Alex Vargas, Mayor
Alex Monteiro, Mayor Pro Tem
Angie Reyes English, Councilmember
Katrina Manning,Councilmember
Faye Johnson, Councilmember

Dayna S. Williams-Hunter, City Clerk
Marie Poindexter-Hornback, City Treasurer

CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR DECEMBER 9, 2025 6:00 PM
COUNCIL CHAMBER AT CITY HALL
4455 W. 126th STREET, HAWTHORNE, CALIFORNIA

MEETING INFORMATION

IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND NEED REASONABLE ACCOMMODATION OR MODIFICATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) PLEASE CONTACT THE CITY CLERK DEPARTMENT AT CITYCLERK@CITYOFHAWTHORNE.ORG OR CALL (310) 349-2915 PRIOR TO THE MEETING FOR ASSISTANCE.

THE MEETING IS SHOWN LIVE ON CABLE CHANNEL 22, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, AND RELATED MEETINGS ACCORDING TO THE PUBLISHED CABLE SCHEDULE OF PROGRAMS. IT SHALL ALSO BE BROADCAST LIVE AND BE MADE AVAILABLE THEREAFTER ON THE CITY OF HAWTHORNE'S WEBSITE:

MEETING VIDEO

Or online on YouTube by searching for Hawthorne Community Television

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THE AGENDA, STAFF REPORTS AND ATTACHMENTS ARE AVAILABLE ONLINE AT AGENDA, STAFF REPORTS, ATTACHMENTS AND THEN SELECTING THE DESIRED MEETING. MEMBERS OF THE PUBLIC MAY INSPECT (AT NO COST) AND/OR OBTAIN COPIES (UPON PAYMENT OF THE CITY'S CURRENT COPYING FEE) OF ANY REGULAR SESSION ITEM BY CONTACTING THE CITY CLERK DEPARTMENT AT CITY HALL VIA TELEPHONE (310) 349-2915 OR EMAIL CITYCLERK@CITYOFHAWTHORNE.ORG

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. North Star Land Care -- (Community Services, K. Bowie)
2. LAX Atmosphere Roadways Improvement Project - (K. Manning)
3. Good Neighbor Award - (E. Lampkin)

ORAL COMMUNICATIONS

ORAL COMMUNICATION INSTRUCTIONS

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL AND PARKING AUTHORITY SHOULD COMPLETE A SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO THREE MINUTES. THE THREE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. HOWEVER, THE STATE OPEN MEETINGS LAW (GOVERNMENT CODE SECTION 54950 ET SEQ.) PROHIBITS THE CITY COUNCIL FROM PROVIDING A DETAILED RESPONSE OR ACTING UPON ANY ITEM NOT CONTAINED ON THE AGENDA POSTED 72 HOURS BEFORE A REGULAR MEETING AND 24 HOURS BEFORE A SPECIAL MEETING. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF

ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

CITY CLERK'S CONSENT CALENDAR

4. Approval of City Council meeting minutes for the regular City Council meetings of September 23, 2025, and November 12, 2025.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meetings of September 23, 2025 and November 12, 2025.

5. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 11/12/2025 to 11/25/2025 for a total of $8,272,277.13 and 11/26/25 to 12/09/2025 for a total of $1,400,567.51.

6. Approval of waiver of full readings of resolutions and ordinances on Tuesday, December 9, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

7. RESOLUTION NO. 8567 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT FOR ON-STREET PAID PARKING, PARKING ENFORCEMENT AND REVENUE COLLECTION WITH LAZ PARKING CA, LLC

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8567

8. RESOLUTION NO. 8568 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF CEDAR AVENUE AND 122ND STREET.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve Resolution No. 8568

9. RESOLUTION NO. 8569 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING WAGE TERMS OF THE EMPLOYMENT OF THOSE EMPLOYEES REPRESENTED BY THE HAWTHORNE MUNICIPAL EMPLOYEE ASSOCIATION PART-TIME (HMEA-PT).

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8569 approving the wage terms of employment for employees represented by the Hawthorne Municipal Employee Association Part-Time (HMEA - PT)

10. RESOLUTION NO. 8570 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADOPTING A TRANSFER AGREEMENT BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND HAWTHORNE AGREEMENT NO. 2024MP31 SAFE, CLEAN WATER PROGRAM - MUNICIPAL PROGRAM.

RECOMMENDED MOTION:
Approve Resolution No. 8570 adopting the Transfer Agreement.

11. RESOLUTION NO. 8571 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPOINTING DAVID L. CACERES AS INTERIM CITY ATTORNEY AND APPROVING AN EMPLOYMENT AGREEMENT.

RECOMMENDED MOTION:
Adopt Resolution 8571 appointing David L. Caceres as Interim City Attorney and Approving an Employment Agreement.

SUCCESSOR AGENCY

12. Approving a Recognized Obligation Payment Schedule ("ROPS") for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 ("ROPS 26-27") and taking certain related actions.

RECOMMENDED MOTION:
Staff recommend that the City Council adopt SA Resolution 2025-05 approving ROPS 26-27, a Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 and taking certain related actions.

ORDINANCES

13. ORDINANCE NO. 2259 (SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH. Motion to adopt.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Ordinance No. 2259.

BIDS: OPENINGS & RESULTS

14. Bid Opening for Alley Improvement Project CDBG Funds (Project # 25-08)

PUBLIC HEARINGS

15. Public Hearing and introduction of Ordinance No. 2260 (1st Reading) - An ordinance of the city council of the City of Hawthorne, California, amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses--variances), 17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code related to off-street vehicular parking, and making a finding of exemption in compliance with CEQA in connection therewith.

RECOMMENDED MOTION:
At the close of the public hearing, a motion to introduce.

GENERAL MATTERS

16. Development of Hangars at the Hawthorne Municipal Airport.

RECOMMENDED MOTION:
No Motion, informational item only. Staff recommends the Council receive the staff report on the development of Hawthorne Airport Hangars.

17. Establish a professionally organized Farmer's Market in partnership with Local LA Farmers' Markets and the Hawthorne Chamber of Commerce.

RECOMMENDED MOTION:
Staff recommends that the City Council:
1. Approve a partnership between the City, the Hawthorne Chamber of Commerce, and Local LA

Farmers' Markets to provide professional services necessary to administer and implement a local Farmer's Market on City property.

2. Authorize the City Manager, or designee, to execute, amend, and keep record of documents necessary to administer Professional Services for the Hawthorne Chamber of Commerce and with Local LA Farmers' Markets (LLFM).

CITY MANAGER'S CONSENT CALENDAR

18. Review of the Quarter 1 Financial Report for Fiscal Year 2025-2026.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve, and file the Quarter 1 Financial Report for Fiscal Year 2025-2026.

19. Renewal of Professional Services Agreements with LDM Associates, Inc. for the administration of the CDBG, HOME and other federally funded grant programs.

RECOMMENDED MOTION:
Staff recommends that the City Council:

1. Approve and renew the fifth year of the Professional Services Agreement with LDM Associates, Inc. (LDM) for the period of one year from 7/1/2025 to 6/30/2026 to provide professional services necessary to administer and implement the CDBG & HOME Investment Partnership and other federally funded grant programs and other approved additional programs.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the renewed Fiscal Year 2025-2026 Professional Services Agreement with LDM.

3. Authorize the Finance Department to establish a blanket purchase order and all necessary account numbers for LDM Associates, Inc.

20. Progress Payment #2 in the amount of $119,415.52 due to Chapman Coast Roof Co., Inc. of Fullerton, CA for Hawthorne Police Department Roof Replacement Project (Project #25-09)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #2 for Chapman Coast Roof Co. Inc. of Fullerton, CA.

21. Pollution Liability Insurance -- 3136 Rosecrans Avenue (Beazley ECLIPSE, Enviro Covered Location)

RECOMMENDED MOTION:
Staff recommends that the City Council authorize the City Manager to execute a policy for the Pollution Liability Insurance at 3136 Rosecrans Avenue.

22. Approval of Agreement with Tripepi Smith to provide General Communication Support Services

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with Tripepi Smith to provide General Communication Support Services for the calendar year 2026.

23. Agreement between the City of Hawthorne and the Riverside County Sheriff's Department to provide overtime funding for after-hours or weekend investigations and/ or enforcement. The Hawthorne Police Department was awarded $200,000 to be used for narcotics enforcement, which has been adopted into this year's budget (25-26).

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Agreement for fiscal year 2024 Operation Stone Garden (OPSG), and authorize the Chief of Police or his designee to enter into and execute the Agreement.

24. Approval of a Purchase Order for the Amount of $26,325 for the purchase of a Mobile Surveillance Trailer from Wanco.

RECOMMENDED MOTION:
Staff recommends that the City Council authorize the Chief of Police to Proceed with the purchase order and purchase a Mobile Surveillance Trailer from Wanco.

25. Progress Payment #7 and Final Acceptance in the amount of $119,596.93 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #7 and Final Acceptance and approve Change Orders to Pardess Air Inc of Los Angeles, CA and release 5% retention amount 35 days after Final Approval.

26. Progress Payment #5 in the amount of $2,090,367.47 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #5 to Martinez Landscape Co. Inc of Sylmar, CA.

27. Progress Payment #10 in the amount of $1,629,549.28 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #10 and Change Order #7 to PCN3 Inc of Los Alamitos, CA

28. Progress Payment #2 and Final Acceptance in the amount of $50,266.45 due to American Wholesale Lighting of Livermore, CA for the Police Department Lighting Project.

RECOMMENDED MOTION:
Approve this Progress Payment #2, Change order #2 and #3, release of retention, and final acceptance to American Wholesale Lighting of Livermore, CA.

CITY ATTORNEY'S CONSENT CALENDAR

29. Claims for personal injury by Ladesha Tucker and Ervin Tucker, Jr.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claims made by Ladesha Tucker and Ervin Tucker, Jr.

DISCUSSION/ACTION ITEMS

30. Events qualifying for city financial assistance (Reso No. 8566) - K. Manning

31. City Special Events - F. Johnson

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

CLOSED SESSION

(None at this time)

ADJOURNMENT

CERTIFICATION

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

I, **DIANA CUCALON**, Deputy City Clerk for the City of Hawthorne, certify that a true and correct copy of the foregoing City Council Meeting Agenda was posted not less than 72 hours before the City Council Meeting to be held on Tuesday, December 9, 2025



_____

DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 1.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Community Services

SUBJECT:
North Star Land Care -- (Community Services, K. Bowie)

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Manager

SUBJECT:
LAX Atmosphere Roadways Improvement Project - (K. Manning)

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Human Resources

SUBJECT:
Good Neighbor Award - (E. Lampkin)

AGENDA ITEM NO. 4.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:
Approval of City Council meeting minutes for the regular City Council meetings of September 23, 2025, and November 12, 2025.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meetings of September 23, 2025 and November 12, 2025.

DISCUSSION:
The purpose of the minutes are to historically preserve the event of the City Council meetings. The minutes typically describe the event of the meeting and may include a list of attendees, a statement of the issues considered by the participants and related responses or decisions for the issues. It is not a requirement that the minutes be a transcript but instead a historical preservation/ record of the actions, guidance, and directives provided in conducting the wishes and the business of the City of Hawthorne by the said policy making body.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 Hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
M 09.23.25
M 11.12.25

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD SEPTEMBER 23, 2025

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Alex Montiero

ROLL CALL

Present:	Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Angie Reyes English; Council Member Faye Johnson
Absent:	Council Member Katrina Manning
Also Present:	City Manager Vontray Norris; City Attorney Robert Kim; City Clerk Dayna Williams-Hunter; City Treasurer Marie Poindexter-Hornback

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Proclamation - Pastor John L. Jefferson, Del Aire Baptist (F. Johnson)

2. City Clerk's Office: Stewardship, Strategy and Service (D. Williams-Hunter)

3. Brief presentation by Hawthorne Police Department staff to update the community on concerns related to e-bicycles and related education and enforcement efforts (HPD)

4. Police Department staff will provide a brief overview of recent sighting of coyotes within City limits as well as provides suggestions on what to do in case of an encounter. (HPD)

ORAL COMMUNICATIONS

Miguel Barrajas, Tumby's pizza

Santiago Simon, requested a speed bump for 134th place,near Zela Park

Rev. Garr thanked council for all the proclamations provided in support of Del Aire Baptis Church's 80th Anniversary

Rev. Ellis invited the public out to attend the 80th Anniversary service.

Olivia Valentine, spoke regarding prop 50

Vincent Littlejohn expressed concerns

Anonymous, spoke regarding Prop 50

Richard Harrison, spoke regarding Prop 50, dumping, and signs

Hansel, provided an update on the progress of food resources.

Anonymous, spoke regarding the food program

Anonymous, requesting information regarding trash pickup

CITY CLERK'S CONSENT CALENDAR

5. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 09/10/2025 to 09/23/2025 for a total of $9,293,893.28

6. Approval of waiver of full readings of resolutions and ordinances on Tuesday, September 23, 2025's agenda. Motion to waive full readings.

Mayor Alex Vargas moved, Councilmember Reyes English seconded to approve the City Clerk's Consent calendar (Items 5-6).

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

RESOLUTIONS

(None at this time)

ORDINANCES

7. ORDINANCE NO. 2258 (Second Reading): AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 2.06.020 (MEETINGS) OF CHAPTER 2.06 (CITY COUNCIL) OF TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:
Introduce Ordinance No. 2258 on September 9, 2025 and Adopt Ordinance No. 2258 on September 23, 2025.

Mayor Pro Tem Monteiro moved, Councilmember Reyes English seconded to adopt Ordinance No. 2258.

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

BIDS: OPENINGS & RESULTS

(None at this time)

PUBLIC HEARINGS

8. Public Hearing to Consider Approval of the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.

RECOMMENDED MOTION:
Staff recommends that the City Council:
1. Conduct the public hearing and receive comments on the draft 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER).
2. Approve the 2024-2025 CAPER for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.
3. Authorize the City Manager, or their designee, to submit the 2024-2025 CAPER to the U.S. Department of Housing and Urban Development (HUD).

No member of the public expressed the desire to speak.

Mayor Alex Vargas moved, Mayor Pro Tem seconded to approve the recommended motion for item 8.

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

9. First Amendment to the Agreement with the City of Inglewood for Provision of Supplemental Law Enforcement Services for Special Events.

RECOMMENDED MOTION:
Approve the proposed Amendment to Agreement with the City of Inglewood for supplemental law enforcement services for special events in the City of Inglewood, and authorize the City Manager or the Chief of Police to execute all documents related thereto.

10. Sublease Non-Disturbance & Attornment Agreement Re. Hangar 42 from 395 Park Place, LLC to Hawthorne Green, LLC.

RECOMMENDED MOTION:
Staff recommends that the city council approve the Sublease Non-Disturbance & Attornment Agreement for the Assignment of Hangar 42 from 395 Park Place, LLC. to Hawthorne Green, LLC. and authorize the City Manager to execute the Agreements and make minor amendments thereto.

11. JR. Clippers Basketball League Partnership Agreement.

RECOMMENDED MOTION:
Staff recommends that the city council approve the Jr. Clippers Basketball League Partnership Agreement and authorize the City Manager to execute the Agreement.

