Section 9 is hereby revised to read in its entirety as follows:

The License shall commence as of the Effective Date of this Agreement and shall automatically terminate on **June 30, 2022**.

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

“LICENSOR”
CITY OF INDUSTRY

“LICENSEE”
SAN GABRIEL VALLEY COUNCIL OF GOVERNEMENTS

By: _____
Joshua Nelson, City Manager

By: _____
Marisa Creter, Executive Director

ATTEST:

Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM:

James M. Casso, City Attorney

CITY COUNCIL

ITEM NO. 5.5



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council
FROM: Joshua Nelson, City Manager *gn*
STAFF: Bing Hyun *BH*
DATE: 01/12/2023
SUBJECT: Consideration of the Ratification of a License Agreement with HB Collective, LLC, for access to 1 Industry Hills Parkway parking lot located at Pacific Palms Resort, for temporary use for the filming of a commercial

BACKGROUND

HB Collective, LLC, contacted the City for permission to utilize the parking lot located at 1 Industry Hills Parkway at the Pacific Palms Resort while filming a commercial. The filming took place on December 6, 2022, through December 8, 2022. During the filming, the parking lot was used for storage of film trucks and equipment.

DISCUSSION

HB Collective was granted permission to use the property, but Staff could not present the item to the Council prior to filming due to the timeliness of receiving the request. At this time, Staff is requesting the Council ratify the License Agreement ("Agreement") with HB Collective for its use of the property. The Agreement terminated on December 8, 2022.

FISCAL IMPACT

The rate of the License Agreement was \$500.00 per month. The prorated amount is \$16.44 per day. A payment of \$49.32 was made to City prior to filming.

RECOMMENDATION

Staff recommends that the City Council ratify the License Agreement with HB Collective, LLC, dated December 6, 2022.

Attachments

License Agreement

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“**Agreement**”), dated **December 6, 2022**, (“**Effective Date**”) is made and entered into by and between the City of Industry, a public body, corporate and politic (“**Licensor/City**”), and HB Collective, LLC, a California corporation (“**Licensee**”) (Licensor and Licensee are individually referred to as “**Party**” and collectively referred to as the “**Parties**”).

RECITALS

WHEREAS, the City is the owner of certain property located at 1 Industry Hills Parkway, City of Industry, CA 91744, and Licensee desires to enter the portion of the property, as set forth in Exhibit A, attached hereto and incorporated herein by reference (“**Premises**”).

WHEREAS, Licensee desires to utilize the Premises as overflow parking and storage area for filming trucks, trailers, equipment, one (1) generator, catering, and up to two (2) dumpsters while filming a commercial at the Pacific Palms Resort; and

WHEREAS, Licensee acknowledges that Licensee is entering onto the Premises at its sole risk and expense, and Licensor does not have any liability to Licensee under this Agreement.

NOW, THEREFORE, for valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS

1. License to Enter the Premises. Licensor hereby grants to Licensee a non-exclusive license (the “**License**”) granting permission to enter upon the Premises as of the Effective Date of this Agreement, and to use the Premises, as depicted in Exhibit A, as overflow parking and storage area for filming trucks, trailers, equipment, one (1) generator, catering, and up to two (2) dumpsters while filming a commercial at the Pacific Palms Resort (collectively, “**Permitted Use**”); provided, that Licensee’s use of the Premises shall not interfere with the operation of business activities, if any, then being conducted on the Premises, and provided Licensee provides written notice to the Licensor at least five (5) days prior to Licensee first entering upon the Premises (said written notice shall state the purpose for the entry upon the Premises, and said entry shall not exceed the stated purpose). Prior to any initial entry pursuant to the License, Licensee shall provide to Licensor proof of insurance as set forth in Section 7 of this Agreement. Licensee shall not permit any other party, except the duly-authorized representatives, agents, employees and contractors (collectively “**Representatives**”) of Licensee to enter or use the Premises during the term of this License, without Licensor’s prior written consent, and in all events the sole reason for entry and use of the Premises shall be for the performance of Licensee’s Permitted Use. Licensee hereby acknowledges that it is only permitted to utilize the portion of the Premises designated in Exhibit A, and that Licensor may grant a license to other entities to utilize other portions of the Premises, or may use other portions of the Premises for its own use. Licensee shall not duplicate any keys provided for the Premises, and shall not provide the keys to any third party.

2. Payment. Licensee shall pay the Licensor, and Licensor shall accept Five Hundred Dollars (\$500.00) per month (“**License Payment**”), for the use of the Premises. Payment in full, totaling Forty-nine Dollars and Thirty-two Cents (\$49.32), shall be due and payable in advance, on December

6, 2022. License Payment shall be due upon execution of the Agreement by Licensee. Payment shall be made to Licensor at 15625 Mayor Dave Way, City of Industry, CA 91744.

3. Permitted Use. The Permitted Use is hereby defined to include as overflow parking and storage area for filming trucks, trailers, equipment, one (1) generator, catering, and up to two (2) dumpsters while filming a commercial at the Pacific Palms Resort. Further, Licensee shall ensure that upon close of business each day, all entry gates are locked, and that there is security personnel 24 hours each day to deter theft and other criminal activities. At no time shall Licensee store any hazardous materials on the Premises, and for no other use. Licensee shall obtain any and all approvals required by the Los Angeles County Fire Department for the Permitted Use, within 10 days of the Effective Date of this Agreement. Licensee shall exercise due care in the performance of the Permitted Use and such use shall be exercised in a manner which complies with all applicable laws.

4. Maintenance of Premises. Upon termination of the License, Licensee shall repair any damage done to the Premises by Licensee or its duly authorized Representatives, including environmental contamination, and shall restore the Premises to its condition as of the Effective Date of this Agreement.

5. Government Regulations and Other Obligations of Licensee. As a condition precedent to commencement of the Permitted Use, if required, Licensee shall obtain at its sole cost and expense all governmental permits and authorizations of whatever nature required, if any (“Permits”) by any and all governmental authorities having jurisdiction over the Premises for Licensee’s exercise of the Permitted Use. Licensor shall use commercially reasonable efforts to cooperate with Licensee and to support any and all applications or request for said Permits submitted by Licensee or on Licensee’s behalf. Licensee shall, in all activities undertaken pursuant to this Agreement, comply and cause its Representatives to comply with all federal, state and local laws, statutes, orders, ordinances, rules, regulations, plans, policies and decrees.

6. Liens.

6.1 Licensee shall not cause or permit to be filed, recorded or enforced against the Premises, or any part thereof, any mechanics’, material men’s, contractors’ or subcontractors’ liens arising from the Permitted Use or any claim or action affecting the title to the Premises arising from the Permitted Use, and Licensee shall pay or cause to be paid, or otherwise removed or bonded over, the full amount of all such liens or claim within fifteen (15) days of receiving written notice thereof. In addition to and not in limitation of Licensor’s other rights and remedies under this Agreement or under law, should Licensee fail within fifteen (15) business days of a written notice from Licensor to pay and discharge or bond over any lien arising out of Licensee’s use of the Premises, then a material breach under this Agreement shall be deemed to have occurred which, at Licensor’s election, shall entitle Licensor to terminate this License effective upon notice by Licensor to Licensee so stating.

6.2 If Licensee desires to contest in good faith the validity of any lien or any claim or demand that could result in a lien against the Premises or any portion thereof for which Licensor could become liable if not successfully resolved, as a condition to such contest, Licensee shall notify Licensor of Licensee’s intent to contest the lien or claim and the grounds for such contest. Notwithstanding anything to the contrary set forth herein, Licensee shall pay and satisfy any adverse judgment that may be rendered thereon before the enforcement thereof against Licensor or the Premises.

7. Insurance. Prior to entering the Premises and until the termination of this Agreement, Licensee shall maintain at its sole expense insurance limits as stipulated in this section.

7.1 Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as:

(a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

(b) Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Licensee has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than \$1,000,000 per accident for bodily injury and property damage.

(c) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

7.2 Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

(a) Additional Insured Status. The Licensor and City Representatives, (as defined in Section 8, below) are to be additional insureds on the CGL policy with respect to liability arising out of Licensee's use of the Premises. General liability coverage can be provided in the form of an endorsement to the Licensee's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

(b) Primary Coverage. For any claims related to this Agreement, the Licensee's insurance coverage shall be primary insurance as respects the Licensor/City Representatives. Any insurance or self-insurance maintained by the Licensor/City Representatives, shall be excess of the Licensee's insurance and shall not contribute with it.

(c) Contractors and Subcontractors. Licensee shall require and verify that all contractors and subcontractors maintain insurance meeting all the requirements stated herein, and Licensee shall ensure that Licensor/City Representatives are additional insureds on insurance required from contractors/subcontractors. For CGL coverage contractors and subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.

(d) Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the City.

(e) Waiver of Subrogation. Licensee hereby grants to City a waiver of any right to subrogation which any insurer of said Licensee may acquire against the City by virtue of the payment of any loss under such insurance. Licensee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation provided such endorsement is available on commercially reasonable terms, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(f) Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Licensee to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

(g) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

(h) Deductibles. All such insurance shall have deductibility limits of not greater than \$50,000.00 unless otherwise approved by the City.

(i) Verification of Coverage. Licensee shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language providing the insurance coverage required above. All certificates and endorsements are to be received and approved by the City before exercise of the Permitted use commences. However, failure to obtain the required documents prior to the exercise of the Permitted Use shall not waive the Licensee's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies, including endorsements, required by these specifications, at any time.

(j) Occurrence Basis Coverage. All policies shall be written on an occurrence basis unless otherwise approved by the City.

8. Indemnification. From and after the execution of this Agreement, Licensee hereby agrees to indemnify, defend, protect and hold harmless, with counsel of the Licensor's choosing, the City and any and all predecessors, successors, assigns, agents, officials, employees, members, independent contractors, affiliates, principals, officers, directors, attorneys, accountants, representatives, staff, and council members of the City collectively, the "**City Representatives**", and each of them, from and against all claims, including any claims from any third party beneficiary to this Agreement, causes of action, liabilities, losses, damages, injuries, expenses, charges, penalties, or costs, of whatsoever character, nature and kind, (including attorney's fees and costs incurred by the indemnified Party with respect to legal counsel of its choice), whether to property or to person(s), and whether by direct or derivative action, known or unknown, suspected or unsuspected, latent or patent, existing or contingent (collectively "**Losses and Liabilities**"), related directly or indirectly to, or arising out of or in any way connected with any of the activities of Licensee, its agents, employees, licensees, lessees, representatives, invitees, contractors, subcontractors or independent contractors on the Premises. This indemnification requires Licensee to indemnify the City and any and all City Representatives from and against all Losses and Liabilities, including attorneys' fees, arising out of the use or release of any Hazardous Substances on the Premises by Licensee. Licensee's obligation to defend shall arise regardless of any claim or assertion that the City caused or contributed to the Losses and/or Liabilities, provided, however, that Licensee's liability under this Section 8 will be limited to the extent of any contributory negligence of Licensor.