12. Ground Sublease Agreement between Hawthorne Airport, LLC, Space, Space Exploration Technologies Corporation and Zelman Hawthorne, LLC.

RECOMMENDED MOTION:
Staff recommends that the city council approve the Ground Sublease Agreement between Hawthorne Airport, LLC (HA LLC), Space Exploration Technologies Corporation (Space X) and Zelman Hawthorne, LLC (Zelman) and authorize the City Manager to execute the Agreement.

Councilmember Reyes English moved, Mayor Vargas seconded to approve Items 10 and 12 on the City Manager's Consent calendar.
Councilmember Reyes English pulled items 9 and 11 for discussion.

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

Councilmember Reyes English moved, Mayor Pro Tem seconded to approve Item 9

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

Councilmember Reyes English moved, Mayor Pro Tem Monteiro seconded to approve Item 11

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

CITY ATTORNEY'S CONSENT CALENDAR

13. Claim for personal injuries by King Stovall.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by King Stovall.

Councilmember Reyes English, Mayor Pro Tem Monteiro seconded to approve the City Attorney's Consent calendar (Items 13).

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

14. Additional Funding Request for Administration Receivership Account in the total Amount of $60,000 for the Current Fiscal Year.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the additional funding in the total amount of $60,000 to Administration Receivership account (Receivership Account No. 100-1501-000-40744), encumber for the same and approve the blanket purchase orders consisting of the following: 1. Daniel Collins $10,000; 2. Testing Engineers (to be determined) $50,000.

Councilmember Reyes English, Mayor Pro Tem Monteiro seconded to approve the City Attorney's Consent calendar (Items 14).

ROLL CALL AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: None.
ABSENT: Councilmember Manning

DISCUSSION/ACTION ITEMS

15. Code Enforcement Reporting (MyHawthorne311) - A. Vargas

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Councilmember **Faye Johnson**, requested a request for information (cost and timeline) to investigate software programs or companies for documents regarding FOIA requests.
Councilmember Johnson also requested council to agree to put a letter together asking the governor to veto SB79.

Counicmember **Angie Reyes English** requested the meeting be closed in honor of Crystal Diaz Martinez. Councilmember Reyes English also requested to support suicide prevention awareness month.

Mayor Pro Tem **Alex Monteiro** gave no directives.

Mayor **Alex Vargas** gave no directives.

CLOSED SESSION
(None at this time)

ADJOURNMENT

This meeting was adjourned at 9:07pm.

CERTIFICATION

Passed and approved this 9th day of December 2025.

_____
Dayna Williams-Hunter
City Clerk

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD NOVEMBER 12, 2025

CALL TO ORDER

Mayor Alex Vargas called the meeting to order at 6:03pm.

INVOCATION

The evening's invocation was led by Father Soriel.

PLEDGE OF ALLEGIANCE

Councilmember Johnson led the pledge of allegiance.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; Interim City Attorney David Caceres; City Clerk Dayna Williams-Hunter; City Treasurer Marie Poindexter-Hornback

CLOSED SESSION

1. Public Employee Appointment (Gov. Code sec. 54957(b)(1)), Title: Interim City Attorney

Conference with Labor Negotiators
Government Code Section 54957.6
Unrepresented Employee: Interim City Attorney
City Negotiator: City Manager

No members of the public expressed the desire to speak.

The meeting was called to recess at 6:09pm.

Outside council read out the following vote for Item 1.

AYES:Councilmembers Johnson, Manning, Mayor Pro Tem Monteiro, Mayor Vargas
NOES: Councilmember Reyes English

Items 8, 13, and 14 were seperately voted on at this time.

Mayor Vargas moved, Couniclmember Manning moved to approve Item 8.

AYES: Councilmember Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas
NOES: None.

Ordinance No. 2259 was read onto the record.
Mayor Vargas Moved, Mayor Pro Tem Monteiro seconded to introduce Item 13, Ordinance No. 2259

Mayor Vargas opened oral communications for Item 14.

Three members of the public expressed concerns regarding Item 14.

Mayor Vargas moved, Mayor Pro Tem Monteiro seconded to approve Item 14.

AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas
NOES: None.

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

2. Veteran Service Organizations Proclamations (F. Johnson)

3. Generation Connect (A. Monteiro)

4. Waste Management and Service Operations Overview Presentation by Republic Services (Public Works)

5. Market and Economic Development Analysis -- Kosmont Companies

ORAL COMMUNICATIONS

There were nine speakers during oral communications, including Pat Donaldson, Darlene Clark, Mis Amigos Tacos, Marco Trejo boxing gym, Robert Clight, Marathon Financial Group, Kyle Oreman, Lely Fernandez, Pastor Greg Guich.

CITY CLERK'S CONSENT CALENDAR

6. The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 10/29/2025 to 11/12/2025 for a total of $4,567,702.95.

7. Approval of City Council meeting minutes for the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meetings of October 14, 2025 and October 28, 2025 and the special meetings of September 30, 2025.

8. Approval of waiver of full readings of resolutions and ordinances on Wednesday, November 12, 2025's agenda. Motion to waive full readings.

RESOLUTIONS

9. RESOLUTION NO. 8562
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

RECOMMENDED MOTION:
The staff recommends that the City Council:

1. Adopt Resolution No. 8562.

2. Authorize the City Manager, or designee, to enter into the loan and execute all loan or loan-related documents.

10. RESOLUTION NO. 8563
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND WATER TOWER PARK DEVELOPMENT PROJECT.

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8563

11. RESOLUTION NO. 8565
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROCLAIMING THE MONTH OF NOVEMBER 2025 AS "NATIVE AMERICAN HERITAGE MONTH" IN HAWTHORNE.

RECOMMENDED MOTION:
Staff Recommends that the City Council adopt Resolution No. 8565.

12. RESOLUTION NO. 8566
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING BUDGET ALLOCATIONS FOR SPECIFIED ELECTED OFFICIALS FOR THE 2025-2026 FISCAL YEAR.

RECOMMENDED MOTION:
Staff Recommends that the City Council vote to adopt Resolution No. 8566

Councilmember Reyes English moved, Councilmember Johnson seconded to approve the City Clerk's Consent calendar (Items 6-11).
Councilmember Manning pulled Item 12 for discussion.

ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro
NOES: None
ABSENT: Mayor Vargas

Mayor Pro Tem Monteiro moved, Councilmember Manning seconded to pull Item 12 and bring it back as a discussion action item.
ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro
NOES: None
ABSENT: Mayor Vargas

ORDINANCES

13. ORDINANCE NO. 2259 (FIRST READING)
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH. Motion to Introduce.

RECOMMENDED MOTION:
Staff recommends that the City Council Introduce Ordinance 2259 on November 12, 2025, and adopt Ordinance No. 2259 on December 9, 2025.

BIDS: OPENINGS & RESULTS
(None at this time)

PUBLIC HEARINGS
(None at this time)

GENERAL MATTERS

14. Approval of New Master Ground Lease.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the execution of a new Master Ground Lease ("Ground Lease") between the Landlord and the Tenant for the real property located in the City of Hawthorne, as described in the attached exhibits, and authorize the City Manager to execute any and all documents necessary to implement its terms, including a Consent to Assignment, a Landlord Estoppel Certificate, and an Amended and Restated Memorandum of Lease associated with the transfer of interests to Archer Airport Ground Lease LLC and Archer Airport Improvement LLC.

15. The Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

RECOMMENDED MOTION:
Authorize the Police Chief to execute the Hawthorne Police Department's Inaugural Community Gun Buyback Program on Saturday, December 20, 2025, at Hawthorne City Hall.

Mayor Pro Tem Monteiro moved, Councilmember Manning seconded to approve Item 15.
ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro
NOES: None
ABSENT: Mayor Vargas

CITY MANAGER'S CONSENT CALENDAR

16. City of Hawthorne's Investment Report for the quarter ended September 30, 2025.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve and file the City of Hawthorne's Investment Report for the quarter ended September 30, 2025 of FY 25-26.

17. Progress Payment #9 in the amount of $646,376.01 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #9 and Change Order #6 to PCN3 Inc of Los Alamitos, CA.

18. Approval of a parcel map to be recorded with Los Angeles County Public Works.

RECOMMENDED MOTION:
Staff recommends the approval of a Parcel Map No. 84969 located at 3901 and 3851 W. El Segundo Blvd to be recorded with Los Angeles County Public Works.

19. Progress Payment #4 in the amount of $880,764.01 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #4 to Martinez Landscape Co. Inc of Sylmar, CA.

20. Progress Payment #6 in the amount of $292,980.00 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #6 to Pardess Air Inc of Los Angeles, CA.

21. Progress Payment #11 in the amount of $367,437.91 due to Klassic Engineering & Construction, Inc of Orange, CA for Hawthorne Housing Rehabilitation of City Owned Properties 2023 (Project #23-09).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #11 and all recommended Change Orders to Klassic Engineering & Construction Inc of Orange, CA.

Mayor Pro Tem Monteiromoved, Councilmember Manning seconded to approve the City Manager's Consent calendar (Items 16-21).
ROLL CALL AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro
NOES: None
ABSENT: Mayor Vargas

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION/ACTION ITEMS

(None at this time)

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS

Councilmember **Faye Johnson** requested a traffic study on Cedar/122nd regarding two-way stop sign, 135th/Prairie and 126th/ Hawthorne regarding the traffic lights.

Councilmember **Katrina Manning,** requested the meeting be closed in honor of Shirley Westbrook.

Councilmember **Angie Reyes English,** gave no directives.

Mayor Pro **Tem Alex Montiero,** gave no directives.

ADJOURNMENT

Passed and approved this 9th day of December 2025.

_____
Dayna Williams-Hunter
City Clerk

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
The City Treasurer requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 11/12/2025 to 11/25/2025 for a total of $8,272,277.13 and 11/26/25 to 12/09/2025 for a total of $1,400,567.51.

DISCUSSION:
Staff plan to issue checks to the vendors that provide goods and services to the City of Hawthorne.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Develop and implement clear, business-friendly methods of communicating useful and helpful information to vendors.

FISCAL IMPACT:
None. Funds for these payments of the amount of $9,672,844.64 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	**Amount**
Payroll City Warrants	$ 3,254,559.42
General City Warrants	$ 5,375,392.37
Housing Warrants	$ 997,421.15
Asset Forfeiture Warrants	$ 45,471.70
Grand Total	**$ 9,672,844.64**

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Council Warrants 12/09/25

CITY OF HAWTHORNE

FOR THE MEETING OF DECEMBER 09, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Payroll City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
11/6/25	38714	39020	PAYROLL	1,162,547.46
11/6/25	196774	196785	PAYROLL	9,252.97
11/20/25	196786	196799	PAYROLL	14,776.15
11/20/25	39021	39329	PAYROLL	1,032,539.23
12/4/25	39330	39646	PAYROLL	1,033,318.29
12/4/25	196800	196806	PAYROLL	2,125.32
*** Emergency Issue - for ratification only**				3,254,559.42

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

CITY OF HAWTHORNE

FOR THE MEETING OF DECEMBER 09, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following General City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
11/6/25	492829	492843	DEBT LEVIES	22,239.10
11/18/25	492844	492844	CITY-SPECIAL	1,650.00
11/20/25	492845	492858	DEBT LEVIES	21,887.86
11/25/25	492859	492867	UTILITIES	231,303.71
11/25/25	492868	493060	CITY	4,735,278.21
11/21/25	493061	493061	CITY-SPECIAL	3,534.59
12/9/25	493062	493066	UTILITIES	27,585.05
12/9/25	493067	493136	CITY	331,913.85
				5,375,392.37

*** Emergency Issue - for ratification only**

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: DL110625 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	112002	11/06/25		492829	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2025-24								
	VENDOR TOTALS		7,043.00 YTD INVOICED				25,354.80 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	111999	11/06/25		492830	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2025-24								
	VENDOR TOTALS		2,584.60 YTD INVOICED				9,304.56 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	112000	11/06/25		492831	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2025-24								
	VENDOR TOTALS		1,421.50 YTD INVOICED				5,614.96 YTD PAID		142.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	112001	11/06/25		492833	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2025-24								
	VENDOR TOTALS		5,335.30 YTD INVOICED				18,140.02 YTD PAID		533.53
123708	CALIFORNIA STATE DISBURSEMENT UNIT								
	112005	11/06/25		492832	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	126.00
	INVOICE: 2025-24								
	VENDOR TOTALS		1,260.00 YTD INVOICED				4,536.00 YTD PAID		126.00
124612	FRANCHISE TAX BOARD								
	112006	11/06/25		492835	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	110.82
	INVOICE: 2025-24								
	VENDOR TOTALS		110.82 YTD INVOICED				110.82 YTD PAID		110.82
124572	VEHICLE REGISTRATION COLLECTIONS								
	112008	11/06/25		492834	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	81.52
	INVOICE: 2025-24								
	VENDOR TOTALS		930.00 YTD INVOICED				930.00 YTD PAID		81.52
4	H.M.E.A.								
	111993	11/06/25		492836	P	11/06/25	960 21600	ACCRUED WAGES PAYABLE	1,580.00
	INVOICE: 2025-24								
	VENDOR TOTALS		15,760.00 YTD INVOICED				69,860.00 YTD PAID		1,580.00
99379	HAWTHORNE EXECUTIVE GROUP								
	111992	11/06/25		492837	P	11/06/25	960 21600	ACCRUED WAGES PAYABLE	480.00
	INVOICE: 2025-24								

PAID INVOICES REPORT

CHECK: DL110625 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	4,440.00 YTD INVOICED					15,080.00 YTD PAID		480.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	111997	11/06/25		492838	P	11/06/25	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2025-24								
	VENDOR TOTALS	13,520.00 YTD INVOICED					17,480.00 YTD PAID		1,360.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	111994	11/06/25		492839	P	11/06/25	960 21600	ACCRUED WAGES PAYABLE	6,519.25
	INVOICE: 2025-24A								
	111995	11/06/25		492839	P	11/06/25	960 21600	ACCRUED WAGES PAYABLE	704.00
	INVOICE: 2025-24B								
	111996	11/06/25		492839	P	11/06/25	960 21640	ADDITIONAL INS LIABILITY	3,861.07
	INVOICE: 2025-24C								
	VENDOR TOTALS	100,764.80 YTD INVOICED					331,444.95 YTD PAID		11,084.32
115178	PRE PAID LEGAL SERVICES, INC.								
	111998	11/06/25		492840	P	11/06/25	960 21640	ADDITIONAL INS LIABILITY	154.51
	INVOICE: 2025-24								
	VENDOR TOTALS	1,675.28 YTD INVOICED					6,081.28 YTD PAID		154.51
113121	TOTAL ADMINISTRATION SVCS CORP								
	112009	11/06/25		492841	P	11/06/25	960 21640	ADDITIONAL INS LIABILITY	356.45
	INVOICE: 2025-24A								
	112011	11/06/25		492841	P	11/06/25	960 21640	ADDITIONAL INS LIABILITY	3,528.56
	INVOICE: 2025-24B								
	VENDOR TOTALS	40,725.20 YTD INVOICED					135,706.90 YTD PAID		3,885.01
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	112012	11/06/25		492842	P	11/06/25	960 20270	PARS LIABILITY	1,298.48
	INVOICE: 2025-24A								
	112013	11/06/25		492842	P	11/06/25	960 20270	PARS LIABILITY	324.62
	INVOICE: 2025-24B								
	VENDOR TOTALS	25,315.11 YTD INVOICED					71,792.17 YTD PAID		1,623.10
123240	VILLEGAS, ALBA								
	112003	11/06/25		492843	P	11/06/25	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2025-24								
	VENDOR TOTALS	1,153.80 YTD INVOICED					4,153.68 YTD PAID		115.38
								REPORT TOTALS	22,239.10

COUNT AMOUNT

PAID INVOICES REPORT

CHECK: DL110625 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
TOTAL PRINTED CHECKS								15	22,239.10

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: C111825 TO FISCAL 2026/05 07/01/2024 TO 06/30/2027

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
106271	HAWTHORNE CHAMBER OF COMMERCE								
	113041	11/17/25		492844	P	11/18/25	10010411 44104	EVENT ALLOTMENT - F. JOHN	350.00
	INVOICE:	0001_HLMA							
	113041	11/17/25		492844	P	11/18/25	10010411 44124	EVENT ALLOTMENT - COUN MA	350.00
	INVOICE:	0001_HLMA							
	113041	11/17/25		492844	P	11/18/25	10010411 44134	EVENT ALLOTMENT - MAYOR	350.00
	INVOICE:	0001_HLMA							
	113041	11/17/25		492844	P	11/18/25	10010411 44194	EVENT ALLOTMENT - CM MONT	350.00
	INVOICE:	0001_HLMA							
	113041	11/17/25		492844	P	11/18/25	10010411 44154	EVENT ALLOTMENT-CM ENGLIS	250.00
	INVOICE:	0001_HLMA							
	VENDOR TOTALS		2,400.00 YTD INVOICED				7,487.50 YTD PAID		1,650.00
								REPORT TOTALS	1,650.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	1,650.00

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PAID INVOICES REPORT

CHECK: DL112025 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	113178	11/20/25		492845	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2025-25								
	VENDOR TOTALS		7,747.30 YTD INVOICED				26,059.10 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	113175	11/20/25		492846	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2025-25								
	VENDOR TOTALS		2,843.06 YTD INVOICED				9,563.02 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	113176	11/20/25		492847	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2025-25								
	VENDOR TOTALS		1,563.65 YTD INVOICED				5,757.11 YTD PAID		142.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	113177	11/20/25		492849	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2025-25								
	VENDOR TOTALS		5,868.83 YTD INVOICED				18,673.55 YTD PAID		533.53
123708	CALIFORNIA STATE DISBURSEMENT UNIT								
	113180	11/20/25		492848	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	126.00
	INVOICE: 2025-25								
	VENDOR TOTALS		1,386.00 YTD INVOICED				4,662.00 YTD PAID		126.00
124612	FRANCHISE TAX BOARD								
	113181	11/20/25		492850	P	11/20/25	960 21630	GARNISHMENTS LIABILITY	110.82
	INVOICE: 2025-25								
	VENDOR TOTALS		221.64 YTD INVOICED				221.64 YTD PAID		110.82
4	H.M.E.A.								
	113169	11/20/25		492851	P	11/20/25	960 21600	ACCRUED WAGES PAYABLE	1,620.00
	INVOICE: 2025-25								
	VENDOR TOTALS		17,380.00 YTD INVOICED				71,480.00 YTD PAID		1,620.00
99379	HAWTHORNE EXECUTIVE GROUP								
	113168	11/20/25		492852	P	11/20/25	960 21600	ACCRUED WAGES PAYABLE	520.00
	INVOICE: 2025-25								
	VENDOR TOTALS		4,960.00 YTD INVOICED				15,600.00 YTD PAID		520.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	113173	11/20/25		492853	P	11/20/25	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2025-25								

PAID INVOICES REPORT

CHECK: DL112025 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	14,880.00 YTD INVOICED					18,840.00 YTD PAID		1,360.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	113170	11/20/25		492854	P	11/20/25 960	21600	ACCRUED WAGES PAYABLE	6,446.00
	INVOICE: 2025-25A								
	113171	11/20/25		492854	P	11/20/25 960	21600	ACCRUED WAGES PAYABLE	696.00
	INVOICE: 2025-25B								
	113172	11/20/25		492854	P	11/20/25 960	21640	ADDITIONAL INS LIABILITY	3,861.07
	INVOICE: 2025-25C								
	VENDOR TOTALS	111,767.87 YTD INVOICED					342,448.02 YTD PAID		11,003.07
115178	PRE PAID LEGAL SERVICES, INC.								
	113174	11/20/25		492855	P	11/20/25 960	21640	ADDITIONAL INS LIABILITY	167.85
	INVOICE: 2025-25								
	VENDOR TOTALS	1,843.13 YTD INVOICED					6,249.13 YTD PAID		167.85
113121	TOTAL ADMINISTRATION SVCS CORP								
	113182	11/20/25		492856	P	11/20/25 960	21640	ADDITIONAL INS LIABILITY	356.45
	INVOICE: 2025-25A								
	113183	11/20/25		492856	P	11/20/25 960	21640	ADDITIONAL INS LIABILITY	3,432.41
	INVOICE: 2025-25B								
	VENDOR TOTALS	44,514.06 YTD INVOICED					139,495.76 YTD PAID		3,788.86
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	113184	11/20/25		492857	P	11/20/25 960	20270	PARS LIABILITY	1,149.94
	INVOICE: 2025-25A								
	113185	11/20/25		492857	P	11/20/25 960	20270	PARS LIABILITY	287.50
	INVOICE: 2025-25B								
	VENDOR TOTALS	26,752.55 YTD INVOICED					73,229.61 YTD PAID		1,437.44
123240	VILLEGAS, ALBA								
	113179	11/20/25		492858	P	11/20/25 960	21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2025-25								
	VENDOR TOTALS	1,269.18 YTD INVOICED					4,269.06 YTD PAID		115.38
								REPORT TOTALS	21,887.86

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	14	21,887.86

** END OF REPORT - Generated by Shuntell Dixon **

PAID INVOICES REPORT

CHECK: UT112525 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
115390	A T & T MOBILITY								
	113084	10/23/25		492859	P	11/25/25	10001221 43054	TELEPHONE	228.54
	INVOICE: OC287311965804								
	VENDOR TOTALS		666.54 YTD INVOICED				4,291.17 YTD PAID		228.54
15960	AT&T								
	111844	10/07/25		492860	P	11/25/25	10041050 43054	TELEPHONE	31.86
	INVOICE: OC3348410060								
	113087	11/01/25		492860	P	11/25/25	10041050 43054	TELEPHONE	31.54
	INVOICE: NV3348410061								
	VENDOR TOTALS		786.22 YTD INVOICED				3,255.28 YTD PAID		63.40
115783	AT&T								
	113088	10/27/25		492861	P	11/25/25	10001222 43054	TELEPHONE	458.29
	INVOICE: OC9391057056								
	113089	11/01/25		492861	P	11/25/25	10001222 43054	TELEPHONE	31.41
	INVOICE: NV9391026278								
	113090	11/07/25		492861	P	11/25/25	10001222 43054	TELEPHONE	32.23
	INVOICE: NV9391026284								
	113091	11/01/25		492861	P	11/25/25	52035030 43054	TELEPHONE	61.27
	INVOICE: NV9391026287								
	113092	11/01/25		492861	P	11/25/25	10001222 43054	TELEPHONE	252.58
	INVOICE: NV9391026291								
	113093	11/01/25		492861	P	11/25/25	10001222 43054	TELEPHONE	85.23
	INVOICE: NV9391026293								
	113094	10/27/25		492861	P	11/25/25	10001222 43054	TELEPHONE	100.37
	INVOICE: OC9391026316								
	113095	11/07/25		492861	P	11/25/25	10001222 43054	TELEPHONE	32.23
	INVOICE: NV9391026320								
	113096	10/27/25		492861	P	11/25/25	10001222 43054	TELEPHONE	31.41
	INVOICE: OC9391026325								
	113097	11/01/25		492861	P	11/25/25	10001222 43054	TELEPHONE	62.82
	INVOICE: NV9391026345								
	113098	11/07/25		492861	P	11/25/25	10001222 43054	TELEPHONE	131.24
	INVOICE: NV9391031545								
	VENDOR TOTALS		12,116.48 YTD INVOICED				129,882.54 YTD PAID		1,279.08
103177	CALIFORNIA WATER SERVICE								
	113099	10/23/25		492862	P	11/25/25	22041060 45444	UTILITIES	51.02
	INVOICE: OC3124149340								
	113100	10/29/25		492862	P	11/25/25	10061100 45444	UTILITIES	422.62
	INVOICE: OC3406289008								
	113101	10/29/25		492862	P	11/25/25	46615731 45444	UTILITIES	74.32
	INVOICE: OC9309482003								
	113102	10/17/25		492862	P	11/25/25	10061100 45444	UTILITIES	650.20
	INVOICE: OC5297758587								
	113103	10/21/25		492862	P	11/25/25	22041060 45444	UTILITIES	153.32
	INVOICE: OC0866316861								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	113104	10/27/25		492862	P	11/25/25	22041060 45444	UTILITIES	262.93
	INVOICE: OC8639925174								
	113189	10/30/25		492862	P	11/25/25	10001221 45444	UTILITIES	1,865.23
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	10041050 45444	UTILITIES	1,875.56
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	10061100 45444	UTILITIES	33,004.01
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	22041060 45444	UTILITIES	714.81
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	52035030 45444	UTILITIES	407.46
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	60031030 45444	UTILITIES	238.27
	INVOICE: OC5612411111								
	113189	10/30/25		492862	P	11/25/25	46447150 45444	UTILITIES	1,282.59
	INVOICE: OC5612411111								
	VENDOR TOTALS	99,258.16 YTD INVOICED					489,625.01 YTD PAID		41,002.34
18100	GOLDEN STATE WATER CO.								
	111858	10/10/25		492863	P	11/25/25	32420030 41144	PHLA PROJECT	291.38
	INVOICE: OC77948662174								
	113105	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	58.80
	INVOICE: NV89950300007								
	113106	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	59.56
	INVOICE: NV88950300009								
	113107	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	460.63
	INVOICE: NV62719000002								
	113108	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	430.05
	INVOICE: NV22215100003								
	113109	11/05/25		492863	P	11/25/25	10061010 45444	UTILITIES	539.65
	INVOICE: NV14219000008								
	113110	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	4,105.29
	INVOICE: NV25440300009								
	113111	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	514.50
	INVOICE: NV34609100002								
	113112	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	911.50
	INVOICE: NV83957100007								
	113113	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	532.26
	INVOICE: NV88617300004								
	113114	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	135.90
	INVOICE: NV58378300006								
	113115	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	429.25
	INVOICE: NV79617300003								
	113116	11/05/25		492863	P	11/25/25	10061100 45444	UTILITIES	60.28
	INVOICE: NV29950300003								
	113117	11/06/25		492863	P	11/25/25	22041060 45444	UTILITIES	959.03
	INVOICE: NV70946300004								
	113118	11/06/25		492863	P	11/25/25	10061100 45444	UTILITIES	112.01
	INVOICE: NV78588300000								
	113119	11/06/25		492863	P	11/25/25	22041060 45444	UTILITIES	429.25

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: NV80946300003								
113120	11/06/25		492863	P	11/25/25	22041060 45444	UTILITIES	76.35
INVOICE: NV70019046005								
113121	11/06/25		492863	P	11/25/25	10061100 45444	UTILITIES	8.64
INVOICE: NV53247400004								
113122	11/06/25		492863	P	11/25/25	22041060 45444	UTILITIES	217.71
INVOICE: NV53542320113								
113124	11/06/25		492863	P	11/25/25	10061100 45444	UTILITIES	1,038.10
INVOICE: NV31438000007								
VENDOR TOTALS	64,868.05 YTD INVOICED						242,325.14 YTD PAID	11,370.14
17953 SO CALIF EDISON CO								
111945	10/28/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	93.01
INVOICE: OC700414005138								
111946	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	72.15
INVOICE: OC700415322318								
111947	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	70.65
INVOICE: OC700415310392								
111949	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	32.97
INVOICE: OC700413948857								
111950	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	109.36
INVOICE: OC700413964116								
111953	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	121.01
INVOICE: OC700412466979								
111955	10/29/25		492864	P	11/25/25	20025000 45444	UTILITIES	173.00
INVOICE: OC700616837087								
111956	10/29/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	29.19
INVOICE: OC700385074482								
111957	10/29/25		492864	P	11/25/25	10061100 45444	UTILITIES	25.09
INVOICE: OC700413762234								
111958	10/29/25		492864	P	11/25/25	10061100 45444	UTILITIES	19.44
INVOICE: OC700413787088								
111959	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	66.15
INVOICE: OC700413775974								
111960	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	114.11
INVOICE: OC700413801034								
111961	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	119.73
INVOICE: OC700413657352								
111962	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	63.22
INVOICE: OC700413595112								
111963	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	94.60
INVOICE: OC700413671395								
111964	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	183.98
INVOICE: OC700415109322								
111965	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	98.06
INVOICE: OC700415394157								
111966	10/30/25		492864	P	11/25/25	10061010 45444	UTILITIES	249.91
INVOICE: OC700412405547								
111967	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	73.85
INVOICE: OC700415119022								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
111968	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	91.92
INVOICE: OC700415157418								
111969	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	126.55
INVOICE: OC700415168330								
111970	10/30/25		492864	P	11/25/25	22041060 45444	UTILITIES	80.27
INVOICE: OC700455547107								
111971	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	111.98
INVOICE: OC700196576305								
111972	10/30/25		492864	P	11/25/25	10061010 45444	UTILITIES	249.82
INVOICE: OC700413829831								
111973	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	81.44
INVOICE: OC700413639568								
111974	10/30/25		492864	P	11/25/25	22541060 45444	UTILITIES	137.08
INVOICE: OC700212888873								
111975	10/30/25		492864	P	11/25/25	20025000 45444	UTILITIES	134.31
INVOICE: OC700534679101								
111976	10/30/25		492864	P	11/25/25	10061010 45444	UTILITIES	103.69
INVOICE: OC700413750211								
111977	10/30/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	5.82
INVOICE: OC700541838004								
111978	10/30/25		492864	P	11/25/25	10061010 45444	UTILITIES	74.86
INVOICE: OC700196589136								
111979	10/30/25		492864	P	11/25/25	10061050 45444	UTILITIES	3,634.84
INVOICE: OC700250316527								
111980	10/27/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	96.05
INVOICE: OC700238897708								
112029	10/23/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	1,874.12
INVOICE: OC700413842460								
112100	10/31/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	180.71
INVOICE: OC700415101844								
112101	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	891.65
INVOICE: OC700610655258								
112102	10/31/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	38.88
INVOICE: OC700878401833								
112103	10/31/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	113.58
INVOICE: OC700029139046								
112104	10/31/25		492864	P	11/25/25	22041060 45444	UTILITIES	132.74
INVOICE: OC700413545497								
112105	10/31/25		492864	P	11/25/25	22041060 45444	UTILITIES	111.83
INVOICE: OC700415444374								
112106	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	40.47
INVOICE: OC700591200088								
112107	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	57.78
INVOICE: OC700272148294								
112108	10/31/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	63.15
INVOICE: OC700415407897								
112109	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	285.89
INVOICE: OC700017571996								
112110	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	3.96
INVOICE: OC700201940809								
112111	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	210.24