9. Term, Termination and Remedies. The License shall commence as of the Effective Date of this Agreement, and shall automatically terminate on **December 8, 2022 at 11:59 p.m.** Notwithstanding the foregoing, at any time, for any reason, the Licensor may, at its sole and absolute discretion, terminate this Agreement without cause, upon 30 days' written notice to Licensee. Further, in the event Licensor sells or transfers the Premises during the term of this Agreement, this Agreement shall terminate upon seven (7) days written notice to Licensee. In addition, if Licensee shall be in

breach of any of its obligations under this Agreement and shall fail to cure such breach within ten (10) business days of written notice from Licensor specifying the nature of any such breach, Licensor shall have the right to terminate this Agreement upon written notice to Licensee. Licensee acknowledges that this License is solely a license, and that Licensee has no rights as an owner, purchaser or tenant by virtue thereof. Upon termination of the Agreement, Licensee shall promptly vacate the Premises and comply with the provisions of Section 4 above. No termination or expiration of this License shall relieve Licensee of its obligations hereunder.

10. Inspection and Access to Premises. Licensor and any of its duly authorized representatives, employees, agents or independent contractors shall be entitled to enter the Premises, to show the Premises to potential purchasers, to inspect the premises, to inspect Licensee's use of the Premises, and for any other purpose, at any time

11. Assignability. This License cannot be assigned by Licensee whether voluntarily or by operation of law, and Licensee shall not permit any use of the Premises, or any part thereof during the Term of this License in violation of the provisions of this License, except with the consent of Licensor (which shall not be unreasonably withheld, conditioned or delayed), and any attempt to do so shall be null and void.

12. Cost of Enforcement. In the event it is necessary for either Party to employ an attorney or other person or commence an action to enforce or interpret any of the provisions of this License or for Licensor to remove Licensee from the Premises, the non-prevailing party agrees to pay to the prevailing party, in addition to such other relief as may be awarded by the court, City or other authority before which such suit or proceeding is commenced, all reasonable costs of enforcement in connection therewith including, but not limited to, reasonable attorneys' fees, expenses and costs of investigation.

13. Notices. All notices, consents, approvals, requests, demands and other communications provided for herein shall be in writing and shall be deemed to have been duly given upon the earlier of when personally delivered or served or twenty-four (24) hours after being deposited with FedEx or any other established overnight courier service to the intended party addressed as follows:

Licensor: Joshua Nelson
City Manager
15625 Mayor Dave Way
City of Industry, CA 91744
Tel: (626) 333-2211

With a Copy to: James M. Casso, City Attorney
Casso & Sparks, LLP
13300 Crossroads Parkway North, Suite 410
City of Industry, CA 91746
Tel: (626) 269-2980

Licensee: HB Collective, LLC
221 California Street
El Segundo, CA 90245
Tel: (310) 909-6048

14. Miscellaneous. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this Agreement shall be binding unless in writing and executed by the Parties hereto. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver. The indemnifications under this Agreement, the obligations of Licensee hereunder to remove liens and Licensee's obligations hereunder with respect to vacating and repairing the Premises shall survive the expiration or termination of the License Term. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of California. Any action brought concerning this Agreement shall be brought in the appropriate court for the County of Los Angeles, California. Each Party hereby irrevocably consents to the jurisdiction of said court. Licensee hereby expressly waives all provisions of law providing for a change of venue due to the fact that the City may be a party to such action, including, without limitation, the provisions of California Code of Civil Procedure Section 394. Licensee further waives and releases any right it may have to have any action concerning this Agreement transferred to Federal District Court due to any diversity of citizenship that may exist between City and Licensee. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions hereof. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument. Neither this instrument nor a short form memorandum or assignment hereof shall be filed or recorded in any public office without Licensor's or Licensee's prior written consent.

15. Authority. Each person executing this Agreement hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

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

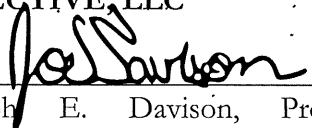
“LICENSOR”

“LICENSEE”

CITY OF INDUSTRY

HB COLLECTIVE, LLC

By: _____
Joshua Nelson, City Manager

By:  _____
Joseph E. Davison, Production
Manager

ATTEST:

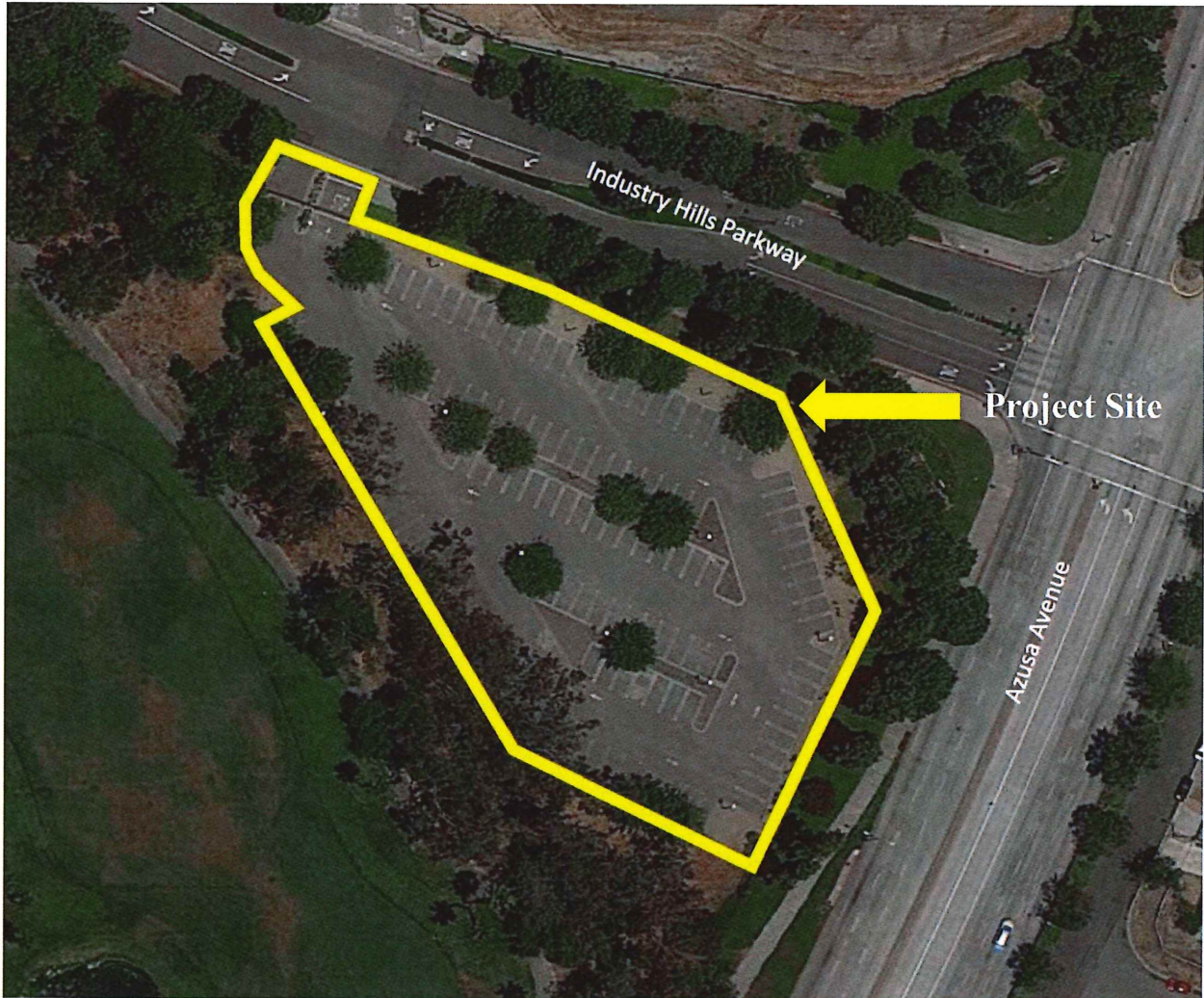
Julie Gutierrez-Robles, City Clerk

APPROVED AS TO FORM:

James M. Casso, City Attorney

EXHIBIT A

Parking lot located at 1 Industry Parkway, City of Industry, CA 91744 inside Pacific Palms Resort. The area identified as "Project Site" in the map below by an arrow and design yellow lines identifies the area of the Premises, where the Permitted Use shall occur.



CITY COUNCIL

ITEM NO. 5.6



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council
FROM: Joshua Nelson, City Manager *JN*
STAFF: Bing Hyun *BH*
DATE: 01/12/2023
SUBJECT: Consideration of Ratification of a License Agreement with Evans Food Group LTD., for access to the parking lot located at Workman and Temple Family Homestead Museum, to utilize as a Temporary Overflow Parking Area

BACKGROUND

Evans Food Group LTD. ("Evans") contacted the City for permission to utilize the parking lot located at Workman and Temple Family Homestead Museum at 15415 Don Julian Road. Improvements on its property at 15430 Proctor Avenue were being done and overflow parking was needed for company vehicles.

DISCUSSION

To support a local business, the City granted Evans permission to use the lot but could not present the item to City Council prior, due to the timeliness of the request. Staff is now requesting the City Council ratify the License Agreement with Evans Food Group for its use of the parking lot from December 9, 2022, through December 12, 2022.

FISCAL IMPACT

The rate of the License Agreement was \$150.00 per month. The prorated amount was \$4.93 per day. A payment of \$14.79 was made to the City.

RECOMMENDATION

Staff recommends that the City Council ratify the License Agreement with Evans Food Group LTD., dated December 9, 2022.

Attachments

License Agreement

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“**Agreement**”), dated December 8, 2022, (“**Effective Date**”) is entered into by and between the City of Industry, a public body, corporate and politic (“**Licensor/City**”), and Evans Food Group LTD, (“**Licensee**”) (Licensor and Licensee are individually referred to as “**Party**” and collectively referred to as the “**Parties**”).

RECITALS

WHEREAS, the City is the owner of certain property located at 15415 Don Julian Road, generally located at the northwest corner of Parriott Place and Don Julian Road (“**Premises**”), and Licensee desires to enter the portion of the property set forth in Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, Licensee desires to utilize the Premises as an overflow parking lot for its company vehicles while their driveway is being paved; and

WHEREAS, Licensee acknowledges that Licensee is entering onto the Premises at its sole risk and expense, and Licensor does not have any liability to Licensee under this Agreement.

NOW, THEREFORE, for valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS

1. License to Enter the Premises. Licensor hereby grants to Licensee a non-exclusive license (the “**License**”) granting permission to enter upon the Premises as of the Effective Date of this Agreement, and to use a portion of the Premises, as depicted in Exhibit A, as an overflow parking area for its employees (collectively, “**Permitted Use**”), provided, that Licensee’s use of the Premises shall not interfere with the operation of business activities, if any, then being conducted on the Premises, and provided Licensee provides written notice to the Licensor at least five (5) days prior to Licensee first entering upon the Premises (said written notice shall state the purpose for the entry upon the Premises, and said entry shall not exceed the stated purpose). Prior to any initial entry pursuant to the License, Licensee shall, provide to Licensor proof of insurance as set forth in Section 7 of this Agreement. Licensee shall not permit any other party, except the duly-authorized representatives, agents, employees and contractors (collectively “**Representatives**”) of Licensee to enter or use the Premises during the term of this License, without Licensor’s prior written consent, and in all events the sole reason for entry and use of the Premises shall be for the performance of Licensee’s Permitted Use. Licensee hereby acknowledges that it is only permitted to utilize the portion of the Premises designated as set forth in Exhibit A, and that Licensor may grant a license to other entities to utilize other portions of the Premises (as set forth in Exhibit A).

2. Licensee shall pay the Licensor, and Licensor shall accept One Hundred Fifty Dollars (\$150.00) per month (“**License Payment**”), for the use of the Premises. Payment in full, totaling Fourteen Dollars and Seventy-Nine Cents (\$14.79), shall be due and payable in advance, on December 9, 2022. License Payment shall be due upon execution of the Agreement by Licensee. Payment shall be made to Licensor at 15625 Mayor Dave Way, City of Industry, CA 91744.

3. Permitted Use. The Permitted Use is hereby defined to include overflow parking area for Licensee's company vehicles. Upon execution of this Agreement, Licensee shall provide a site plan to the Licensor, which shall detail the configuration of the use of the Premises, and which shall provide sufficient ingress and egress for public safety vehicles. Licensee shall obtain any and all approvals required by the Los Angeles County Fire Department for the Permitted Use, within 10 days of the Effective Date of this Agreement. Licensee shall exercise due care in the performance of the Permitted Use and such use shall be exercised in a manner which complies with all applicable laws.

4. Maintenance of Premises. Upon termination of the License, Licensee shall repair any damage done to the Premises by Licensee or its duly authorized Representatives, and shall restore the Premises to its condition as of the Effective Date of this Agreement.

5. Government Regulations and Other Obligations of Licensee. As a condition precedent to commencement of the Permitted Use, if required, Licensee shall obtain at its sole cost and expense all governmental permits and authorizations of whatever nature required, if any ("Permits") by any and all governmental authorities having jurisdiction over the Premises for Licensee's exercise of the Permitted Use. Licensor shall use commercially reasonable efforts to cooperate with Licensee and to support any and all applications or request for said Permits submitted by Licensee or on Licensee's behalf. Licensee shall, in all activities undertaken pursuant to this Agreement, comply and cause its Representatives to comply with all federal, state and local laws, statutes, orders, ordinances, rules, regulations, plans, policies and decrees.

6. Liens.

6.1 Licensee shall not cause or permit to be filed, recorded or enforced against the Premises, or any part thereof, any mechanics', material men's, contractors' or subcontractors' liens arising from the Permitted Use or any claim or action affecting the title to the Premises arising from the Permitted Use, and Licensee shall pay or cause to be paid, or otherwise removed or bonded over, the full amount of all such liens or claim within fifteen (15) days of receiving written notice thereof. In addition to and not in limitation of Licensor's other rights and remedies under this Agreement or under law, should Licensee fail within fifteen (15) business days of a written notice from Licensor to pay and discharge or bond over any lien arising out of Licensee's use of the Premises, then a material breach under this Agreement shall be deemed to have occurred which, at Licensor's election, shall entitle Licensor to terminate this License effective upon notice by Licensor to Licensee so stating.

6.2 If Licensee desires to contest in good faith the validity of any lien or any claim or demand that could result in a lien against the Premises or any portion thereof for which Licensor could become liable if not successfully resolved, as a condition to such contest, Licensee shall notify Licensor of Licensee's intent to contest the lien or claim and the grounds for such contest. Notwithstanding anything to the contrary set forth herein, Licensee shall pay and satisfy any adverse judgment that may be rendered thereon before the enforcement thereof against Licensor or the Premises.

7. Insurance. Prior to entering the Premises and until the termination of this Agreement, Licensee shall maintain at its sole expense insurance limits as stipulated in this section.

7.1 Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as:

(a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

(b) Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Licensee has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than \$1,000,000 per accident for bodily injury and property damage.

(c) Workers’ Compensation insurance as required by the State of California, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

7.2 Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

(a) Additional Insured Status. The Licensor and City Representatives, (as defined in Section 8, below) are to be additional insureds on the CGL policy with respect to liability arising out of Licensee’s use of the Premises. General liability coverage can be provided in the form of an endorsement to the Licensee’s insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

(b) Primary Coverage. For any claims related to this Agreement, the Licensee’s insurance coverage shall be primary insurance as respects the Licensor/City Representatives. Any insurance or self-insurance maintained by the Licensor/City Representatives, shall be excess of the Licensee’s insurance and shall not contribute with it.

(c) Contractors and Subcontractors. Licensee shall require and verify that all contractors and subcontractors maintain insurance meeting all the requirements stated herein, and Licensee shall ensure that Licensor/City Representatives are additional insureds on insurance required from contractors/subcontractors. For CGL coverage contractors and subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.

(d) Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the City.

(e) Waiver of Subrogation. Licensee hereby grants to City a waiver of any right to subrogation which any insurer of said Licensee may acquire against the City by virtue of the payment of any loss under such insurance. Licensee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation provided such endorsement is available on commercially reasonable terms, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(f) Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Licensee to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

(g) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

(h) Deductibles. All such insurance shall have deductibility limits of not greater than \$50,000.00 unless otherwise approved by the City.

(i) Verification of Coverage. Licensee shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language providing the insurance coverage required above. All certificates and endorsements are to be received and approved by the City before exercise of the Permitted use commences. However, failure to obtain the required documents prior to the exercise of the Permitted Use shall not waive the Licensee's obligation to provide them. The City reserves the right to require complete copies of all required insurance policies, including endorsements, required by these specifications, at any time.

(j) Occurrence Basis Coverage. All policies shall be written on an occurrence basis unless otherwise approved by the City.

8. Indemnification. From and after the execution of this Agreement, Licensee hereby agrees to indemnify, defend, protect and hold harmless, with counsel of the Licensor's choosing, the City and any and all predecessors, successors, assigns, agents, officials, employees, members, independent contractors, affiliates, principals, officers, directors, attorneys, accountants, representatives, staff, and council members of the City collectively, the "**City Representatives**", and each of them, from and against all claims, including any claims from any third party beneficiary to this Agreement, causes of action, liabilities, losses, damages, injuries, expenses, charges, penalties, or costs, of whatsoever character, nature and kind, (including attorney's fees and costs incurred by the indemnified Party with respect to legal counsel of its choice), whether to property or to person(s), and whether by direct or derivative action, known or unknown, suspected or unsuspected, latent or patent, existing or contingent (collectively "**Losses and Liabilities**"), related directly or indirectly to, or arising out of or in any way connected with any of the activities of Licensee, its agents, employees, licensees, lessees, representatives, invitees, contractors, subcontractors or independent contractors on the Premises. This indemnification requires Licensee to indemnify the City and any and all City Representatives from and against all Losses and Liabilities, including attorneys' fees, arising out of the use or release of any Hazardous Substances on the Premises by Licensee. Licensee's obligation to defend shall arise regardless of any claim or assertion that the City caused or contributed to the Losses and/or Liabilities, provided, however, that Licensee's liability under this Section 8 will be limited to the extent of any contributory negligence of Licensor.

9. Term, Termination and Remedies. The License shall commence as of the Effective Date of this Agreement, and shall automatically terminate on **December 12, 2022**. Notwithstanding the foregoing, at any time, for any reason, the Licensor may, at its sole and absolute discretion, terminate this Agreement without cause, upon seven (7) days' written notice to Licensee. Further, in the event Licensor sells or transfers the Premises during the term of this Agreement, this Agreement shall terminate upon seven (7) days written notice to Licensee. In addition, if Licensee shall be in breach of any of its obligations under this Agreement and shall fail to cure such breach within ten (10) business days of written notice from Licensor specifying the nature of any such breach, Licensor shall have the right to terminate this Agreement upon written notice to Licensee. Licensee acknowledges that this License is solely a license, and that Licensee has no rights as an owner, purchaser or tenant by virtue thereof. Upon termination of the Agreement, Licensee shall promptly vacate the Premises

and comply with the provisions of Section 4 above. No termination or expiration of this License shall relieve Licensee of its obligations hereunder.

10. Inspection and Access to Premises. Licensor and any of its duly authorized representatives, employees, agents or independent contractors shall be entitled to enter the Premises, to show the Premises to potential purchasers, to inspect the Premises, to inspect Licensee's use of the Premises, and for any other purpose, at any time

11. Assignability. This License cannot be assigned by Licensee whether voluntarily or by operation of law, and Licensee shall not permit any use of the Premises, or any part thereof during the Term of this License in violation of the provisions of this License, except with the consent of Licensor (which shall not be unreasonably withheld, conditioned or delayed), and any attempt to do so shall be null and void.

12. Cost of Enforcement. In the event it is necessary for either Party to employ an attorney or other person or commence an action to enforce or interpret any of the provisions of this License or for Licensor to remove Licensee from the Premises, the non-prevailing party agrees to pay to the prevailing party, in addition to such other relief as may be awarded by the court, City or other authority before which such suit or proceeding is commenced, all reasonable costs of enforcement in connection therewith including, but not limited to, reasonable attorneys' fees, expenses and costs of investigation.

13. Notices. All notices, consents, approvals, requests, demands and other communications provided for herein shall be in writing and shall be deemed to have been duly given upon the earlier of when personally delivered or served or twenty-four (24) hours after being deposited with FedEx or any other established overnight courier service to the intended party addressed as follows:

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

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

Licensee: Juan Rodriguez, Director of Sales
15430 East Proctor Avenue
City of Industry, CA 91745
Tel: (626) 330-4553
alex.calleros@evansfood.com

14. Miscellaneous. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements,

representations and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification or amendment of this Agreement shall be binding unless in writing and executed by the Parties hereto. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, whether or not similar, nor shall any waiver be a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver. The indemnifications under this Agreement, the obligations of Licensee hereunder to remove liens and Licensee's obligations hereunder with respect to vacating and repairing the Premises shall survive the expiration or termination of the License Term. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of California. Any action brought concerning this Agreement shall be brought in the appropriate court for the County of Los Angeles, California. Each Party hereby irrevocably consents to the jurisdiction of said court. Licensee hereby expressly waives all provisions of law providing for a change of venue due to the fact that the City may be a party to such action, including, without limitation, the provisions of California Code of Civil Procedure Section 394. Licensee further waives and releases any right it may have to have any action concerning this Agreement transferred to Federal District Court due to any diversity of citizenship that may exist between City and Licensee. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions hereof. This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument. Neither this instrument nor a short form memorandum or assignment hereof shall be filed or recorded in any public office without Licensor's or Licensee's prior written consent.