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: OC700203184631								
112112	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	169.20
INVOICE: OC700028707802								
112113	10/31/25		492864	P	11/25/25	20025000 45444	UTILITIES	149.86
INVOICE: OC700382576734								
112114	11/03/25		492864	P	11/25/25	20025000 45444	UTILITIES	8,570.89
INVOICE: NV700364926774								
112199	11/05/25		492864	P	11/25/25	20025000 45444	UTILITIES	60,213.68
INVOICE: NV700364879789								
112972	11/05/25		492864	P	11/25/25	20025000 45444	UTILITIES	1,150.51
INVOICE: NV700415468525								
112973	11/05/25		492864	P	11/25/25	10041050 45444	UTILITIES	998.59
INVOICE: NV700412486177								
112974	11/05/25		492864	P	11/25/25	20025000 45444	UTILITIES	405.33
INVOICE: NV700599510261								
112975	11/05/25		492864	P	11/25/25	20025000 45444	UTILITIES	362.64
INVOICE: NV700415497120								
112976	11/05/25		492864	P	11/25/25	10061100 45444	UTILITIES	411.60
INVOICE: NV700413581065								
112977	11/05/25		492864	P	11/25/25	20025000 45444	UTILITIES	208.67
INVOICE: NV700413856406								
112978	11/05/25		492864	P	11/25/25	10041050 45444	UTILITIES	175.11
INVOICE: NV700413563584								
112979	11/05/25		492864	P	11/25/25	10061100 45444	UTILITIES	649.89
INVOICE: NV700415364047								
113015	11/07/25		492864	P	11/25/25	10041050 45444	UTILITIES	28,034.29
INVOICE: NV700573101912								
113060	11/10/25		492864	P	11/25/25	10041050 45444	UTILITIES	195.75
INVOICE: NV700175276721								
113061	11/10/25		492864	P	11/25/25	10061090 45444	UTILITIES	3,369.12
INVOICE: NV700412378164								
113062	11/10/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	219.26
INVOICE: NV700541268936								
113063	11/10/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	167.26
INVOICE: NV700413842460								
113064	11/10/25		492864	P	11/25/25	22541060 45444	UTILITIES	147.86
INVOICE: NV700195687541								
113065	11/10/25		492864	P	11/25/25	20025000 45444	UTILITIES	19.61
INVOICE: NV700387810589								
113066	11/12/25		492864	P	11/25/25	22541060 45444	UTILITIES	179.17
INVOICE: NV700877321897								
113067	11/12/25		492864	P	11/25/25	10041050 45444	UTILITIES	199.74
INVOICE: NV700441426331								
113068	11/12/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	95.56
INVOICE: NV700415420833								
113069	11/12/25		492864	P	11/25/25	20025000 45444	UTILITIES	104.27
INVOICE: NV700242400216								
113070	11/12/25		492864	P	11/25/25	20025000 45444	UTILITIES	217.38
INVOICE: NV700129840305								
113071	11/12/25		492864	P	11/25/25	46447150 42024	BUILDING MAINTENANCE	90.60
INVOICE: NV700541319153								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	113072	11/12/25		492864	P	11/25/25	10061010 45444	UTILITIES	170.29
	INVOICE: NV700703880342								
	113073	11/12/25		492864	P	11/25/25	10041050 45444	UTILITIES	8,866.57
	INVOICE: NV700415081232								
	113074	11/12/25		492864	P	11/25/25	20025000 45444	UTILITIES	210.72
	INVOICE: NV700390586409								
	113075	11/12/25		492864	P	11/25/25	22041060 45444	UTILITIES	79.67
	INVOICE: NV700413936329								
	113076	11/12/25		492864	P	11/25/25	22041060 45444	UTILITIES	85.30
	INVOICE: NV700412390995								
	113077	11/12/25		492864	P	11/25/25	22041060 45444	UTILITIES	150.32
	INVOICE: NV700415247344								
	113078	11/12/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	33.62
	INVOICE: NV700415270885								
	113079	11/12/25		492864	P	11/25/25	10041050 45444	UTILITIES	130.68
	INVOICE: NV700415091943								
	113080	11/12/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	219.05
	INVOICE: NV700415056980								
	113081	11/12/25		492864	P	11/25/25	22041060 42104	SIGNAL MAINTENANCE	111.31
	INVOICE: NV700026722534								
	113082	11/12/25		492864	P	11/25/25	46447150 45444	UTILITIES	33.51
	INVOICE: NV700463726328								
	113083	11/12/25		492864	P	11/25/25	10041050 45444	UTILITIES	17.57
	INVOICE: NV700382595225								
	113085	11/12/25		492864	P	11/25/25	20025000 45444	UTILITIES	115.66
	INVOICE: NV700302504850								
	113086	11/12/25		492864	P	11/25/25	10041050 45444	UTILITIES	19.13
	INVOICE: NV700250749286								
	VENDOR TOTALS	820,517.20 YTD INVOICED					2,753,639.66 YTD PAID		127,492.35
18000	SO CALIF GAS CO								
	113125	11/04/25		492865	P	11/25/25	10001221 43054	TELEPHONE	2,952.54
	INVOICE: 18936983107								
	113126	10/31/25		492865	P	11/25/25	10061010 45444	UTILITIES	118.28
	INVOICE: 09730449007								
	113127	11/03/25		492865	P	11/25/25	10061010 45444	UTILITIES	32.00
	INVOICE: 08140463004								
	113128	11/03/25		492865	P	11/25/25	10061100 45444	UTILITIES	15.29
	INVOICE: 16330470002								
	113129	11/03/25		492865	P	11/25/25	10061010 45444	UTILITIES	15.65
	INVOICE: 07510463859								
	113131	11/04/25		492865	P	11/25/25	46615731 42024	BUILDING MAINTENANCE	543.45
	INVOICE: 09680396372								
	113132	11/04/25		492865	P	11/25/25	46447150 45444	UTILITIES	31.71
	INVOICE: 08220415015								
	113133	11/04/25		492865	P	11/25/25	46615731 45444	UTILITIES	6.88
	INVOICE: 12200396963								
	113134	11/04/25		492865	P	11/25/25	46615731 45444	UTILITIES	48.38
	INVOICE: 11780396591								
	113135	11/04/25		492865	P	11/25/25	10061100 45444	UTILITIES	6,714.36

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 11580407002								
113136	11/04/25		492865	P	11/25/25	10041050 45444	UTILITIES	791.04
INVOICE: 02130419001								
113139	11/04/25		492865	P	11/25/25	46515730 42024	BUILDING MAINTENANCE	86.86
INVOICE: 14720396127								
113140	11/04/25		492865	P	11/25/25	60031030 45444	UTILITIES	19.10
INVOICE: 13890410007								
VENDOR TOTALS		30,558.91 YTD INVOICED				187,450.61 YTD PAID		11,375.54
112237 T-MOBILE								
113149	09/21/25		492866	P	11/25/25	10001221 43054	TELEPHONE	82.66
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	52035030 43054	TELEPHONE	133.16
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10001230 43054	TELEPHONE	133.16
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10043010 43054	TELEPHONE	432.64
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10015010 43054	TELEPHONE	457.70
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10013010 43054	TELEPHONE	532.64
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10042040 43054	TELEPHONE	266.32
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	60031030 43054	TELEPHONE	199.74
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10016010 43054	TELEPHONE	133.16
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10041120 43054	TELEPHONE	266.32
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10610010 43054	TELEPHONE	66.58
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10017010 43054	TELEPHONE	66.58
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10061010 43054	TELEPHONE	466.06
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10042010 43054	TELEPHONE	66.58
INVOICE: SP982816099								
113149	09/21/25		492866	P	11/25/25	10041010 43054	TELEPHONE	2,107.82
INVOICE: SP982816099								
113152	10/21/25		492866	P	11/25/25	10001221 43054	TELEPHONE	68.45
INVOICE: OC982816099								
113152	10/21/25		492866	P	11/25/25	52035030 43054	TELEPHONE	133.18
INVOICE: OC982816099								
113152	10/21/25		492866	P	11/25/25	10001230 43054	TELEPHONE	133.18
INVOICE: OC982816099								
113152	10/21/25		492866	P	11/25/25	10043010 43054	TELEPHONE	432.70
INVOICE: OC982816099								
113152	10/21/25		492866	P	11/25/25	10015010 43054	TELEPHONE	457.77
INVOICE: OC982816099								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	113152	10/21/25		492866	P	11/25/25	10013010 43054	TELEPHONE	532.72
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10042040 43054	TELEPHONE	266.36
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	60031030 43054	TELEPHONE	199.77
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10016010 43054	TELEPHONE	133.18
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10041120 43054	TELEPHONE	266.36
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10610010 43054	TELEPHONE	66.59
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10017010 43054	TELEPHONE	66.59
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10061010 43054	TELEPHONE	466.13
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10042010 43054	TELEPHONE	66.59
	INVOICE:	OC982816099							
	113152	10/21/25		492866	P	11/25/25	10041010 43054	TELEPHONE	2,112.46
	INVOICE:	OC982816099							
	113158	09/21/25		492866	P	11/25/25	10001221 43054	TELEPHONE	7,194.29
	INVOICE:	SP960336852							
	113159	10/21/25		492866	P	11/25/25	10001221 43054	TELEPHONE	7,313.36
	INVOICE:	OC960336852							
	VENDOR TOTALS		53,223.36 YTD INVOICED				228,210.45 YTD PAID		25,320.80
113605	VERIZON WIRELESS								
	113141	10/23/25		492867	P	11/25/25	10001221 43054	TELEPHONE	20.02
	INVOICE:	OC470985090-4							
	113141	10/23/25		492867	P	11/25/25	10043010 43054	TELEPHONE	129.16
	INVOICE:	OC470985090-4							
	113141	10/23/25		492867	P	11/25/25	10042040 43054	TELEPHONE	200.05
	INVOICE:	OC470985090-4							
	113141	10/23/25		492867	P	11/25/25	10041040 43054	TELEPHONE	156.04
	INVOICE:	OC470985090-4							
	113160	10/23/25		492867	P	11/25/25	10001221 43054	TELEPHONE	6,679.71
	INVOICE:	OC470985090-1							
	113161	09/23/25		492867	P	11/25/25	10001221 43054	TELEPHONE	5,986.54
	INVOICE:	SP470985090-1							
	VENDOR TOTALS		20,105.50 YTD INVOICED				91,515.57 YTD PAID		13,171.52
								REPORT TOTALS	231,303.71

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	9	231,303.71

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123817	VICTOR'S MARKET CO., INC.								
	113327	11/21/25		493061	P	11/21/25	990 23019	OPERATION GOBBLE	3,534.59
	INVOICE: 322144								
	VENDOR TOTALS		3,534.59 YTD INVOICED				4,523.48 YTD PAID		3,534.59
								REPORT TOTALS	3,534.59