15. Authority. Each person executing this Agreement hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

(SIGNATURES ON FOLLOWING PAGE)

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

“LICENSOR”

“LICENSEE”

CITY OF INDUSTRY

By: _____
Joshua Nelson, City Manager

By: _____
Juan Rodriguez, Director of Sales

ATTEST:

Julie Gutierrez-Robles, City Clerk

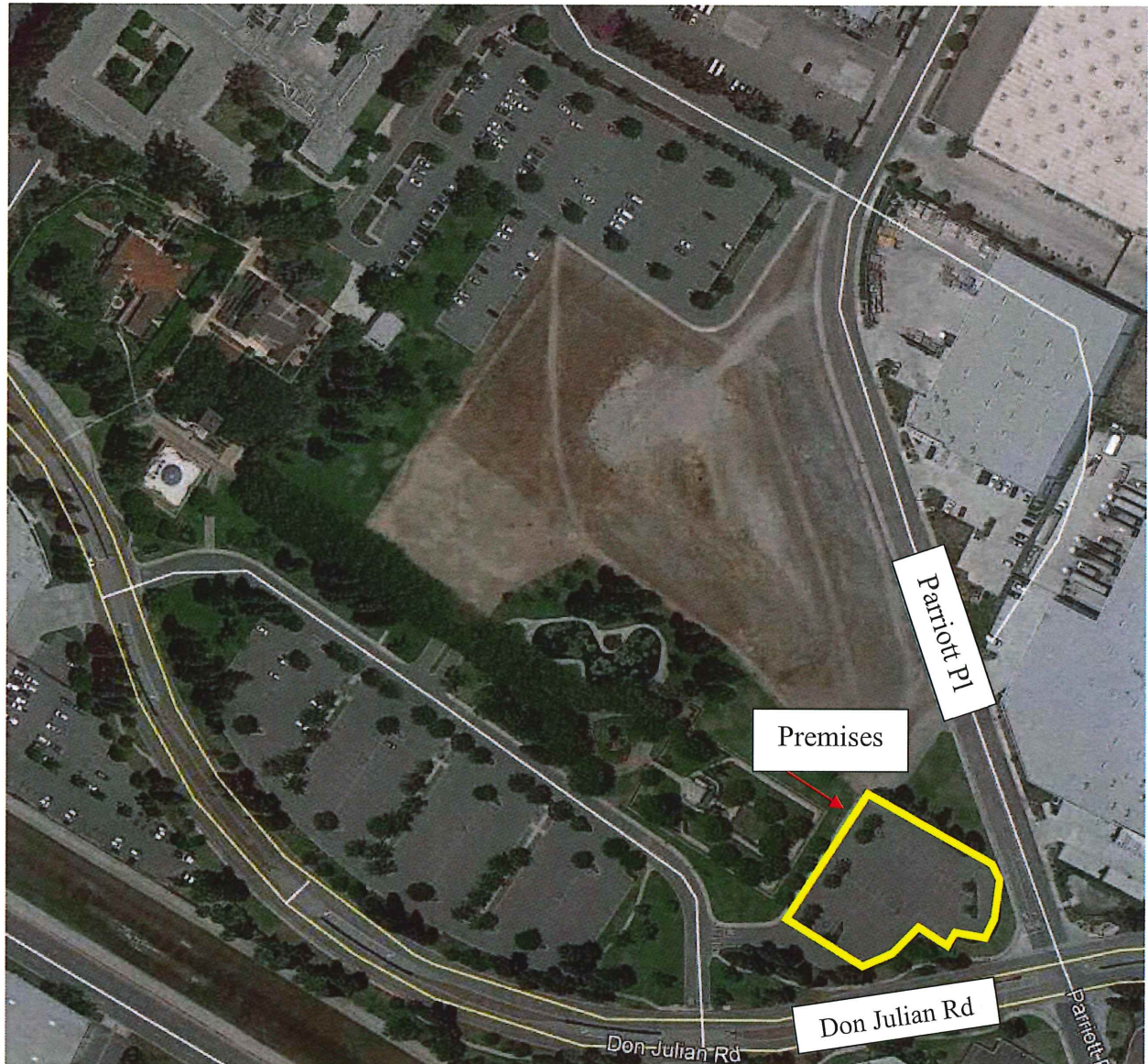
APPROVED AS TO FORM:

James M. Casso, City Attorney

EXHIBIT A

Legal Description

Assessors Parcel Number APN 8208-027-918 located at the northwest corner of Parriott Place and Don Julian Road, City of Industry, CA 91744. The area identified as “Premises” in the map below by arrows and defining yellow lines identifies the areas of the Premises, where the Permitted Use shall occur.



CITY COUNCIL

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council
FROM: Joshua Nelson, City Manager
STAFF: Bing Hyun, Assistant City Manager
DATE: 01/12/2023
SUBJECT: Second reading and adoption of an Ordinance Adopting by Reference the Los Angeles County Building Code

AN ORDINANCE ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME; AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

BACKGROUND

Every three years, the State of California Building Standards Commission ("BSC") adopts the California Building Standards Code ("Code"), which sets forth construction standards that must be followed Statewide. Pursuant to Health and Safety Code Sections 17958 and 17958.5, cities and counties will automatically be subject to the Code 180 days after publication but may adopt amendments so long as the amendments are reasonably necessary based on specific findings because of local climatic, geological, or topographical conditions. Since the County of Los Angeles ("County") provides building and safety services to the City and evaluates the Code for local climatic, geological, or topographical conditions the City typically adopts or considers the County amendments. For developers, designers, and contractors, consistent standards across the County and the City can simplify the development process.

DISCUSSION

In January 2022, the BSC adopted the latest Code that include requirements for building, existing building, electrical, mechanical, plumbing, and residential construction. The Code was published on July 1, 2022 and becomes effective on January 1, 2023. On November 15, 2022, the County adopted its amendments.

Historically, the City has adopted by reference the Los Angeles County amendments for building, existing building, electrical, mechanical, plumbing and residential codes. Attachment 1 to Ordinance No. 820 provides a list of the County's recent amendments along with the climatic, geologic, and topographic conditions that substantiates each modification.

In short, the City agrees with the County amendments as they aid building resilience in crisis situations. However, the County adopted certain amendments to the plumbing code that do not aid resilience and present increased costs to new developments. For these reasons, the County amendments related to the reuse of graywater, names sections 206.0, 210.H, 304.1, and 601.2.3, have been excluded from the proposed ordinances. Exhibit E contains an excerpt of the County's plumbing amendments with sections 206.0, 210.H, 304.1, and 601.2.3 stricken out. Excluding these sections is consistent with the City's code adoption in 2019.

Due to the timing of the County finishing its amendments (November 15, 2022) and the effective date of the State Code (January 1, 2023), on December 12, 2022, the City Council adopted Urgency Ordinance No. 821 U, adopting by reference, the County's Building Code, with the exceptions noted above, which took effect on January 1, 2023. Further, at the same meeting, the City Council set the public hearing on Ordinance No. 820 for January 12, 2023. On January 2, 2023, notice of the public hearing was published in the San Gabriel Valley Tribune, and posted at City Hall, Council Chambers, and Fire Station 118.

To proceed with adopting the 2022 California Building Codes with the Los Angeles County amendments, Staff recommends that the City Council conduct the public hearing, and adopt Ordinance No. 820.

The ordinances have been determined to be except from the California Environmental Quality Act pursuant to State Guidelines 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

FISCAL IMPACT

There is no fiscal impact related to the adoption of updated building standards.

RECOMMENDATION

Staff recommends that the City Council: (1) Open the public hearing; (2) Take public testimony; (3) Close the public hearing; (4) Waive reading of Ordinance No. 820 and read by title only; and (5) Adopt Ordinance No. 820 - An Ordinance of the City Council of the City of Industry Adopting by Reference, Pursuant to Government Code Section 50022.2, Title 26 of the Los Angeles County Building Code, Incorporating by Reference the California Building Code 2022 Edition; Title 28 of the Los Angeles County Plumbing Code, Incorporating by Reference the California Plumbing Code 2022 Edition; Title 27 of the Los Angeles County Electrical Code, Incorporating by Reference the California Electrical Code 2022 Edition; Title 29 of the Los Angeles County Mechanical Code, Incorporating by Reference the California Mechanical Code 2022 Edition; Title 30 of the Los Angeles County Residential Code, Incorporating by Reference the California Residential Code 2022 Edition; Title 33 of the Los Angeles County Existing Building Code, Incorporating by Reference the California Existing Building Code 2022 Edition; Adopting Local Amendments Thereto, and Making Findings for Same; and adopting a Notice of Exemption regarding same.

Attachments

- A. Ordinance No. 820
- B. Notice of Public Hearing
- C. Staff Report dated December 12, 2022

ORDINANCE NO. 820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; AND TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME; AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

THE CITY COUNCIL OF THE CITY OF INDUSTRY DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council of the City of Industry (the "City") adopts this ordinance based upon the following findings and determinations:

(A) Pursuant to California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, the City Council hereby makes each finding of reasonable necessity for modifications as stated separately in Attachment 1, attached hereto and incorporated herein by reference, and as set forth in the Los Angeles County Code. These modifications to the California Building Standards Code, incorporating the model codes are reasonably necessary due to the high potential for seismic activity which make structures particularly vulnerable to structural damage, as well as local climatic, geological and/or topographical conditions in the County of Los Angeles.

(B) California State law requires localities, such as the City of Industry, to adopt the 2022 California Building Standards Code and any modifications there to, by January 1, 2023. The City Council finds that it is essential and imperative that the City adopt this Ordinance, adopting by reference the above-listed Los Angeles County Code and modifications necessitated by local geological conditions by that date. The City Council further finds that in the absence of legislation effective by that date, technical codes adequate to meet the City's special circumstances will not be in effect and hazards will

be posed which would immediately threaten the public peace, health, and safety. Accordingly, the City Council finds that this Ordinance is necessary, and is adopted for the immediate preservation of public peace, health and safety of the City and its residents.

SECTION 2. CEQA.

Upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for this Ordinance, the City Council hereby finds and determines that this Ordinance does not have the potential for causing a significant effect on the environment. Accordingly, the City Council finds and determines that this Ordinance is exempt from California Environmental Quality Act ("CEQA", Public Resources Code § 21000 et seq.) pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment and therefore the City Council approves and adopts the Notice of Exemption. The City Council further directs Staff to file the Notice of Exemption, as authorized by law.

SECTION 3. Municipal Code Amendment.

Section 15.04.010 (Adoption of building code) of Chapter 15.04 (Building Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 26 Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Building Code, 2022 Edition (Part 2 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Building Code of the City of Industry.

B. In the event of any conflict between provisions of the California Building Code, 2022 Edition, Title 26 of the Los Angeles County Code, or any amendment to the building code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 4. Municipal Code Amendment.

Section 15.10.010 (Adoption of residential code) of Chapter 15.10 (Residential Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 30 Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Residential Code, 2022 Edition (Part 2.5 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Residential Code of the City of Industry.

B. In the event of any conflict between provisions of the California Residential Code, 2022 Edition, Title 30 of the Los Angeles County Code, or any amendment to the residential code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 5. Municipal Code Amendment.

Section 15.16.010 (Adoption of mechanical code) of Chapter 15.16 (Mechanical Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 29 Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Mechanical Code, 2022 Edition (Part 4 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Mechanical Code of the City of Industry.

B. In the event of any conflict between provisions of the California Mechanical Code, 2022 Edition, Title 29 of the Los Angeles County Code, or any amendment to the mechanical code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 6. Municipal Code Amendment.

Section 15.20.010 (Adoption of electrical code) of Chapter 15.20 (Electrical Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 27 Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Electrical Code, 2022 Edition (Part 3 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Electrical Code of the City of Industry.

B. In the event of any conflict between provisions of the California Electrical Code, 2022 Edition, Title 27 of the Los Angeles County Code, or any amendment to the electrical code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 7. Municipal Code Amendment.

Section 15.24.010 (Adoption of plumbing code) of Chapter 15.24 (Plumbing Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 28 Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Plumbing Code, 2022 Edition (Part 5 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Plumbing Code of the City of Industry. Notwithstanding the foregoing, the following Sections of Title 28 Plumbing Code, of the Los Angeles County Code, are not part of the Plumbing Code of the City of Industry: Sections 206.0 (Demand Hot Water Recirculation System), 210.Q (Hot Water Recirculation System), 304.1 (General), and 601.2.3 (Hot Water Recirculation Systems).

B. In the event of any conflict between provisions of the California Plumbing Code, 2022 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 8. Municipal Code Amendment.

Section 15.30.010 (Adoption of Existing Building Code) of Chapter 15.30 (Existing Building Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 33 Existing Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Existing Building, 2022 Edition (Part 10 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Existing Building Code of the City of Industry.

B. In the event of any conflict between provisions of the California Existing Building Code, 2022 Edition, Title 33 of the Los Angeles County Code, or any amendment to the existing building code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 33 of the Los Angeles County Code and the California Existing Building Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 9. Clerical Errors.

The City Council directs the City Clerk to correct any clerical errors found in this Ordinance including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

SECTION 10. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 11. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission, as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on January 12, 2023, by the following vote:

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

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

ATTACHMENT NO. 1 TO ORDINANCE NO. 820

Building Code Amendments

[Attached]

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
106.3.2, Item 2	Administrative Geologic	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance. This existing local enforcement provision limits the height of fences built without a permit in order to reduce the chance of failure of fences that may be built improperly. Because fences that are exempt from permits are constructed without the benefit of inspection to verify that proper construction methods are used, it has been observed that fences are commonly built without proper footings and/or reinforcement, which causes leaning and collapse of the fence.
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry

Code Section	Condition	Explanation of Amendment
		vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1031.2.1	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.5 and 1613.5.1	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed

Code Section	Condition	Explanation of Amendment
		<p>modification to ASCE 7-16, Section 12.2.3.1, Exception 3, by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1613.5.2	Geological	<p>A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, there was a need to limit subdiaphragm allowable shear loads to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force while taking into consideration the improved performances and standards for diaphragm construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>

1613.5.3	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police, and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.6	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles/Long Beach region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.7	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed modification requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

1704.6	Geological Administrative	The language in section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design, or their designee, who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in section 1704.6.1, Item 3, of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment

		restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.13	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and/or cantilevered columns, can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in section 1705.13, Item 3, of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Categories A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential

		<p>problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
1807.1.6	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads, and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1807.2	Climatic, Geological	<p>No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using</p>

		<p>wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1807.3.1	Climatic, Geological	<p>No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1809.3 and Figure 1809.3	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>

<p>1809.7 and Table 1809.7</p>	<p>Geological</p>	<p>No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads, and therefore they may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
<p>1809.12</p>	<p>Climatic Geological</p>	<p>No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems, which may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying</p>

		organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the legacy 1997 Uniform Building Code. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the legacy 1997 Uniform Building Code a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic

		<p>effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick topping slab to prevent buckling of such reinforcements. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1.7	Geological	<p>This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1.8 through 1905.1.11	Geological	<p>These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification</p>

		<p>ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2304.10.2 and Table 2304.10.2</p>	<p>Geological</p>	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2304.10.3 .1</p>	<p>Geological</p>	<p>The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results</p>

		<p>indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same-size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2304.12.2 .8	Climatic Geological	<p>No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls, which experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
2305.4	Geological	<p>Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance</p>

		<p>report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a static manner. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2</p>	<p>Geological</p>	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic</p>

		<p>Design Categories D, E, and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the greater Los Angeles/Long Beach region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2308.6.8.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B, or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
Table 2308.6.1	Geological	<p>This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed</p>

		<p>amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2308.6.9	Geological	<p>Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.</p>
3115; Table 3115.8.5. 3	Climatic, Geologic	<p>The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the recent 1994 Northridge Earthquake. The region is further impacted by construction of buildings and structures utilizing traditional construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment addresses structural design requirements specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials. The proposed modification needs to be incorporated into the code to</p>

		<p>assure that new buildings and additions to existing buildings utilizing intermodal shipping containers are designed and constructed in accordance with the scope and objectives of the California Building Code and California Green Building Standards Code</p>
Appendix C	<p>Climatic, Geologic, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various agricultural and animal husbandry establishments. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation, particularly the rural areas, which are often used for agricultural purposes. Furthermore, the greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the need for agricultural buildings to perform appropriately in the County due to its geology and climate, adoption of building standards for such structures is required.</p>
Appendix H	<p>Climatic, Geologic, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The Los Angeles region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. In addition, weather events occur seasonally with high winds such as the Santa Ana Winds. Due to the need for signs to perform well in the County due to its climate and geology, adoption of building standards for signs is required.</p>
H103.1	<p>Geologic, Administrative, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that signs are</p>

		located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H103.2	Geologic, Administrative, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that sign projections and clearances are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H104.1	Geologic, Voluntary appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance, which is directly proportional to the weight of a structure. By adding the weight of a sign to the identification placard, it will improve the ability to provide structural verification in the event of damage or future modifications.
H105.1	Administrative, Voluntary appendix	The amendment provides a cross reference to Chapter 24 for user convenience.
H106.1, H106.2	Administrative, Voluntary appendix	This change corrects a call out from the model electrical code to the relevant local electrical code and clarifies that a separate electrical permit is required for user convenience.
H110.1	Climatic, Voluntary appendix	Due to the potential for severe local weather conditions with torrential rain, it is necessary to clarify that no portions of the roof sign and supporting members may interfere with proper roof drainage to

		prevent the potential for roof collapse due to water accumulation.
H116	Climatic, Voluntary appendix	Due to the potential for severe local weather with high speed winds and hot, dry conditions, it is necessary that the most recent test standards as specified in Chapter 35 are adopted in lieu of the older test standards specified in Section H116. This ensures that the risk from fires is minimized.
J101.1 to J101.9	Geological Topographical Climatic	Sections revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J101.10	Geological Topographical Climatic	Section revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climatic	Sections revised to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J104.2.1 – J104.4	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J105.1- J105.14	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J106.1	Geological Topographical	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil

	Climatic	types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.1- J107.7	Geological Topographical Climatic	Sections revised to provide more stringent fill requirements for slope stability and settlement due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.8 – J107.9	Geological Topographical Climatic	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J108.1 – J108.4	Geological Topographical Climatic	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.1 – J109.3	Geological Topographical Climatic	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.5	Geological Topographical Climatic	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J110.1 - J110.8.5	Geological Topographical Climatic	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J111	Geological Topographical Climatic	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.

Appendix P P101.1, P102.1, P103.1, P103.4, P107.1	Administrative, Voluntary appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with State and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis, local emergency or state of emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
P106.1	Climatic	Los Angeles County is subject to extreme temperatures, and many of these membrane structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
P110.1.1, P110.1.2	Administrative	These sections are a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are requested, see prefatory language in this Section.
P110.3	Climatic, Voluntary appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.</p>
R301.1.5	Geological Topographical	<p>Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the</p>

Code Section	Condition	Explanation of Amendment
		<p>Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.</p>
R301.2.2.6	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2022 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.</p>
R301.2.2.11	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activity in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this</p>

Code Section	Condition	Explanation of Amendment
		amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong

Code Section	Condition	Explanation of Amendment
		winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety

Code Section	Condition	Explanation of Amendment
		and may utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic

Code Section	Condition	Explanation of Amendment
		demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.2	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size, nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
Table R602.3(1)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic

Code Section	Condition	Explanation of Amendment
Table R602.3(2)		testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.
R602.3.2 Table R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code. This is

Code Section	Condition	Explanation of Amendment
		intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing, so as to provide a uniform standard of construction to improve the performance level of buildings and structures, given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels.

Code Section	Condition	Explanation of Amendment
		Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC

Code Section	Condition	Explanation of Amendment
		<p>and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior Code adoption cycles.</p>
<p>Figure R602.10.6.4</p>	<p>Geological</p>	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.1 of the California Building Code. This amendment is a continuation of amendments adopted during prior Code adoption cycle.</p>
<p>R606.4.4</p>	<p>Geological</p>	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D₀, D₁, or D₂, or on townhouses in Seismic Design Category C.</p>
<p>R606.12.2.2.</p>	<p>Geological</p>	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern</p>

Code Section	Condition	Explanation of Amendment
3		California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls helps to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.6.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
Appendix AZ AZ101.1, AZ102.1, AZ103.1, AZ103.4, AZ107.1	Administrative, Voluntary Appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with state and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis or other emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
AZ106.1	Climatic,	Los Angeles County is subject to extreme temperatures, and many of these membrane

	Voluntary Appendix	structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
AZ110.1.1, AZ110.1.2	Administrative, Voluntary Appendix	These sections are simply a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are requested, see prefatory language in this Section.
AZ110.3	Climatic, Voluntary Appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

MECHANICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.7.1.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

ELECTRICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective means for homeowners to increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use, with minimal need for additional construction and modification of the existing electrical system.

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Sections 601.2.3	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Section 721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.174 (Oak Tree Permits).