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	3,534.59

** END OF REPORT - Generated by Shuntell Dixon **

PAID INVOICES REPORT

CHECK: C112525 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122920 4283929 DELAWARE LLC.								
111910	10/31/25		492900	T	11/25/25	10001230 40514	CONTRACT SERVICES	457.21
INVOICE: WC11536-I-0056								
VENDOR TOTALS	1,176.71 YTD INVOICED					2,815.51 YTD PAID		457.21
123058 ACCESS INFORMATION INTERMEDIATE HOLDINGS I, LLC.								
111989	10/31/25		492901	T	11/25/25	10013010 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111989	10/31/25		492901	T	11/25/25	10015010 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111989	10/31/25		492901	T	11/25/25	10016010 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111989	10/31/25		492901	T	11/25/25	10016020 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111989	10/31/25		492901	T	11/25/25	10017010 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111989	10/31/25		492901	T	11/25/25	10043010 41514	OPERATING SUPPLIES	76.42
INVOICE: 11882247								
111991	10/31/25		492901	T	11/25/25	81044010 41514	OPERATING SUPPLIES	76.45
INVOICE: 11882247								
112021	10/31/25		492901	T	11/25/25	10013010 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112021	10/31/25		492901	T	11/25/25	10015010 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112021	10/31/25		492901	T	11/25/25	10016010 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112021	10/31/25		492901	T	11/25/25	10016020 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112021	10/31/25		492901	T	11/25/25	10017010 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112021	10/31/25		492901	T	11/25/25	10043010 41514	OPERATING SUPPLIES	102.71
INVOICE: 11882746								
112025	10/31/25		492901	T	11/25/25	81044010 41514	OPERATING SUPPLIES	102.74
INVOICE: 11882746								
112051	10/31/25		492901	T	11/25/25	10002215 41514	OPERATING SUPPLIES	1,168.80
INVOICE: 11882249								
VENDOR TOTALS	9,894.68 YTD INVOICED					28,825.02 YTD PAID		2,422.77
114284 ADMINSURE INC.								
113057	11/15/25	2917	492902	T	11/25/25	25019010 45684	WORKERS COMPENSATION ADMI	17,655.81
INVOICE: 18367								
VENDOR TOTALS	75,343.81 YTD INVOICED					179,573.81 YTD PAID		17,655.81
117802 ADVANCED BATTERY SYSTEMS, INC.								
112165	11/06/25		492903	T	11/25/25	60031030 42064	PARTS	287.12
INVOICE: 0202613-IN								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		3,640.19 YTD INVOICED				17,531.86 YTD PAID		287.12
116315	AFLAC								
	112193	11/11/25		492904	T	11/25/25	990 20900	INSURANCE BENEFITS	6,002.38
	INVOICE: 974951								
	VENDOR TOTALS		28,266.66 YTD INVOICED				95,280.79 YTD PAID		6,002.38
119085	AGUILAR, ROLANDO								
	112161	10/28/25		492905	T	11/25/25	60031030 42064	PARTS	1,427.29
	INVOICE: 004305								
	112162	10/29/25		492905	T	11/25/25	60031030 42064	PARTS	625.24
	INVOICE: 004309								
	VENDOR TOTALS		8,172.83 YTD INVOICED				21,330.42 YTD PAID		2,052.53
111720	AMAZING BALLOONS BY GEE, LLC.								
	111914	10/03/25		492906	T	11/25/25	10061020 41514	OPERATING SUPPLIES	473.05
	INVOICE: 2021-3544								
	VENDOR TOTALS		1,583.58 YTD INVOICED				10,548.64 YTD PAID		473.05
124196	AMBIENT ENVIRONMENTAL, INC.								
	112033	11/03/25		492907	T	11/25/25	10041020 40514	CONTRACT SERVICES	4,500.00
	INVOICE: 2583								
	VENDOR TOTALS		4,500.00 YTD INVOICED				31,200.00 YTD PAID		4,500.00
114567	ANGEL'S AUTO ELECTRIC								
	112178	10/30/25	2954	492908	T	11/25/25	60031030 42014	REPAIR & MAINTENANCE SUPP	1,160.72
	INVOICE: 9224								
	112179	11/05/25	2954	492908	T	11/25/25	60031030 42014	REPAIR & MAINTENANCE SUPP	453.14
	INVOICE: 9226								
	VENDOR TOTALS		22,701.65 YTD INVOICED				56,774.18 YTD PAID		1,613.86
123570	ANIMAL PEST MANAGMENT SERVICES, INC.								
	112017	10/31/25		492909	T	11/25/25	10061100 42014	REPAIR & MAINTENANCE SUPP	375.00
	INVOICE: 716614								
	113241	06/30/25		492909	T	11/25/25	10061100 41514	OPERATING SUPPLIES	375.00
	INVOICE: 716610								
	VENDOR TOTALS		1,875.00 YTD INVOICED				6,750.00 YTD PAID		750.00
111399	ASSI SECURITY								
	112036	10/28/25		492910	T	11/25/25	52035030 40514	CONTRACT SERVICES	1,700.00
	INVOICE: SD23042								
	112044	10/28/25		492910	T	11/25/25	10001221 42024	BUILDING MAINTENANCE	300.00
	INVOICE: SD23026								
	112152	10/31/25		492910	T	11/25/25	10001221 42024	BUILDING MAINTENANCE	1,200.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: SD23125								
	VENDOR TOTALS		6,591.00 YTD INVOICED				26,504.34 YTD PAID		3,200.00
112702	ASSOCIATED SOILS ENGINEERING, INC.								
	112034	09/30/25	3033	492911	T	11/25/25	10041050 40514	CONTRACT SERVICES	785.00
	INVOICE: 48864								
	112037	08/31/25	3033	492911	T	11/25/25	22541060 40514	CONTRACT SERVICES	1,750.00
	INVOICE: 48810								
	VENDOR TOTALS		18,045.00 YTD INVOICED				65,165.00 YTD PAID		2,535.00
123680	AUTO SECURITY SOUND & TINT, INC.								
	112163	10/30/25		492912	T	11/25/25	60031030 42014	REPAIR & MAINTENANCE SUPP	216.30
	INVOICE: 10300125								
	VENDOR TOTALS		2,824.73 YTD INVOICED				11,157.89 YTD PAID		216.30
117329	AZUOMA, GODSPOWER SOLO								
	112970	10/07/25		492913	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10-7-25								
	112981	11/04/25		492913	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 11-4-25								
	VENDOR TOTALS		200.00 YTD INVOICED				650.00 YTD PAID		100.00
114628	BALBOA, HERMINIA I								
	112971	10/07/25		492914	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10-7-25								
	112982	11/04/25		492914	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 11-4-25								
	VENDOR TOTALS		200.00 YTD INVOICED				600.00 YTD PAID		100.00
105615	BAVCO BACKFLOW APPARATUS & VALVE CO INC								
	113244	11/14/25		492915	T	11/25/25	10061120 41564	JANITORIAL SUPPLIES	615.49
	INVOICE: 364824								
	VENDOR TOTALS		615.49 YTD INVOICED				13,715.62 YTD PAID		615.49
113874	BELL, LAMEKA D.								
	112049	11/03/25		492916	T	11/25/25	10001206 41514	OPERATING SUPPLIES	139.88
	INVOICE: REIMB. 10/23/25								
	113050	11/17/25		492916	T	11/25/25	10001206 41514	OPERATING SUPPLIES	207.39
	INVOICE: REIMB. 10/16/25								
	VENDOR TOTALS		483.80 YTD INVOICED				2,791.33 YTD PAID		347.27
124634	BLACK, RAYNELL								
	112969	11/11/25		492868	P	11/25/25	990 22141	DEPOSITS - PROPERTY	985.00
	INVOICE: DR#25-1168								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	985.00 YTD INVOICED		985.00 YTD PAID					985.00
2333	BLUE DIAMOND MATERIALS								
	112078	07/14/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	111.22
	INVOICE:	4173734							
	112079	07/31/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	457.94
	INVOICE:	4213247							
	112080	07/07/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	356.12
	INVOICE:	4158728							
	112081	08/04/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	352.54
	INVOICE:	4228502							
	112082	09/15/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	111.86
	INVOICE:	4300723							
	112083	09/30/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	723.15
	INVOICE:	4337925							
	112084	09/29/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	439.02
	INVOICE:	4329560							
	112085	09/20/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	757.82
	INVOICE:	4310400							
	112086	09/15/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	660.74
	INVOICE:	4297423							
	112087	10/31/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	93.71
	INVOICE:	4390776							
	112088	10/31/25		492917	T	11/25/25	22541060 42074	PAVING EXPENSE	446.35
	INVOICE:	4390540							
	VENDOR TOTALS	10,610.32 YTD INVOICED		43,685.41 YTD PAID					4,510.47
116616	BOWIE, KYWANNA D.								
	112067	11/05/25		492918	T	11/25/25	10011500 45264	SPECIAL EVENT EXPENSES	185.40
	INVOICE:	110625							
	VENDOR TOTALS	185.40 YTD INVOICED		822.91 YTD PAID					185.40
123802	BRANDED BY BLOOM								
	113242	11/04/25		492919	T	11/25/25	10061120 41614	UNIFORMS & SAFETY EQUIPME	132.60
	INVOICE:	10125							
	VENDOR TOTALS	2,587.31 YTD INVOICED		25,812.44 YTD PAID					132.60
119831	BRISTOW, ERICA								
	112943	10/22/25		492920	T	11/25/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	521.08
	INVOICE:	EDUC. BCJ351							
	VENDOR TOTALS	2,045.75 YTD INVOICED		3,850.17 YTD PAID					521.08
122934	CACTUS THREADS EMBROIDERY, INC								
	112054	11/04/25		492921	T	11/25/25	10042040 41614	UNIFORMS & SAFETY EQUIPME	120.00
	INVOICE:	0939							

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	2,815.92 YTD INVOICED		9,887.86 YTD PAID					120.00
122527	CALIFORNIA ASSOC. OF HOUSING AUTHORITIES (CAHA)								
	112010	10/31/25		492869	P	11/25/25	81044010 45104	DUES & SUBSCRIPTIONS	550.00
	INVOICE: 202576								
	VENDOR TOTALS	550.00 YTD INVOICED		1,100.00 YTD PAID					550.00
124295	CANINE DEPLOYMENT STRATEGIES, LLC.								
	112047	11/03/25		492922	T	11/25/25	10002205 45594	K-9 EXPENSES	799.98
	INVOICE: 266								
	VENDOR TOTALS	4,799.96 YTD INVOICED		17,599.96 YTD PAID					799.98
118300	CARMONA, DIANNE A.								
	112041	10/21/25		492923	T	11/25/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	2,295.00
	INVOICE: EDUC. GED 150								
	112042	10/21/25		492923	T	11/25/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	2,295.00
	INVOICE: EDUC. BCJ 400								
	VENDOR TOTALS	4,590.00 YTD INVOICED		4,590.00 YTD PAID					4,590.00
105476	CDW GOVERNMENT, INC.								
	112188	10/29/25	2968	492924	T	11/25/25	10001222 47404	MACHINERY & EQUIPMENT	8,405.32
	INVOICE: AG6XE8F								
	VENDOR TOTALS	22,176.51 YTD INVOICED		180,331.66 YTD PAID					8,405.32
124367	CENTRALSQUARE TECHNOLOGIES, LLC.								
	112186	10/29/25	2969	492925	T	11/25/25	10001222 40644	PUBLIC SAFETY INFO SRVCE	131,725.83
	INVOICE: 449545								
	VENDOR TOTALS	131,725.83 YTD INVOICED		147,715.83 YTD PAID					131,725.83
122325	CHAFEH GLOBAL MEDIA LLC.								
	111917	10/28/25		492926	T	11/25/25	10001218 41514	OPERATING SUPPLIES	1,281.80
	INVOICE: 462								
	VENDOR TOTALS	5,971.88 YTD INVOICED		16,038.19 YTD PAID					1,281.80
113279	CHEMMARK								
	113044	11/11/25		492927	T	11/25/25	10001221 41514	OPERATING SUPPLIES	369.36
	INVOICE: 578678								
	VENDOR TOTALS	1,246.26 YTD INVOICED		3,927.65 YTD PAID					369.36
123563	CARD INTEGRATORS CORPORATION								
	111907	10/28/25		492928	T	11/25/25	10021010 41514	OPERATING SUPPLIES	137.55
	INVOICE: 00030409								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		275.68 YTD INVOICED				4,010.68 YTD PAID		137.55
123668	CITIGUARD, INC.								
	112123	11/01/25	3019	492929	T	11/25/25	78480020 44824	SUPPORTIVE SERVICES	19,314.24
	INVOICE: 75059								
	VENDOR TOTALS		76,945.44 YTD INVOICED				332,361.12 YTD PAID		19,314.24
103417	CITY OF INGLEWOOD								
	113031	07/30/25	3055	492930	T	11/25/25	28034000 45384	PARATRANSIT DIAL A RIDE	18,163.64
	INVOICE: 7-30-25								
	VENDOR TOTALS		70,392.32 YTD INVOICED				176,469.93 YTD PAID		18,163.64
123567	CIVICA LAW GROUP, APC								
	112184	11/04/25	3043	492931	T	11/25/25	10015010 40744	RECEIVERSHIPS	325.00
	INVOICE: 17810								
	112185	11/04/25	3043	492931	T	11/25/25	10015010 40744	RECEIVERSHIPS	475.00
	INVOICE: 17811								
	112187	11/04/25	3043	492931	T	11/25/25	10015010 40744	RECEIVERSHIPS	14,628.20
	INVOICE: 17812								
	VENDOR TOTALS		90,474.15 YTD INVOICED				410,465.33 YTD PAID		15,428.20
123752	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.								
	111952	08/15/25	3109	492932	T	11/25/25	10007401 40514	CONTRACT SERVICES	23,271.96
	INVOICE: 1005640520								
	VENDOR TOTALS		23,271.96 YTD INVOICED				51,317.46 YTD PAID		23,271.96
115849	COLANTUONO,HIGHSMITH & WHATLEY, PC								
	112960	11/04/25		492933	T	11/25/25	10015020 45104	DUES & SUBSCRIPTIONS	97.50
	INVOICE: 67791								
	VENDOR TOTALS		97.50 YTD INVOICED				12,558.50 YTD PAID		97.50
106811	COLONIAL LIFE & ACCIDENT INS.								
	112194	11/01/25		492934	T	11/25/25	990 20900	INSURANCE BENEFITS	1,819.48
	INVOICE: 75010181101628								
	VENDOR TOTALS		9,536.45 YTD INVOICED				32,968.99 YTD PAID		1,819.48
120149	COMMANDSTAT ANALYTICS INC.								
	113147	11/17/25		492935	T	11/25/25	10001222 40644	PUBLIC SAFETY INFO SRVCE	1,575.00
	INVOICE: 252								
	VENDOR TOTALS		3,893.75 YTD INVOICED				20,492.45 YTD PAID		1,575.00
121296	COMMERCIAL DOOR OF LOS ANGELES								
	111985	10/16/25	3039	492936	T	11/25/25	60031030 40514	CONTRACT SERVICES	7,490.00

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	INVOICE: 24038								
	VENDOR TOTALS	7,490.00 YTD INVOICED				7,490.00 YTD PAID			7,490.00
91961	GPC INC.								
	112947	10/06/25	3000	492937	T	11/25/25	60031030 42064	PARTS	128.09
	INVOICE: 090435								
	112949	10/16/25	3000	492937	T	11/25/25	60031030 42064	PARTS	142.01
	INVOICE: 091900								
	112951	10/16/25	3000	492937	T	11/25/25	60031030 42064	PARTS	38.79
	INVOICE: 092032								
	112953	10/22/25	3000	492937	T	11/25/25	60031030 42064	PARTS	48.84
	INVOICE: 092695								
	112961	10/23/25	3000	492937	T	11/25/25	60031030 42064	PARTS	47.91
	INVOICE: 092798								
	112962	10/24/25	3000	492937	T	11/25/25	60031030 42064	PARTS	225.15
	INVOICE: 093051								
	112963	10/24/25	3000	492937	T	11/25/25	60031030 42064	PARTS	194.26
	INVOICE: 093042								
	112967	10/27/25	3000	492937	T	11/25/25	60031030 42064	PARTS	59.60
	INVOICE: 093354								
	VENDOR TOTALS	5,809.30 YTD INVOICED				25,104.91 YTD PAID			884.65
99228	CONTINUING EDUCATION								
	111981	10/20/25		492870	P	11/25/25	10015010 41574	LAW & REFERENCE LIBRARY	406.33
	INVOICE: IN00442016								
	111982	10/22/25		492870	P	11/25/25	10015010 41574	LAW & REFERENCE LIBRARY	595.29
	INVOICE: IN00443400								
	VENDOR TOTALS	3,006.26 YTD INVOICED				6,847.80 YTD PAID			1,001.62
122446	CONTRERAS, FRANKIE								
	112171	11/10/25		492938	T	11/25/25	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE: 2900-111757								
	VENDOR TOTALS	120.00 YTD INVOICED				1,010.00 YTD PAID			30.00
92043	COUNTRY HILLS ANIMAL CLINIC								
	111912	10/10/25		492939	T	11/25/25	10002205 45594	K-9 EXPENSES	521.30
	INVOICE: 300496								
	111915	10/10/25		492939	T	11/25/25	10002205 45594	K-9 EXPENSES	100.75
	INVOICE: 300497								
	111916	10/23/25		492939	T	11/25/25	10002205 45594	K-9 EXPENSES	205.09
	INVOICE: 300848								
	VENDOR TOTALS	7,906.17 YTD INVOICED				19,398.23 YTD PAID			827.14
103355	CRENSHAW WHOLESALE ELECTRIC								
	112020	10/27/25		492940	T	11/25/25	10061100 42014	REPAIR & MAINTENANCE SUPP	13.19
	INVOICE: 871373								

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	113000	11/06/25		492940	T	11/25/25	10061050 42024	BUILDING MAINTENANCE	235.35
	INVOICE: 871919								
	113001	11/05/25		492940	T	11/25/25	10061050 42024	BUILDING MAINTENANCE	16.56
	INVOICE: 871854								
	113002	11/03/25		492940	T	11/25/25	10061050 42024	BUILDING MAINTENANCE	82.88
	INVOICE: 871718								
	113248	11/12/25		492940	T	11/25/25	10061100 41514	OPERATING SUPPLIES	626.99
	INVOICE: 872204								
	VENDOR TOTALS	11,495.85	YTD INVOICED				24,923.18	YTD PAID	974.97
5728	D B S FORMS & SUPPLIES								
	113032	11/12/25		492871	P	11/25/25	10016020 41514	OPERATING SUPPLIES	778.71
	INVOICE: 104692								
	113036	11/12/25		492941	T	11/25/25	10042010 41514	OPERATING SUPPLIES	1,043.45
	INVOICE: 104691								
	VENDOR TOTALS	2,780.29	YTD INVOICED				2,780.29	YTD PAID	1,822.16
124188	DE MESA, KATHLEEN E								
	112965	10/01/25		492942	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10-1-25								
	VENDOR TOTALS	200.00	YTD INVOICED				650.00	YTD PAID	50.00
124611	DECKARD TECHNOLOGIES, INC.								
	113034	11/12/25	3110	492943	T	11/25/25	10042010 40514	CONTRACT SERVICES	19,975.00
	INVOICE: 2268								
	VENDOR TOTALS	19,975.00	YTD INVOICED				19,975.00	YTD PAID	19,975.00
104971	DELL MARKETING LP								
	113145	11/13/25	3090	492944	T	11/25/25	22210010 40514	CONTRACT SERVICES	16,961.06
	INVOICE: 10846738880								
	113148	11/17/25	2964	492944	T	11/25/25	60810010 47404	MACHINERY & EQUIPMENT	19,600.54
	INVOICE: 10847241307								
	VENDOR TOTALS	108,195.44	YTD INVOICED				484,610.23	YTD PAID	36,561.60
123597	DELTA DENTAL INSURANCE COMPANY								
	112197	11/01/25		492945	T	11/25/25	990 20900	INSURANCE BENEFITS	1,070.19
	INVOICE: BE006777340								
	VENDOR TOTALS	5,319.64	YTD INVOICED				18,911.60	YTD PAID	1,070.19
91894	DELTA DENTAL OF CALIFORNIA								
	112198	11/01/25		492946	T	11/25/25	990 20900	INSURANCE BENEFITS	14,870.60
	INVOICE: BE006778743								
	VENDOR TOTALS	74,695.00	YTD INVOICED				251,610.33	YTD PAID	14,870.60

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119887	DEWEY PEST CONTROL								
	112118	11/01/25		492947	T	11/25/25	32420030 40994	PLHA PROGRAM COSTS	150.00
	INVOICE: 11714995								
	112119	11/01/25		492947	T	11/25/25	32420030 40994	PLHA PROGRAM COSTS	162.00
	INVOICE: 17720893								
	112120	11/01/25		492947	T	11/25/25	32420030 40994	PLHA PROGRAM COSTS	35.00
	INVOICE: 17722508								
	VENDOR TOTALS	1,241.00	YTD INVOICED			7,687.00	YTD PAID		347.00
121407	DIAL INSTANT PRINTERS, INC.								
	112040	11/05/25		492948	T	11/25/25	10021010 41514	OPERATING SUPPLIES	204.43
	INVOICE: 12031								
	VENDOR TOTALS	2,248.72	YTD INVOICED			26,409.39	YTD PAID		204.43
123858	DK SANDLER BROTHERS								
	112071	11/05/25		492949	T	11/25/25	100 13100	INVENTORY MATERIALS & SUP	934.84
	INVOICE: 0256660-IN								
	VENDOR TOTALS	1,869.67	YTD INVOICED			5,602.67	YTD PAID		934.84
122402	DRC ENGINEERING, INC.								
	112133	10/04/25	3115	492950	T	11/25/25	29550060 40514	CONTRACT SERVICES	20,775.00
	INVOICE: 25-523-1								
	VENDOR TOTALS	63,799.14	YTD INVOICED			99,455.20	YTD PAID		20,775.00
124643	DUGAN, MARCY								
	113263	07/22/25		492872	P	11/25/25	10000109 51921	AQUATICS PROGRAM	72.00
	INVOICE: REFUND 07/22/25								
	VENDOR TOTALS	72.00	YTD INVOICED			72.00	YTD PAID		72.00
124637	EDDIE GARCIA								
	112984	11/11/25		492951	T	11/25/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	12,726.25
	INVOICE: 11/02/2025								
	VENDOR TOTALS	12,726.25	YTD INVOICED			12,726.25	YTD PAID		12,726.25
6550	EDDINGS BROTHERS INC.								
	112202	10/22/25	2957	492952	T	11/25/25	60031030 42064	PARTS	44.09
	INVOICE: 954998								
	112203	10/23/25	2957	492952	T	11/25/25	60031030 42064	PARTS	12.82
	INVOICE: 955118								
	112204	10/21/25	2957	492952	T	11/25/25	60031030 42064	PARTS	10.36
	INVOICE: 954976								
	112205	10/21/25	2957	492952	T	11/25/25	60031030 42064	PARTS	9.38
	INVOICE: 954977								
	112939	10/16/25	2957	492952	T	11/25/25	60031030 42064	PARTS	58.95
	INVOICE: 954697								

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	112941	10/10/25	2957	492952	T	11/25/25	60031030 42064	PARTS	128.49
	INVOICE: 954346								
	112942	10/09/25	2957	492952	T	11/25/25	60031030 42064	PARTS	64.07
	INVOICE: 954272								
	112944	10/08/25	2957	492952	T	11/25/25	60031030 42064	PARTS	122.99
	INVOICE: 954251								
	112945	10/02/25	2957	492952	T	11/25/25	60031030 42064	PARTS	61.87
	INVOICE: 953880								
	VENDOR TOTALS	5,139.68	YTD INVOICED	39,755.49	YTD PAID				513.02
124328	ENTERPRISE FLEET MANAGEMENT INC.								
	112141	11/05/25		492953	T	11/25/25	23210040 48864	VEHICLE RENTAL - GRANT RE	1,804.80
	INVOICE: 464335-110525								
	VENDOR TOTALS	35,968.32	YTD INVOICED	55,101.64	YTD PAID				1,804.80
118579	EVIDENT CRIME SCENE PRODUCTS								
	113045	11/14/25		492954	T	11/25/25	10002215 41514	OPERATING SUPPLIES	49.00
	INVOICE: 252157C								
	VENDOR TOTALS	600.37	YTD INVOICED	939.34	YTD PAID				49.00
123512	FAIR HOUSING FOUNDATION								
	112987	10/14/25	3017	492955	T	11/25/25	72748010 44704	FAIR HOUSING SERVICES	6,943.53
	INVOICE: :12								
	VENDOR TOTALS	6,943.53	YTD INVOICED	44,253.58	YTD PAID				6,943.53
94292	FEDERAL EXPRESS CORPORATION								
	112156	10/24/25		492873	P	11/25/25	10001228 41514	OPERATING SUPPLIES	18.52
	INVOICE: 9-042-10057								
	112157	11/07/25		492873	P	11/25/25	10001228 41514	OPERATING SUPPLIES	168.11
	INVOICE: 9-058-92530								
	VENDOR TOTALS	649.29	YTD INVOICED	2,983.88	YTD PAID				186.63
123838	FIRST FIRE SYSTEMS, INC.								
	113165	11/18/25		492956	T	11/25/25	52035030 40514	CONTRACT SERVICES	480.00
	INVOICE: MHD11458								
	113166	11/18/25		492956	T	11/25/25	52035030 40514	CONTRACT SERVICES	3,345.61
	INVOICE: MHD11459								
	VENDOR TOTALS	3,825.61	YTD INVOICED	5,227.25	YTD PAID				3,825.61
124636	FIFITA, AISAKE								
	112983	11/12/25		492874	P	11/25/25	10000101 51114	BUSINESS LICENSE TAXES	282.00
	INVOICE: REFUND 10/27/25								
	VENDOR TOTALS	282.00	YTD INVOICED	282.00	YTD PAID				282.00

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121729	FINANCIAL CREDIT NETWORK, INC.								
	113204	10/31/25		492957	T	11/25/25	10000101 51114	BUSINESS LICENSE TAXES	204.40
	INVOICE: REQ#2000-114979								
	VENDOR TOTALS		204.40 YTD INVOICED				1,108.51 YTD PAID		204.40
122823	FOSTER & FREEMAN USA INC.								
	113047	11/06/25		492958	T	11/25/25	10002215 41514	OPERATING SUPPLIES	316.46
	INVOICE: IN007812								
	VENDOR TOTALS		316.46 YTD INVOICED				15,617.06 YTD PAID		316.46
124613	GOLDEN, STEVEN J.								
	113024	11/02/25	3100	492959	T	11/25/25	10012010 40514	CONTRACT SERVICES	9,995.00
	INVOICE: INV-1002								
	VENDOR TOTALS		9,995.00 YTD INVOICED				9,995.00 YTD PAID		9,995.00
120493	CORPAY, INC./CORPAY TECHNOLOGIES OPERATING CO. LLC								
	112046	11/03/25		492960	T	11/25/25	60031030 45144	GASOLINE & OIL	3,574.67
	INVOICE: NP69429605								
	VENDOR TOTALS		14,945.67 YTD INVOICED				62,591.64 YTD PAID		3,574.67
123450	FUN EXPRESS, LLC.								
	112075	09/18/25		492961	T	11/25/25	10061020 41514	OPERATING SUPPLIES	1,301.06
	INVOICE: 73861336201								
	VENDOR TOTALS		1,301.06 YTD INVOICED				4,574.82 YTD PAID		1,301.06
98543	G & S PRINTING								
	111939	10/31/25		492962	T	11/25/25	10015020 41514	OPERATING SUPPLIES	87.10
	INVOICE: 8868								
	VENDOR TOTALS		3,798.82 YTD INVOICED				7,524.38 YTD PAID		87.10
123436	GENERAL TECHNOLOGIES AND SOLUTIONS (GTS) LLC.								
	112134	10/20/25	3114	492963	T	11/25/25	28402418 40514	CONTRACT SERVICES	37,965.00
	INVOICE: 220402-07								
	VENDOR TOTALS		37,965.00 YTD INVOICED				45,365.00 YTD PAID		37,965.00
124502	GLOBAL FITNESS INC.								
	112159	10/30/25		492964	T	11/25/25	10001221 41514	OPERATING SUPPLIES	1,165.78
	INVOICE: 122862								
	VENDOR TOTALS		7,945.78 YTD INVOICED				7,945.78 YTD PAID		1,165.78
120357	GOLD GAS INC.								
	112183	09/24/25		492965	T	11/25/25	60031030 45144	GASOLINE & OIL	2,004.71
	INVOICE: 20250109								

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	VENDOR TOTALS	2,004.71 YTD INVOICED				4,504.25 YTD PAID			2,004.71
116618	GOLDEN STATE ELEVATOR								
	113167	11/03/25		492966	T	11/25/25	52035030 40514	CONTRACT SERVICES	125.70
	INVOICE:	00200404							
	VENDOR TOTALS	371.11 YTD INVOICED				4,018.14 YTD PAID			125.70
124628	GOMEZ, VIVIANA								
	112955	09/05/25		492875	P	11/25/25	10000109 51928	YOUTH SPORTS	72.00
	INVOICE:	REFUND 09/05/25							
	VENDOR TOTALS	72.00 YTD INVOICED				72.00 YTD PAID			72.00
120011	GONZALEZ, STEVEN								
	112174	11/10/25		492967	T	11/25/25	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE:	2900-111758							
	VENDOR TOTALS	120.00 YTD INVOICED				770.00 YTD PAID			30.00
97578	GRAINGER INDUSTRIAL SUPPLY								
	112023	07/24/25		492968	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	921.69
	INVOICE:	9584815840							
	112024	07/16/25		492968	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	272.10
	INVOICE:	9575032199							
	112145	10/06/25		492968	T	11/25/25	10001221 41514	OPERATING SUPPLIES	25.00
	INVOICE:	9648783786							
	112153	10/16/25		492968	T	11/25/25	10002215 41514	OPERATING SUPPLIES	136.03
	INVOICE:	9678185969							
	112154	10/23/25		492968	T	11/25/25	10002215 41514	OPERATING SUPPLIES	84.59
	INVOICE:	9685451735							
	112155	10/27/25		492968	T	11/25/25	10001221 41514	OPERATING SUPPLIES	246.75
	INVOICE:	9688942359							
	113249	11/03/25		492968	T	11/25/25	10061090 42124	SWIM POOL MAINTENANCE	131.13
	INVOICE:	9697042738							
	113250	11/07/25		492968	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	20.76
	INVOICE:	9703607235							
	113251	11/07/25		492968	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	559.74
	INVOICE:	9703607227							
	VENDOR TOTALS	5,598.19 YTD INVOICED				29,989.83 YTD PAID			2,397.79
115883	GREENLAND SUPPLY INC.								
	112997	11/04/25		492969	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	463.03
	INVOICE:	282411							
	VENDOR TOTALS	1,983.75 YTD INVOICED				9,925.73 YTD PAID			463.03
121625	H&R HOME IMPROVEMENT LLC								
	112056	08/18/25	3101	492970	T	11/25/25	78480050 45354	REHABILITATION LOAN	17,100.00