Table H 201.1(1)	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 401.3	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.5	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

Appendix S	Climatic	<p>To establish requirements for solar thermal energy systems based on provisions in the Uniform Solar, Hydronics and Geothermal Code (USHGC), which is developed by the International Association of Plumbing and Mechanical Officials. The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. Standards to regulate the installation of solar thermal energy systems will facilitate safe and efficient installations of these systems to improve local air quality, thereby improving the health of the County's residents, businesses and visitors.</p>
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EXISTING BUILDING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.7	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed architect or engineer stamp and approval of the construction documents.



CITY OF INDUSTRY

CITY OF INDUSTRY CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Industry will hold a public hearing on Thursday, January 12, 2023 at 9:00 a.m., or as soon thereafter as the matter made be heard, in the Council Chambers, 15651 Mayor Dave Way, City of Industry, California, to consider the following matter:

AN ORDINANCE ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; AND ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME

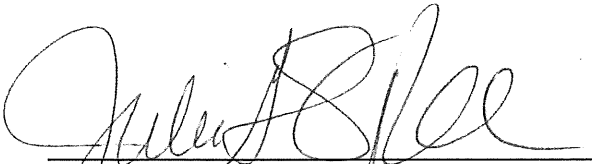
A copy of all relevant material regarding the proposed ordinance is on file in the Office of the City Clerk at City Hall, 15625 Mayor Dave Way, City of Industry, CA 91744. Please be advised that City Hall is closed for the holidays from December 23, 2022 through January 2, 2023. All interested persons are invited to inspect the file and to be present to give testimony at the public hearing. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at City Hall, at the address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

ELECTRONIC PARTICIPATION

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the City Council will be held in person and telephonically. Members of the public are able to attend the hearing telephonically and offer public comment by calling the following conference call number: 657-204-3264 and entering the following Conference ID: 192 360 670#.

Any persons wishing to speak for or against this matter may call the conference number listed above, and you will be selected from the queue when it is your turn to speak, and may also appear in person. All interested persons are invited to inspect the file and give testimony during the public hearing.

If you challenge the nature of the proposed ordinance 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 of Industry at, or prior to, the public hearing.



Julie Gutierrez-Robles
City Clerk of the City of Industry



CITY OF INDUSTRY

MEMORANDUM

TO: Honorable Mayor Moss and Members of the City Council
FROM: Joshua Nelson, City Manager *JN*
STAFF: Bing Hyun, Assistant City Manager
DATE: 12/12/2022
SUBJECT: Introduction and Consideration of an Ordinance Adopting by Reference the Los Angeles County Building Code

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; AND ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDING FOR SAME

BACKGROUND

Every three years, the State of California Building Standards Commission ("BSC") adopts the California Building Standards Code ("Code"), which sets forth construction standards that must be followed Statewide. Pursuant to Health and Safety Code Sections 17958 and 17958.5, cities and counties will automatically be subject to the Code 180 days after publication but may adopt amendments so long as the amendments are reasonably necessary based on specific findings because of local climatic, geological, or topographical conditions. Since the County of Los Angeles ("County") provides building and safety services to the City and evaluates the Code for local climatic, geological, or topographical conditions the City typically adopts or considers the County amendments. For developers, designers, and contractors, consistent standards across the County and the City can simplify the development process.

DISCUSSION

In January 2022, the BSC adopted the latest Code that include requirements for building, existing building, electrical, mechanical, plumbing, and residential construction. The Code was published on July 1, 2022 and becomes effective on January 1, 2023. On November 15, 2022, the County adopted its amendments.

Historically, the City has adopted by reference the Los Angeles County amendments for building, existing building, electrical, mechanical, plumbing and residential codes. Attachment 1 of the Urgency Ordinance No. 821 U and Ordinance No. 820 provides a list of the County's recent amendments along with the climatic, geologic, and topographic conditions that substantiates each modification.

In short, the City agrees with the County amendments as they aid building resilience in crisis situations. However, the County adopted certain amendments to the plumbing code that do not aid resilience and present increased costs to new developments. For these reasons, the County amendments related to the reuse of graywater, names sections 206.0, 210.H, 304.1, and 601.2.3, have been excluded from the proposed ordinances. Exhibit E contains an excerpt of the County's plumbing amendments with sections 206.0, 210.H, 304.1, and 601.2.3 stricken out. Excluding these sections is consistent with the City's code adoption in 2019.

Due to the timing of the County finishing its amendments (November 15, 2022) and the effective date of the State Code (January 1, 2023), staff recommends that the City Council adopt the County amendments as both an urgency ordinance, to take effect on January 1, 2023, and a regular ordinance, to ensure permanent codification. Otherwise, under the typical code adoption timelines, the State Code would apply to new projects submitted to the City from January 1, 2023 to when the County's amendments become effective (approximately February 12, 2023). In other words, there would be a lag period from when the State Code would apply, then not apply after about one month.

To proceed with adopting the 2022 California Building Codes with the Los Angeles County amendments, staff recommends the City Council approve Urgency Ordinance No. 821 U and Ordinance No. 820. Urgency Ordinance No. 821 U requires a 4/5th vote to pass and will be effective January 1, 2023 for a period not greater than 45 days. If Ordinance No. 820 is introduced, it will be brought back to the City Council for public hearing and adoption on January 12, 2023 and will be effective on February 12, 2023.

The ordinances have been determined to be except from the California Environmental Quality Act pursuant to State Guidelines 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

FISCAL IMPACT

There is no fiscal impact related to the adoption of updated building standards.

RECOMMENDATION

Staff recommends that the City Council: (1) Waive reading of Ordinance No. 820 and read by title only; and (2) introduce Ordinance No. 820 - An Ordinance of the City Council of the City of Industry Adopting by Reference, Pursuant to Government Code Section 50022.2, Title 26 of the Los Angeles County Building Code, Incorporating by Reference the California Building Code 2022 Edition; Title 28 of the Los Angeles County Plumbing Code, Incorporating by Reference the California Plumbing Code 2022 Edition; Title 27 of the Los Angeles County Electrical Code, Incorporating by Reference the California Electrical Code 2022 Edition; Title 29 of the Los Angeles County Mechanical Code, Incorporating by Reference the California Mechanical Code 2022 Edition; Title 30 of the Los Angeles County Residential Code, Incorporating by Reference the California Residential Code 2022 Edition; Title 33 of the Los Angeles County Existing Building Code, Incorporating by Reference the California Existing Building Code 2022 Edition; Adopting Local Amendments Thereto, and Making Findings for Same; and adopting a Notice of Exemption regarding same.

Attachments

A. Ordinance No. 820

B. Notice of Exemption

C. Excerpt of County of Los Angeles Plumbing Code Amendments 2022 with sections 206.0, 210.H , 304.1, and 601.2.3 stricken out

ORDINANCE NO. 820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDUSTRY, CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, TITLE 26 OF THE LOS ANGELES COUNTY BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA BUILDING CODE 2022 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY PLUMBING CODE INCORPORATING BY REFERENCE THE CALIFORNIA PLUMBING CODE 2022 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY ELECTRICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA ELECTRICAL CODE 2022 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY MECHANICAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA MECHANICAL CODE 2022 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY RESIDENTIAL CODE, INCORPORATING BY REFERENCE THE CALIFORNIA RESIDENTIAL CODE 2022 EDITION; AND TITLE 33 OF THE LOS ANGELES COUNTY EXISTING BUILDING CODE, INCORPORATING BY REFERENCE THE CALIFORNIA EXISTING BUILDING CODE 2022 EDITION; ADOPTING LOCAL AMENDMENTS THERETO, AND MAKING FINDINGS FOR SAME; AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

THE CITY COUNCIL OF THE CITY OF INDUSTRY DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council of the City of Industry (the "City") adopts this ordinance based upon the following findings and determinations:

(A) Pursuant to California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5, the City Council hereby makes each finding of reasonable necessity for modifications as stated separately in Attachment 1, attached hereto and incorporated herein by reference, and as set forth in the Los Angeles County Code. These modifications to the California Building Standards Code, incorporating the model codes are reasonably necessary due to the high potential for seismic activity which make structures particularly vulnerable to structural damage, as well as local climatic, geological and/or topographical conditions in the County of Los Angeles.

(B) California State law requires localities, such as the City of Industry, to adopt the 2022 California Building Standards Code and any modifications there to, by January 1, 2023. The City Council finds that it is essential and imperative that the City adopt this Ordinance, adopting by reference the above-listed Los Angeles County Code and modifications necessitated by local geological conditions by that date. The City Council further finds that in the absence of legislation effective by that date, technical codes adequate to meet the City's special circumstances will not be in effect and hazards will

be posed which would immediately threaten the public peace, health, and safety. Accordingly, the City Council finds that this Ordinance is necessary, and is adopted for the immediate preservation of public peace, health and safety of the City and its residents.

SECTION 2. CEQA.

Upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for this Ordinance, the City Council hereby finds and determines that this Ordinance does not have the potential for causing a significant effect on the environment. Accordingly, the City Council finds and determines that this Ordinance is exempt from California Environmental Quality Act ("CEQA", Public Resources Code § 21000 et seq.) pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment and therefore the City Council approves and adopts the Notice of Exemption. The City Council further directs Staff to file the Notice of Exemption, as authorized by law.

SECTION 3. Municipal Code Amendment.

Section 15.04.010 (Adoption of building code) of Chapter 15.04 (Building Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 26 Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Building Code, 2022 Edition (Part 2 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Building Code of the City of Industry.

B. In the event of any conflict between provisions of the California Building Code, 2022 Edition, Title 26 of the Los Angeles County Code, or any amendment to the building code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 4. Municipal Code Amendment.

Section 15.10.010 (Adoption of residential code) of Chapter 15.10 (Residential Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 30 Residential Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Residential Code, 2022 Edition (Part 2.5 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Residential Code of the City of Industry.

B. In the event of any conflict between provisions of the California Residential Code, 2022 Edition, Title 30 of the Los Angeles County Code, or any amendment to the residential code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 5. Municipal Code Amendment.

Section 15.16.010 (Adoption of mechanical code) of Chapter 15.16 (Mechanical Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 29 Mechanical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Mechanical Code, 2022 Edition (Part 4 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Mechanical Code of the City of Industry.

B. In the event of any conflict between provisions of the California Mechanical Code, 2022 Edition, Title 29 of the Los Angeles County Code, or any amendment to the mechanical code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 29 of the Los Angeles County Code and the California Mechanical Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 6. Municipal Code Amendment.

Section 15.20.010 (Adoption of electrical code) of Chapter 15.20 (Electrical Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 27 Electrical Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Electrical Code, 2022 Edition (Part 3 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Electrical Code of the City of Industry.

B. In the event of any conflict between provisions of the California Electrical Code, 2022 Edition, Title 27 of the Los Angeles County Code, or any amendment to the electrical code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 27 of the Los Angeles County Code and the California Electrical Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 7. Municipal Code Amendment.