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	INVOICE: 2301								
	VENDOR TOTALS	17,100.00 YTD INVOICED				17,100.00 YTD PAID			17,100.00
120536	HARRIS & ASSOCIATES, INC.								
	113003	11/06/25	3051	492971	T	11/25/25	46101112 40514	CONTRACT SERVICES	3,000.00
	INVOICE: 69851								
	113018	11/06/25	3050	492971	T	11/25/25	47846010 40514	CONTRACT SERVICES	3,000.00
	INVOICE: 69852								
	113019	11/06/25	3050	492971	T	11/25/25	47746010 40514	CONTRACT SERVICES	3,000.00
	INVOICE: 69853								
	113028	11/13/25	3051	492971	T	11/25/25	46101112 40514	CONTRACT SERVICES	5,435.00
	INVOICE: 70004								
	113029	11/13/25	3051	492971	T	11/25/25	46101112 40514	CONTRACT SERVICES	5,085.00
	INVOICE: 70010								
	113037	11/13/25	2943	492971	T	11/25/25	10042010 40514	CONTRACT SERVICES	3,608.50
	INVOICE: 70011								
	VENDOR TOTALS	113,230.75 YTD INVOICED				454,467.33 YTD PAID			23,128.50
124631	HARVEY, SANDRA ZORRO								
	112948	05/23/25		492876	P	11/25/25	10000109 51921	AQUATICS PROGRAM	56.10
	INVOICE: REFUND 05/23/25								
	VENDOR TOTALS	56.10 YTD INVOICED				56.10 YTD PAID			56.10
111035	HAWTHORNE ELECTRIC SUPPLY								
	112015	10/01/25		492972	T	11/25/25	10061100 42014	REPAIR & MAINTENANCE SUPP	492.61
	INVOICE: 404527								
	112999	11/05/25		492972	T	11/25/25	10061050 42024	BUILDING MAINTENANCE	208.85
	INVOICE: 406169								
	VENDOR TOTALS	1,042.34 YTD INVOICED				2,641.08 YTD PAID			701.46
109216	HAWTHORNE PRESIDENTS COUNCIL								
	113046	11/17/25		492877	P	11/25/25	10010411 44154	EVENT ALLOTMENT-CM ENGLIS	250.00
	INVOICE: 0001_Stipend								
	VENDOR TOTALS	750.00 YTD INVOICED				1,950.00 YTD PAID			250.00
105919	HERALD PUBLICATIONS								
	112055	10/22/25		492973	T	11/25/25	22541060 40514	CONTRACT SERVICES	1,590.00
	INVOICE: 63002								
	113239	11/14/25		492973	T	11/25/25	10041020 40514	CONTRACT SERVICES	90.00
	INVOICE: 63034								
	VENDOR TOTALS	4,920.00 YTD INVOICED				35,780.00 YTD PAID			1,680.00
124187	HERNANDEZ, PATRICIA								
	112026	10/27/25		492974	T	11/25/25	10016010 45584	HEALTH AND WELLNESS	181.00
	INVOICE: Wellness-PH25-26 2nd								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	500.00 YTD INVOICED		1,000.00 YTD PAID						181.00
108208	HOME PIPE & SUPPLY									
	112994	11/10/25		492878	P	11/25/25	10061120	42024	BUILDING MAINTENANCE	28.86
	INVOICE: F50917									
	112995	10/03/25		492878	P	11/25/25	10061120	42024	BUILDING MAINTENANCE	4.26
	INVOICE: F50895									
	112996	10/08/25		492878	P	11/25/25	10061120	42024	BUILDING MAINTENANCE	34.81
	INVOICE: F50912									
	VENDOR TOTALS	78.76 YTD INVOICED		599.57 YTD PAID						67.93
116524	HUNTINGTON BEACH HONDA									
	112089	10/22/25		492975	T	11/25/25	60031030	42064	PARTS	656.23
	INVOICE: 120316									
	112090	10/22/25		492975	T	11/25/25	60031030	42064	PARTS	556.50
	INVOICE: 120314									
	VENDOR TOTALS	1,212.73 YTD INVOICED		5,315.76 YTD PAID						1,212.73
112444	INSITE GRAFIX									
	113273	11/19/25		492976	T	11/25/25	10041020	41514	OPERATING SUPPLIES	221.00
	INVOICE: 10427									
	VENDOR TOTALS	2,549.50 YTD INVOICED		32,308.45 YTD PAID						221.00
123971	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS									
	112190	10/30/25		492879	P	11/25/25	10012010	45724	TRAVEL, CONF - D.W. HUNTE	400.00
	INVOICE: 202500048									
	VENDOR TOTALS	400.00 YTD INVOICED		660.00 YTD PAID						400.00
97648	JACK STONE DRAINAGE OIL SVC									
	111891	10/23/25		492977	T	11/25/25	60031030	40514	CONTRACT SERVICES	128.00
	INVOICE: 227089									
	VENDOR TOTALS	507.00 YTD INVOICED		1,088.00 YTD PAID						128.00
120879	JOHNSON, DARVIS J.									
	112966	10/01/25		492978	T	11/25/25	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10-1-25									
	VENDOR TOTALS	200.00 YTD INVOICED		550.00 YTD PAID						50.00
123456	KIMLEY-HORN AND ASSOCIATES, INC.									
	112030	09/30/25	2430	492979	T	11/25/25	29102460	40514	CONTRACT SERVICES	1,782.39
	INVOICE: 33665161-001									
	112031	09/30/25		492980	T	11/25/25	28534000	40514	CONTRACT SERVICES	4,324.50
	INVOICE: 33640543									
	112032	08/31/25		492980	T	11/25/25	10041030	40514	CONTRACT SERVICES	1,563.77

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	INVOICE: 33150615-107								
	VENDOR TOTALS	204,849.49 YTD INVOICED				764,055.52 YTD PAID			7,670.66
123905	KLASSIC ENGINEERING AND CONSTRUCTION INC.								
	113206	11/12/25	3123	492981	T	11/25/25	10110030 42084	PROPERTY REVITALIZATION	367,437.91
	INVOICE: 11								
	VENDOR TOTALS	2,288,137.49 YTD INVOICED				5,851,608.43 YTD PAID			367,437.91
109121	KONE INC.								
	112099	10/01/25		492982	T	11/25/25	10041050 42014	REPAIR & MAINTENANCE SUPP	768.09
	INVOICE: 871816191								
	113200	05/01/25		492982	T	11/25/25	10041050 42014	REPAIR & MAINTENANCE SUPP	738.55
	INVOICE: 871676760								
	113201	06/01/25		492982	T	11/25/25	10041050 42014	REPAIR & MAINTENANCE SUPP	738.55
	INVOICE: 871703562								
	113203	11/01/25		492982	T	11/25/25	10041050 42014	REPAIR & MAINTENANCE SUPP	768.09
	INVOICE: 871843509								
	VENDOR TOTALS	5,258.47 YTD INVOICED				11,820.19 YTD PAID			3,013.28
123972	KOSMONT & ASSOCIATES, INC.								
	113038	10/31/25	2731	492983	T	11/25/25	10042010 40514	CONTRACT SERVICES	4,672.20
	INVOICE: 2504.13-007								
	VENDOR TOTALS	14,136.40 YTD INVOICED				46,961.90 YTD PAID			4,672.20
110224	KRAUSE II, DONALD G.								
	112091	10/27/25		492984	T	11/25/25	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 1								
	VENDOR TOTALS	500.00 YTD INVOICED				1,000.00 YTD PAID			500.00
13750	L A COUNTY								
	112096	10/28/25	3113	492880	P	11/25/25	10041030 40514	CONTRACT SERVICES	7,500.00
	INVOICE: SA2600000190								
	VENDOR TOTALS	412,764.00 YTD INVOICED				1,001,105.43 YTD PAID			7,500.00
102360	L A COUNTY FIRE DEPARTMENT								
	112094	11/03/25	2918	492881	P	11/25/25	10050121 40774	COUNTY FIRE SERVICES	1,245,540.32
	INVOICE: C0013739								
	VENDOR TOTALS	7,390,984.17 YTD INVOICED				21,871,305.74 YTD PAID			1,245,540.32
113320	LA COUNTY OF PUBLIC WORKS								
	111941	09/08/25	3107	492882	P	11/25/25	28402418 40514	CONTRACT SERVICES	28,349.87
	INVOICE: RE-PW-25090801496								
	111942	03/10/25	3107	492882	P	11/25/25	28402418 40514	CONTRACT SERVICES	13,649.18
	INVOICE: RE-PW-25031004815								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	111943	09/08/25	3107	492882	P	11/25/25	28402418 40514	CONTRACT SERVICES	3,187.79
	INVOICE: RE-PW-25090801184								
	111944	09/08/25	3107	492882	P	11/25/25	29102462 40514	CONTRACT SERVICES	2,234.64
	INVOICE: RE-PW-25090801558								
	112058	09/08/25	3107	492882	P	11/25/25	28402418 40514	CONTRACT SERVICES	112.30
	INVOICE: RE-PW-25090801154								
	112059	09/08/25	3107	492882	P	11/25/25	28402418 40514	CONTRACT SERVICES	767.30
	INVOICE: RE-PW-25090801158								
	VENDOR TOTALS	78,502.35 YTD INVOICED					296,097.06 YTD PAID		48,301.08
121776	LA UNIFORMS & TAILORING, INC.								
	111923	10/07/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	123.65
	INVOICE: 29466								
	111924	10/07/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	112.60
	INVOICE: 29467								
	111925	10/14/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	10.00
	INVOICE: 29574								
	111926	10/21/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	198.79
	INVOICE: 29717								
	111929	10/22/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	171.22
	INVOICE: 29743								
	111933	10/23/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	24.00
	INVOICE: 29755								
	111934	10/23/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	30.00
	INVOICE: 29765								
	111935	10/27/25	2929	492985	T	11/25/25	10001224 41614	UNIFORMS & SAFETY EQUIPME	216.47
	INVOICE: 29802								
	VENDOR TOTALS	15,043.81 YTD INVOICED					88,838.41 YTD PAID		886.73
116247	LAMB, THEODORE								
	113202	11/30/25		492986	T	11/25/25	10015020 40514	CONTRACT SERVICES	2,520.00
	INVOICE: 11-30-2025								
	VENDOR TOTALS	9,480.00 YTD INVOICED					44,040.00 YTD PAID		2,520.00
124616	LAMPKIN, ERIKA								
	112191	11/10/25		492987	T	11/25/25	10017010 45424	TRAVEL, CONFERENCE & MEET	157.79
	INVOICE: 1701-113237								
	VENDOR TOTALS	324.39 YTD INVOICED					324.39 YTD PAID		157.79
104175	LDM ASSOCIATES, INC.								
	110129	08/15/25	2450	492988	T	11/25/25	72748420 40514	CONTRACT SERVICES	5,162.50
	INVOICE: 8720								
	110130	08/15/25	2450	492988	T	11/25/25	72748010 40514	CONTRACT SERVICES	6,185.00
	INVOICE: 8716								
	111983	10/10/25		492988	T	11/25/25	78942708 45304	RENT HSG RHB CONTRACT SER	1,152.00
	INVOICE: 8782								
	111984	10/10/25		492988	T	11/25/25	72748420 45394	COMMERCIAL FACADE IMPROVE	4,367.50

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	INVOICE: 8778								
	111986	10/10/25		492988	T	11/25/25	78948010 40514	CONTRACT SERVICES	123.00
	INVOICE: 8777								
	111987	10/10/25		492988	T	11/25/25	72748010 40514	CONTRACT SERVICES	3,089.00
	INVOICE: 8776								
	113196	11/12/25		492988	T	11/25/25	49470010 40514	CONTRACT SERVICES	738.00
	INVOICE: 8810								
	113197	11/12/25		492988	T	11/25/25	49470010 40514	CONTRACT SERVICES	1,076.25
	INVOICE: 8811								
	113198	11/12/25		492988	T	11/25/25	72748420 45394	COMMERCIAL FACADE IMPROVE	2,080.00
	INVOICE: 8812								
	113199	11/12/25		492988	T	11/25/25	78942708 45304	RENT HSG RHB CONTRACT SER	2,172.00
	INVOICE: 8815								
	113282	11/12/25		492988	T	11/25/25	78942708 45304	RENT HSG RHB CONTRACT SER	1,311.50
	INVOICE: 8816								
	VENDOR TOTALS		61,209.38 YTD INVOICED				390,251.60 YTD PAID		27,456.75
124285	LEE, ANGELA								
	113155	09/02/25		492989	T	11/25/25	10041010 45584	HEALTH AND WELLNESS	162.43
	INVOICE: WELLNES_AL								
	VENDOR TOTALS		162.43 YTD INVOICED				603.78 YTD PAID		162.43
101286	SCP DISTRIBUTORS LLC								
	112016	10/29/25		492990	T	11/25/25	10061090 42124	SWIM POOL MAINTENANCE	1,089.40
	INVOICE: 29583927								
	113245	11/13/25		492990	T	11/25/25	10061090 45754	SWIM POOL CHEMICALS	1,739.90
	INVOICE: 37239699								
	VENDOR TOTALS		22,785.61 YTD INVOICED				94,772.57 YTD PAID		2,829.30
121652	LOBBY TRAFFIC SYSTEMS, INC.								
	113195	09/29/25		492883	P	11/25/25	52035030 40514	CONTRACT SERVICES	740.00
	INVOICE: 915900								
	VENDOR TOTALS		740.00 YTD INVOICED				46,257.67 YTD PAID		740.00
13570	LOS ANGELES COUNTY ASSESSOR								
	113279	11/18/25		492884	P	11/25/25	20025000 40514	CONTRACT SERVICES	42.00
	INVOICE: 26ASRE060								
	VENDOR TOTALS		42.00 YTD INVOICED				78.00 YTD PAID		42.00
123129	L.A. COUNTY METROPOLITAN TRANSPORTATION AUTHORITY								
	112957	10/31/25		492991	T	11/25/25	28034000 44634	BUS SUBSIDY ELDERLY&HANDI	33.60
	INVOICE: 6026180								
	VENDOR TOTALS		134.40 YTD INVOICED				792.00 YTD PAID		33.60
124525	TRILLIUM INVESTMENTS LLC								

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	112182	11/10/25		492992	T	11/25/25	60031030 45144	GASOLINE & OIL	122.67
	INVOICE:	251331854							
	VENDOR TOTALS		842.77 YTD INVOICED				842.77 YTD PAID		122.67
117975	LUCERO, MATTHEW								
	112043	10/13/25		492993	T	11/25/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	764.99
	INVOICE:	EDUC. BCJ 515							
	VENDOR TOTALS		969.63 YTD INVOICED				2,452.11 YTD PAID		764.99
120152	MANHATTAN STITCHING COMPANY, INC.								
	112061	11/05/25		492994	T	11/25/25	10011100 41514	OPERATING SUPPLIES	271.88
	INVOICE:	111999							
	112062	11/03/25		492994	T	11/25/25	10011100 41514	OPERATING SUPPLIES	897.19
	INVOICE:	111960							
	113138	11/17/25		492994	T	11/25/25	10011100 41514	OPERATING SUPPLIES	27.19
	INVOICE:	112225							
	VENDOR TOTALS		8,395.17 YTD INVOICED				16,271.50 YTD PAID		1,196.26
121764	MARQUEZ, DANIELLE								
	109702	09/02/25		492885	P	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	9-2-25							
	VENDOR TOTALS		50.00 YTD INVOICED				450.00 YTD PAID		50.00
124622	MARTINEZ CAROLINA								
	111902	09/16/25		492886	P	11/25/25	10000109 51929	RECREATION CLASSES	85.00
	INVOICE:	REFUND 09/16/25							
	VENDOR TOTALS		85.00 YTD INVOICED				85.00 YTD PAID		85.00
111966	MARTINEZ LANDSCAPING CO.								
	111809	10/14/25	3103	492887	P	11/25/25	22006272 40514	CONTRACT SERVICES	20,151.00
	INVOICE:	5 and Final							
	111809	10/14/25	3103	492887	P	11/25/25	22506408 45834	STREET AND ALLEY IMPROVEM	147,897.81
	INVOICE:	5 and Final							
	111809	10/14/25	3103	492887	P	11/25/25	28402418 47734	PUBLIC WORKS PROJECTS	100,000.00
	INVOICE:	5 and Final							
	111809	10/14/25	3103	492887	P	11/25/25	28534000 44504	PROP C IMPROVEMENTS	78,480.00
	INVOICE:	5 and Final							
	111809	10/14/25	3103	492887	P	11/25/25	52035030 40514	CONTRACT SERVICES	21,200.00
	INVOICE:	5 and Final							
	113187	11/12/25	3119	492887	P	11/25/25	22006272 40694	SB 1 IMPROVEMENTS	880,764.01
	INVOICE:	4							
	VENDOR TOTALS		3,941,619.75 YTD INVOICED				10,171,564.88 YTD PAID		1,248,492.82
14500	MARX BROTHERS FIRE								
	113010	10/02/25		492995	T	11/25/25	10061120 41514	OPERATING SUPPLIES	404.94