Section 15.24.010 (Adoption of plumbing code) of Chapter 15.24 (Plumbing Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 28 Plumbing Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Plumbing Code, 2022 Edition (Part 5 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Plumbing Code of the City of Industry. Notwithstanding the foregoing, the following Sections of Title 28 Plumbing Code, of the Los Angeles County Code, are not part of the Plumbing Code of the City of Industry: Sections 206.0 (Demand Hot Water Recirculation System), 210.Q (Hot Water Recirculation System), 304.1 (General), and 601.2.3 (Hot Water Recirculation Systems).

B. In the event of any conflict between provisions of the California Plumbing Code, 2022 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 28 of the Los Angeles County Code and the California Plumbing Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 8. Municipal Code Amendment.

Section 15.30.010 (Adoption of Existing Building Code) of Chapter 15.30 (Existing Building Code) of Title 15 (Buildings and Construction) is hereby amended to read in its entirety as follows:

A. Except as hereinafter provided, Title 33 Existing Building Code, of the Los Angeles County Code, as amended and in effect on January 1, 2023, adopting the California Existing Building, 2022 Edition (Part 10 of Title 24 of the California Code of Regulations) is incorporated herein by reference as if fully set forth below and shall be known and may be cited as the Existing Building Code of the City of Industry.

B. In the event of any conflict between provisions of the California Existing Building Code, 2022 Edition, Title 33 of the Los Angeles County Code, or any amendment to the existing building code, as set forth in the City of Industry Municipal Code, the provisions contained in the City of Industry Municipal Code shall control.

C. A copy of Title 33 of the Los Angeles County Code and the California Existing Building Code, 2022 Edition, have been deposited in the office of the city clerk and shall be at all times maintained by the city clerk for use and examination by the public.

SECTION 9. Clerical Errors.

The City Council directs the City Clerk to correct any clerical errors found in this Ordinance including, but not limited to, typographical errors, irregular numbering, and incorrect section references.

SECTION 10. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 11. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission, as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Industry at a regular meeting held on January 12, 2023, by the following vote:

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

Cory C. Moss, Mayor

ATTEST:

Julie Gutierrez-Robles, City Clerk

ATTACHMENT NO. 1 TO ORDINANCE NO. 820

Building Code Amendments

[Attached]

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
106.3.2, Item 2	Administrative Geologic	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance. This existing local enforcement provision limits the height of fences built without a permit in order to reduce the chance of failure of fences that may be built improperly. Because fences that are exempt from permits are constructed without the benefit of inspection to verify that proper construction methods are used, it has been observed that fences are commonly built without proper footings and/or reinforcement, which causes leaning and collapse of the fence.
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry

Code Section	Condition	Explanation of Amendment
		vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1031.2.1	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.5 and 1613.5.1	Geological	Observed damages to one- and two-family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed

Code Section	Condition	Explanation of Amendment
		<p>modification to ASCE 7-16, Section 12.2.3.1, Exception 3, by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1613.5.2	Geological	<p>A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, there was a need to limit subdiaphragm allowable shear loads to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force while taking into consideration the improved performances and standards for diaphragm construction today, this proposal increases the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf and is deemed appropriate and acceptable. Due to the frequency of this type of failure during the past significant earthquakes, various jurisdictions within the Los Angeles region have taken this additional step to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>

1613.5.3	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospitals, schools, police, and fire stations from adjoining structures. The proposal to omit the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.6	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles/Long Beach region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.7	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The proposed modification requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and therefore needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code.

1704.6	Geological Administrative	The language in section 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design, or their designee, who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in section 1704.6.1, Item 3, of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment

		restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.13	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and/or cantilevered columns, can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in section 1705.13, Item 3, of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Categories A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential

		<p>problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
1807.1.6	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads, and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1807.2	Climatic, Geological	<p>No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using</p>

		wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.3.1	Climatic, Geological	No substantiating data has been provided to show that wood foundation systems are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Wood foundation systems not properly treated and protected against deterioration have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the precautionary steps to reduce or eliminate potential problems that may result in using wood foundation systems that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous code adoption cycles.

<p>1809.7 and Table 1809.7</p>	<p>Geological</p>	<p>No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads, and therefore they may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
<p>1809.12</p>	<p>Climatic Geological</p>	<p>No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems, which may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying</p>

		organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the legacy 1997 Uniform Building Code. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the legacy 1997 Uniform Building Code a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic

		<p>effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick topping slab to prevent buckling of such reinforcements. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1.7	Geological	<p>This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1905.1.8 through 1905.1.11	Geological	<p>These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification</p>

		<p>ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2304.10.2 and Table 2304.10.2</p>	<p>Geological</p>	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2304.10.3 .1</p>	<p>Geological</p>	<p>The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results</p>

		<p>indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same-size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2304.12.2 .8	Climatic Geological	<p>No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls, which experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
2305.4	Geological	<p>Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance</p>

		<p>report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces that are applied in a static manner. Steel plate washers will reduce the additional damage that can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2</p>	<p>Geological</p>	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic</p>

		<p>Design Categories D, E, and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the greater Los Angeles/Long Beach region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2308.6.8.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B, or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
Table 2308.6.1	Geological	<p>This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed</p>

		<p>amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2308.6.9	Geological	<p>Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC, Los Angeles Chapter Structural Code Committee, showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous code adoption cycles.</p>
3115; Table 3115.8.5. 3	Climatic, Geologic	<p>The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the recent 1994 Northridge Earthquake. The region is further impacted by construction of buildings and structures utilizing traditional construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment addresses structural design requirements specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials. The proposed modification needs to be incorporated into the code to</p>

		<p>assure that new buildings and additions to existing buildings utilizing intermodal shipping containers are designed and constructed in accordance with the scope and objectives of the California Building Code and California Green Building Standards Code</p>
Appendix C	<p>Climatic, Geologic, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various agricultural and animal husbandry establishments. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation, particularly the rural areas, which are often used for agricultural purposes. Furthermore, the greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the need for agricultural buildings to perform appropriately in the County due to its geology and climate, adoption of building standards for such structures is required.</p>
Appendix H	<p>Climatic, Geologic, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The Los Angeles region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. In addition, weather events occur seasonally with high winds such as the Santa Ana Winds. Due to the need for signs to perform well in the County due to its climate and geology, adoption of building standards for signs is required.</p>
H103.1	<p>Geologic, Administrative, Voluntary appendix</p>	<p>Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that signs are</p>

		located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H103.2	Geologic, Administrative, Voluntary appendix	Los Angeles County is a diverse region with both densely populated urban areas and rural areas with various signs used in the County. The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. This provision is amended to cross-reference to applicable legal provisions and also to ensure that sign projections and clearances are located in such a way as to avoid damage to adjacent structures and people given the potential for earthquakes in the County.
H104.1	Geologic, Voluntary appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. Due to the risk of geologic activities in the Southern California area, buildings and structures require a high level of performance, which is directly proportional to the weight of a structure. By adding the weight of a sign to the identification placard, it will improve the ability to provide structural verification in the event of damage or future modifications.
H105.1	Administrative, Voluntary appendix	The amendment provides a cross reference to Chapter 24 for user convenience.
H106.1, H106.2	Administrative, Voluntary appendix	This change corrects a call out from the model electrical code to the relevant local electrical code and clarifies that a separate electrical permit is required for user convenience.
H110.1	Climatic, Voluntary appendix	Due to the potential for severe local weather conditions with torrential rain, it is necessary to clarify that no portions of the roof sign and supporting members may interfere with proper roof drainage to

		prevent the potential for roof collapse due to water accumulation.
H116	Climatic, Voluntary appendix	Due to the potential for severe local weather with high speed winds and hot, dry conditions, it is necessary that the most recent test standards as specified in Chapter 35 are adopted in lieu of the older test standards specified in Section H116. This ensures that the risk from fires is minimized.
J101.1 to J101.9	Geological Topographical Climatic	Sections revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J101.10	Geological Topographical Climatic	Section revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climatic	Sections revised to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J104.2.1 – J104.4	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J105.1- J105.14	Geological Topographical Climatic	Sections revised or added to provide adequate control of grading operations typical to the greater Los Angeles County/Long Beach region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J106.1	Geological Topographical	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil

	Climatic	types and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.1- J107.7	Geological Topographical Climatic	Sections revised to provide more stringent fill requirements for slope stability and settlement due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J107.8 – J107.9	Geological Topographical Climatic	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J108.1 – J108.4	Geological Topographical Climatic	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.1 – J109.3	Geological Topographical Climatic	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J109.5	Geological Topographical Climatic	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J110.1 - J110.8.5	Geological Topographical Climatic	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.
J111	Geological Topographical Climatic	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the greater Los Angeles County/Long Beach region.

Appendix P P101.1, P102.1, P103.1, P103.4, P107.1	Administrative, Voluntary appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with State and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis, local emergency or state of emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
P106.1	Climatic	Los Angeles County is subject to extreme temperatures, and many of these membrane structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
P110.1.1, P110.1.2	Administrative	These sections are a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are requested, see prefatory language in this Section.
P110.3	Climatic, Voluntary appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.</p>
R301.1.5	Geological Topographical	<p>Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the</p>

Code Section	Condition	Explanation of Amendment
		<p>Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.</p>
R301.2.2.6	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2022 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.</p>
R301.2.2.11	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activity in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this</p>

Code Section	Condition	Explanation of Amendment
		amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong

Code Section	Condition	Explanation of Amendment
		winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety

Code Section	Condition	Explanation of Amendment
		and may utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic

Code Section	Condition	Explanation of Amendment
		demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.2	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size, nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
Table R602.3(1)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic

Code Section	Condition	Explanation of Amendment
Table R602.3(2)		testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.
R602.3.2 Table R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code. This is

Code Section	Condition	Explanation of Amendment
		intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.
Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This amendment specifies minimum WSP sheathing thickness and nail size and spacing, so as to provide a uniform standard of construction to improve the performance level of buildings and structures, given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels.

Code Section	Condition	Explanation of Amendment
		Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC

Code Section	Condition	Explanation of Amendment
		<p>and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior Code adoption cycles.</p>
Figure R602.10.6.4	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.1 of the California Building Code. This amendment is a continuation of amendments adopted during prior Code adoption cycle.</p>
R606.4.4	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D₀, D₁, or D₂, or on townhouses in Seismic Design Category C.</p>
R606.12.2.2.	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern</p>

Code Section	Condition	Explanation of Amendment
3		California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls helps to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.6.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
Appendix AZ AZ101.1, AZ102.1, AZ103.1, AZ103.4, AZ107.1	Administrative, Voluntary Appendix Climatic Geologic Topographical	Adoption of this appendix is necessary because strict compliance with state and local standards and laws would prevent, hinder, or delay the mitigation of the effects of a declared shelter crisis or other emergency. The modifications to this appendix are administrative in nature, to provide clarification of various provisions of the language of this voluntary Appendix.
AZ106.1	Climatic,	Los Angeles County is subject to extreme temperatures, and many of these membrane

	Voluntary Appendix	structures will be erected and occupied during severe weather events. It is necessary to include this amendment to ensure the safety, health, and comfort of the occupants is maintained during extreme heat and cold.
AZ110.1.1, AZ110.1.2	Administrative, Voluntary Appendix	These sections are simply a cross reference to the State Plumbing Code requirement for user convenience and is not adding a new building standard nor enacting a more restrictive requirement. To the extent findings are requested, see prefatory language in this Section.
AZ110.3	Climatic, Voluntary Appendix	The County may utilize mobile restroom facilities that are physically separate from the living facilities. Due to the potential for severe local weather conditions, with extreme temperatures or torrential rain, the distance to the restroom facilities required for the comfort, safety, and health of displaced people should be reduced to 300 feet or as determined by the Building Official.

MECHANICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.7.1.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

ELECTRICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
220.41	Climatic	The County of Los Angeles is a densely populated area with varying and occasionally immoderate temperatures and weather conditions. This creates the need for highly efficient buildings to reduce demand on the electrical grid and, in turn, reduce the use of fossil fuels and improve air quality. The proposed amendment will provide a cost-effective means for homeowners to increase energy savings and reduce the demand on the electrical grid by requiring the installation of an energy storage system for current or future use, with minimal need for additional construction and modification of the existing electrical system.

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Sections 601.2.3	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
Section 721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.174 (Oak Tree Permits).

Table H 201.1(1)	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 401.3	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.5	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

Appendix S	Climatic	To establish requirements for solar thermal energy systems based on provisions in the Uniform Solar, Hydronics and Geothermal Code (USHGC), which is developed by the International Association of Plumbing and Mechanical Officials. The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. Standards to regulate the installation of solar thermal energy systems will facilitate safe and efficient installations of these systems to improve local air quality, thereby improving the health of the County's residents, businesses and visitors.
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EXISTING BUILDING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
302.6.1 to 302.6.3	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendments is to prevent inadequate construction or bracing to increase resistance to horizontal forces, thus minimizing hazards to life or property in the event of an earthquake.
302.7	Geologic	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of the amendment is to minimize injuries caused by shattering glass in the event of an earthquake.
A401.2	Geologic, Administrative, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures.
A404.1	Administrative, Geologic, Voluntary Appendix	The greater Los Angeles/Long Beach region is situated over a vast array of earthquake fault systems capable of producing major earthquakes, including, but not limited to, the 1994 Northridge Earthquake. The purpose of this amendment is to provide voluntary building standards to constituents that are performing seismic retrofitting for existing structures. Due to these factors, the County requires a licensed architect or engineer stamp and approval of the construction documents.

NOTICE OF EXEMPTION

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

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

Project Title: Citywide Ordinance Adopting the Los Angeles County Building, Plumbing, Electrical, Mechanical, and Residential Code

Project Location - Specific: Citywide

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

Description of Project: The project consists of the adoption of an ordinance of the City Council of the City of Industry, California adopting by reference, pursuant to Government Code Section 50022.2, Title 26 of the Los Angeles County Building Code, incorporating by reference the California Building Code 2022 Edition; Title 28 of the Los Angeles County Plumbing Code, incorporating by reference the California Plumbing Code 2022 Edition; Title 27 of the Los Angeles County Electrical Code, incorporating by reference the California Electrical Code 2022 Edition; Title 29 of the Los Angeles County Mechanical Code, incorporating by reference the California Mechanical Code 2022 Edition; Title 30 of the Los Angeles County Residential Code, incorporating by reference the California Residential Code 2022 Edition; Title 33 of the Los Angeles County existing Building Code, incorporating by reference the California existing Building Code 2022 Edition.

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

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

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15061 Class (b)(3)
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: Pursuant to the general rule in Section 15061(b)(3) of the CEQA Guidelines (Chapter 3, of Title 14, of the California Code of Regulations) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Adoption of the ordinance does not have any effect on the environment, as it does not approve any development, and all future development projects will undergo the requisite level of review under CEQA.

Lead Agency

Contact Person: Bing Hyun

Telephone: (626) 333-2211

Signature: 

Date: 12-12-22

Title: Assistant City Manager

reasonably necessary to recover the cost of providing services is in excess of this adjustment, the Chief Plumbing Inspector may present fee proposals to the Board of Supervisors for approval.

SECTION 3. Section 204.0 is hereby amended to read as follows:

204.0 - B -

...

Building Code. The most recent edition of Title 26 of the Los Angeles County Code.

...

SECTION 4. Section 206.0 is hereby amended to read as follows:

~~**206.0** - D -~~

...

~~**Demand Hot Water Recirculation System.** A hot water recirculation system requiring manual activation and equipped with a thermostat that will automatically shut off the recirculation pump when the water temperature reaches a preset level at the point of use.~~

...

SECTION 5. Section 207.0 is hereby amended to read as follows:

207.0 - E -

...

Electrical Code. The most recent edition of Title 27 of the Los Angeles County Code.

...

SECTION 6. Section 210.0 is hereby amended to read as follows:

210.0 ————— **- H -**

...

~~**Hot Water Recirculation System.** A hot water distribution system that reduces the time needed to deliver hot water to fixtures that are distant from the water heater, boiler, or other water heating equipment. The recirculation system is comprised of hot water supply and return piping with shutoff valves, balancing valves, and circulating pumps, and a method of controlling the circulating system.~~

...

SECTION 7. Section 215.0 is hereby amended to read as follows:

215.0 ————— **- M -**

...

~~**Mechanical Code.** The most recent edition of Title 29 of the Los Angeles County Code.~~

...

SECTION 8. Section 301.2.2 is hereby amended to read as follows:

301.2.2 Standards. Standards listed or referred to in this eChapter or other chapters cover materials that will conform to the requirements of this eCode, where used in accordance with the limitations imposed in this or other chapters thereof and their listing. Where a standard covers materials of various grades, weights, quality, or configurations, the portion of the listed standard that is applicable shall be used. Design and materials for special conditions or materials not provided for herein shall be permitted to be used only by special permission of the Authority Having Jurisdiction

after the Authority Having Jurisdiction has been satisfied as to their adequacy. A list of plumbing standards that appear in specific sections of this eCode is referenced in Table 1701.1. Standards referenced in Table 1701.1 shall be applied as indicated in the applicable referenced section. A list of additional approved standards, publications, practices, and guides that are not referenced in specific sections of this eCode appear in Table 1701.2. Solar thermal energy systems and material standards are referenced in Tables S 18.1 and S 18.2 of Appendix S. An IAPMO Installation Standards isare referenced in Appendix I for the convenience of the users of this eCode. It is not considered as a part of this eCode unless formally adopted as such by the Authority Having Jurisdiction.

SECTION 9. Section 301.3 is hereby amended to read as follows:

301.3 Alternate Materials and Methods of Construction

Equivalency and Modifications.

301.3.1 Alternate Materials and Methods of Construction.

Nothing in this eCode is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed by this eCode. Technical documentation shall be submitted to the Authority Having Jurisdiction to demonstrate equivalency prior to installation. The Authority Having Jurisdiction shall have the authority to approve or disapprove the system, method, or device for the intended purpose on a case-by-case basis. [HCD 1] (See Section 1.8.7).

...

301.3.1.1 Testing.

...

301.3.1.1.1 Tests.

...

301.3.1.2.1.2 Request by Authority Having Jurisdiction.

...

301.3.2 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Authority Having Jurisdiction shall have the authority to grant modifications on a case-by-case basis, upon application of the owner or the owner's authorized agent, provided the Authority Having Jurisdiction shall first find that a special individual reason makes the strict letter of this Code impractical, that the modification is in conformity with the spirit and purpose of this Code, and that such modification does not lessen any health, fire-protection, or other life-safety-related requirements. The details of any action granting modifications shall be recorded and entered in the files of the Authority Having Jurisdiction. Application for approval of a modification shall be in accordance with Section 103.12.2.

SECTION 10. Section 304.1 is hereby amended to read as follows:

304.1 General. ~~Plumbing fixtures, drains, appurtenances, and appliances, used to receive or discharge liquid wastes or sewage, shall be connected properly to the drainage system of the building or premises, in accordance with the requirements of this cCode.~~

~~**Exception:** [HCD 1] Limited density owner built rural dwellings. Where conventional plumbing, in all or in part, is installed within the structure, it shall be installed in accordance with the provisions of this cCode. Alternative materials and methods shall be permitted provided that the design complies with the intent of the~~

~~eCode, and that such alternatives shall perform to protect health and safety for the intended purpose.~~

~~Dual waste piping shall be installed to permit the discharge from clothes washers, bathtubs, showers, and bathroom/restroom wash basins to be used for a graywater irrigation system. Partial connection of plumbing fixtures to the graywater system, based on accepted engineering practices and required volume of water for irrigation, shall be accepted. Graywater systems shall be designed and installed in accordance with Chapter 15 and other parts of this Code.~~

Exceptions:

~~(1) Buildings with a graywater system, rain catchment system, or recycled water system.~~

~~(2) Sites with landscape areas not exceeding 500 square feet.~~

~~(3) Projects where graywater systems are not permitted due to geological conditions.~~

~~(4) Additions and alterations that use the existing building drain.~~

SECTION 11. Section 601.2.3 is hereby added to read as follows:

601.2.3 Hot Water Recirculation Systems. A hot water recirculation system shall be installed, as defined in Chapter 2, and shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives. Hot water recirculation systems may include, but are not limited to, the following:

(1) Timer-initiated systems.

(2) Temperature sensor-initiated systems.

(3) Occupancy sensor-initiated systems.

~~(4) — Smart hot water recirculation systems.~~

~~(5) — Demand hot water recirculation systems.~~

~~(6) — Other systems acceptable to the Authority Having Jurisdiction.~~

~~**Exception:** Minor additions and alterations as determined by the Authority Having Jurisdiction that use the existing water distribution pipe system and which does not contain a hot water recirculation system.~~

SECTION 12. Section 609.7 is hereby amended to read as follows:

609.7 **Abutting Lot.** Nothing contained in this eCode shall be construed to prohibit the use of all or part of an abutting or adjacent lot or lots to:

...

SECTION 13. Section 721.3 is hereby added to read as follows:

7 21.3 **Public Sewer.** If the public sewer does not extend to a point from which each building on a lot or parcel of land large enough to permit future subdivision can be independently served, the property owner shall construct a public sewer as required by Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewer and Industrial Waste), to provide adequate sewerage for each such possible parcel.

Exception: When the Authority Having Jurisdiction finds that the character of a lot is such that no further subdivision can be reasonably anticipated, or the use is such as to preclude subdivision, or where the owner has executed a covenant stating that the lot or parcel of land, together with all improvements thereon, will be maintained as a unit and that before any subdivision is made or any portion of said lot is transferred to another owner, separate sewerage facilities as hereinbefore required in this Section will