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INVOICE: P31998								
VENDOR TOTALS	504.94 YTD INVOICED		1,249.81 YTD PAID					404.94
122277 MASTON, CAROL L.								
112964	10/01/25		492996	T	11/25/25	10061010 40504	COMMISSIONER STIPENDS	50.00
INVOICE: 10-1-25								
VENDOR TOTALS	200.00 YTD INVOICED		550.00 YTD PAID					50.00
124028 MAXISWEEP, INC.								
111927	10/08/25		492997	T	11/25/25	10061090 42124	SWIM POOL MAINTENANCE	351.65
INVOICE: 184								
VENDOR TOTALS	351.65 YTD INVOICED		351.65 YTD PAID					351.65
121268 MC ELECTRICAL INC.								
112147	10/22/25		492998	T	11/25/25	10001221 42024	BUILDING MAINTENANCE	650.00
INVOICE: 168								
VENDOR TOTALS	650.00 YTD INVOICED		58,290.59 YTD PAID					650.00
124268 MENDOZA, DAVID A								
113056	10/27/25		492999	T	11/25/25	10016010 45584	HEALTH AND WELLNESS	59.85
INVOICE: Wellness-DM_FY25-26								
VENDOR TOTALS	59.85 YTD INVOICED		329.20 YTD PAID					59.85
100108 MERRIMAC PETROLEUM, INC.								
112175	11/04/25	2965	493000	T	11/25/25	60031030 45144	GASOLINE & OIL	16,457.21
INVOICE: 2243133								
VENDOR TOTALS	166,135.32 YTD INVOICED		647,101.76 YTD PAID					16,457.21
123575 MISSION LINEN SUPPLY								
111919	09/15/25		493001	T	11/25/25	10061070 41514	OPERATING SUPPLIES	52.37
INVOICE: 524588222								
111920	10/13/25		493001	T	11/25/25	10061070 41514	OPERATING SUPPLIES	74.47
INVOICE: 524768560								
112018	11/03/25		493001	T	11/25/25	10061070 41514	OPERATING SUPPLIES	66.56
INVOICE: 524893022								
113008	11/10/25		493001	T	11/25/25	10061070 41514	OPERATING SUPPLIES	60.28
INVOICE: 524935004								
VENDOR TOTALS	1,329.74 YTD INVOICED		5,594.83 YTD PAID					253.68
124448 MNS ENGINEERS, INC.								
113039	07/10/25	2923	493002	T	11/25/25	10042010 40514	CONTRACT SERVICES	15,360.00
INVOICE: 90502								

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	VENDOR TOTALS	35,005.00 YTD INVOICED				54,960.00 YTD PAID			15,360.00
124242	MOZO, KEVIN								
	113246	10/18/25		493003	T	11/25/25	10061050 40264	CONTRACT LABOR SALARIES	338.00
	INVOICE: 10182025								
	VENDOR TOTALS	338.00 YTD INVOICED				1,040.00 YTD PAID			338.00
124321	US BANK NATIONAL ASSOCIATION								
	111937	10/31/25		493004	T	11/25/25	23002244 45144	GASOLINE & OIL	943.51
	INVOICE: 54474280								
	VENDOR TOTALS	2,636.53 YTD INVOICED				3,546.55 YTD PAID			943.51
123509	N.J.P. SPORTS INC.								
	113049	11/07/25		493005	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	1,150.00
	INVOICE: 153503								
	VENDOR TOTALS	1,565.00 YTD INVOICED				3,893.30 YTD PAID			1,150.00
123847	NATIONAL LEAGUE OF CITIES								
	113157	11/03/25	2915	493006	T	11/25/25	10011500 40514	CONTRACT SERVICES	8,117.00
	INVOICE: 195917								
	VENDOR TOTALS	8,117.00 YTD INVOICED				15,998.00 YTD PAID			8,117.00
121517	NEW STAR FAMILY JUSTICE CENTER								
	112988	10/15/25	3013	493007	T	11/25/25	72750711 44974	NEW STAR FAMILY JUSTICE C	8,619.55
	INVOICE: 14								
	VENDOR TOTALS	9,819.55 YTD INVOICED				37,471.28 YTD PAID			8,619.55
124633	NEWMAN, BRITNEY								
	112956	10/27/25		492888	P	11/25/25	10000109 51929	RECREATION CLASSES	42.50
	INVOICE: REFUND 10/27/25								
	VENDOR TOTALS	42.50 YTD INVOICED				42.50 YTD PAID			42.50
121399	NOBEL SYSTEMS, INC.								
	113146	10/31/25	3116	493008	T	11/25/25	10001222 40514	CONTRACT SERVICES	8,900.00
	INVOICE: 16258								
	VENDOR TOTALS	8,900.00 YTD INVOICED				20,300.00 YTD PAID			8,900.00
123565	NORTH STAR LAND CARE								
	112004	10/31/25	3057	493009	T	11/25/25	10061110 41514	OPERATING SUPPLIES	700.00
	INVOICE: 1601-1160								
	112007	10/31/25	3057	493009	T	11/25/25	10061110 41514	OPERATING SUPPLIES	42,074.50
	INVOICE: 1601-1159								
	113237	07/31/25	3057	493009	T	11/25/25	10061110 41514	OPERATING SUPPLIES	3,500.00

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INVOICE: 1601-1108								
VENDOR TOTALS	273,042.25 YTD INVOICED				569,120.25 YTD PAID			46,274.50
123279 ODP BUSINESS SOLUTIONS, LLC								
111909	10/31/25		493010	T	11/25/25	10002209	41514 OPERATING SUPPLIES	53.70
INVOICE: 442784810001								
111940	10/27/25		493010	T	11/25/25	10015020	41514 OPERATING SUPPLIES	172.84
INVOICE: 440924929001								
112060	10/29/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	16.92
INVOICE: 442347513001								
112063	10/29/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	26.35
INVOICE: 442360605001								
112064	10/24/25		493010	T	11/25/25	10013010	41514 OPERATING SUPPLIES	93.85
INVOICE: 445498693001								
112065	10/28/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	46.93
INVOICE: 442360615001								
112068	10/29/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	28.06
INVOICE: 442360620001								
112069	10/30/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	8.94
INVOICE: 442360628001								
112076	10/29/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	24.61
INVOICE: 442360671001								
112128	11/05/25		493010	T	11/25/25	10015010	41514 OPERATING SUPPLIES	74.51
INVOICE: 446777218001								
112129	11/07/25		493010	T	11/25/25	10015010	41514 OPERATING SUPPLIES	21.19
INVOICE: 446777214001								
112130	11/07/25		493010	T	11/25/25	10015010	41514 OPERATING SUPPLIES	20.41
INVOICE: 446777221001								
112131	11/06/25		493010	T	11/25/25	10016020	41514 OPERATING SUPPLIES	8.28
INVOICE: 444588502001								
112132	11/06/25		493010	T	11/25/25	10016020	41514 OPERATING SUPPLIES	69.13
INVOICE: 444587492001								
112160	11/03/25		493010	T	11/25/25	10001218	41514 OPERATING SUPPLIES	246.43
INVOICE: 443702152001								
112201	11/03/25		493010	T	11/25/25	81044010	41514 OPERATING SUPPLIES	195.27
INVOICE: 445869621001								
113035	11/13/25		493010	T	11/25/25	10016010	41514 OPERATING SUPPLIES	23.07
INVOICE: 447757935001								
113040	11/07/25		493010	T	11/25/25	10015020	41514 OPERATING SUPPLIES	45.85
INVOICE: 446776514001								
113048	11/10/25		493010	T	11/25/25	10002201	41514 OPERATING SUPPLIES	43.58
INVOICE: 444893029001								
113123	10/09/25		493010	T	11/25/25	100	13100 INVENTORY MATERIALS & SUP	1,634.91
INVOICE: 442580978001								
113191	09/23/25		493010	T	11/25/25	60031030	41514 OPERATING SUPPLIES	161.65
INVOICE: 440422007001								
113192	09/25/25		493010	T	11/25/25	60031030	41514 OPERATING SUPPLIES	164.93
INVOICE: 440421315001								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	12,070.94 YTD INVOICED				51,993.28 YTD PAID			3,181.41
123925	OFFICEUNTITLED, INC.								
	113269	11/14/25		493011	T	11/25/25	50410040 40514	CONTRACT SERVICES	825.00
	INVOICE: 4819								
	VENDOR TOTALS	102,972.00 YTD INVOICED				2,221,228.93 YTD PAID			825.00
123098	ORKIN SERVICES OF CALIFORNIA, INC								
	111911	10/31/25		493013	T	11/25/25	10001221 41514	OPERATING SUPPLIES	139.99
	INVOICE: 285825789								
	111988	11/03/25		493012	T	11/25/25	10061120 40514	CONTRACT SERVICES	276.00
	INVOICE: 287340123								
	VENDOR TOTALS	4,194.96 YTD INVOICED				16,899.56 YTD PAID			415.99
123947	PACIFIC PRODUCTS AND SERVICES LLC								
	111954	06/05/25	3105	493014	T	11/25/25	10041120 41404	MATERIALS, SUPPLIES & OTH	5,728.71
	INVOICE: 36191								
	111954	06/05/25	3105	493014	T	11/25/25	28534000 40514	CONTRACT SERVICES	2,864.36
	INVOICE: 36191								
	111954	06/05/25	3105	493014	T	11/25/25	56091010 47304	IMPROV OTHER THAN BUILDIN	5,728.72
	INVOICE: 36191								
	VENDOR TOTALS	14,321.79 YTD INVOICED				17,706.47 YTD PAID			14,321.79
122218	PARDESS AIR INC.								
	113186	11/12/25	3120	493015	T	11/25/25	18110080 40514	CONTRACT SERVICES	292,980.00
	INVOICE: 6								
	VENDOR TOTALS	292,980.00 YTD INVOICED				2,445,101.12 YTD PAID			292,980.00
99213	PARKHOUSE TIRE, INC.								
	113025	10/24/25	3032	493016	T	11/25/25	60031030 42554	TIRES	380.67
	INVOICE: 1011059280								
	VENDOR TOTALS	10,902.48 YTD INVOICED				73,730.56 YTD PAID			380.67
124317	PCN3, INC.								
	112117	11/12/25	2946	493017	T	11/25/25	33610010 40514	CONTRACT SERVICES	646,376.01
	INVOICE: 9								
	VENDOR TOTALS	3,225,400.95 YTD INVOICED				5,691,337.29 YTD PAID			646,376.01
109749	PLUMBERS DEPOT								
	111922	10/14/25		493018	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	255.23
	INVOICE: PD-59836								
	113011	08/04/25		493018	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	86.19
	INVOICE: PD-59341								
	113012	06/16/25		493018	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	288.39

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	INVOICE: PD-58976								
	113013	06/16/25		493018	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	288.39
	INVOICE: PD-58947								
	VENDOR TOTALS	3,032.17 YTD INVOICED					714,975.37 YTD PAID		918.20
122933	PPT HOLDINGS I, LLC								
	112164	10/31/25	3104	493019	T	11/25/25	10001222 40644	PUBLIC SAFETY INFO SRVCE	23,831.94
	INVOICE: PUSA10090194712								
	VENDOR TOTALS	23,831.94 YTD INVOICED					46,433.70 YTD PAID		23,831.94
112546	PRICON ENTERPRISE TECHNOLOGIES								
	112168	11/07/25	2983	493020	T	11/25/25	10001222 40614	CITY PRINT SERVICES	5,530.53
	INVOICE: 114680								
	VENDOR TOTALS	13,769.95 YTD INVOICED					60,122.82 YTD PAID		5,530.53
16650	PRUDENTIAL OVERALL SUPPLY								
	112170	10/30/25		493021	T	11/25/25	60031030 40514	CONTRACT SERVICES	78.25
	INVOICE: 43070517								
	112172	11/06/25		493021	T	11/25/25	60031030 40514	CONTRACT SERVICES	78.25
	INVOICE: 43071983								
	112173	11/06/25		493021	T	11/25/25	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43071984								
	VENDOR TOTALS	2,305.15 YTD INVOICED					8,818.76 YTD PAID		231.50
120014	PURCELL, MICHAEL								
	112057	11/06/25		493022	T	11/25/25	10042010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: Wellness2								
	VENDOR TOTALS	500.00 YTD INVOICED					951.99 YTD PAID		500.00
118988	QUADIENT FINANCE USA, INC.								
	112053	10/28/25	2912	493023	T	11/25/25	10011500 43044	POSTAGE	2,224.04
	INVOICE: Q102825								
	VENDOR TOTALS	9,448.08 YTD INVOICED					51,791.76 YTD PAID		2,224.04
115207	QUALITY REFRIGERATION CO., INC.								
	113260	10/31/25		493024	T	11/25/25	10061120 41514	OPERATING SUPPLIES	1,897.95
	INVOICE: 0111674-IN								
	VENDOR TOTALS	12,371.07 YTD INVOICED					21,692.21 YTD PAID		1,897.95
123536	R & A TANK TECHNOLOGIES LLC								
	113026	11/10/25		493025	T	11/25/25	60031030 40514	CONTRACT SERVICES	1,223.00
	INVOICE: 100125-029								
	113193	11/18/25		493025	T	11/25/25	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 100125-18								

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	113194	11/18/25		493025	T	11/25/25	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 100125-19								
	VENDOR TOTALS	7,808.00 YTD INVOICED					19,134.03 YTD PAID		1,573.00
123013	RACE TELECOMMUNICATIONS, INC.								
	112180	11/01/25	2982	492889	P	11/25/25	10001222 43054	TELEPHONE	2,805.00
	INVOICE: RC1855314								
	VENDOR TOTALS	14,025.00 YTD INVOICED					47,773.36 YTD PAID		2,805.00
115978	RED WING								
	112072	11/06/25		493026	T	11/25/25	52035030 41614	UNIFORMS & SAFETY EQUIPME	133.96
	INVOICE: 20251106021563								
	113023	10/30/25		493026	T	11/25/25	10043030 41614	UNIFORMS & SAFETY EQUIPME	200.00
	INVOICE: 20251030021563								
	VENDOR TOTALS	1,710.30 YTD INVOICED					4,719.37 YTD PAID		333.96
112503	REDFLEX TRAFFIC SYSTEMS, INC.								
	112052	10/31/25	2947	493027	T	11/25/25	10000104 51431	VEHICLE CODE FINES	22,427.75
	INVOICE: INV0110794								
	VENDOR TOTALS	112,155.82 YTD INVOICED					402,827.90 YTD PAID		22,427.75
123234	REECE SUPPLY, LLC								
	113252	09/16/25		493028	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	153.60
	INVOICE: S121700562.001								
	113253	08/20/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	148.19
	INVOICE: S121505491.001								
	113254	07/31/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	21.18
	INVOICE: S121325615.001								
	113255	07/24/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	93.93
	INVOICE: S121292750.001								
	113256	06/24/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	283.56
	INVOICE: S120971529.002								
	113257	11/07/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	220.28
	INVOICE: S122098532.001								
	113258	09/29/25		493028	T	11/25/25	10061100 41514	OPERATING SUPPLIES	130.24
	INVOICE: S121789952.001								
	VENDOR TOTALS	3,523.37 YTD INVOICED					12,277.70 YTD PAID		1,050.98
124639	REGENTS OF THE UNIVERSITY OF CALIFORNIA, RIVERSIDE								
	113055	11/05/25		492890	P	11/25/25	10012010 45724	TRAVEL, CONF - D.W. HUNTE	450.00
	INVOICE: 1114661								
	VENDOR TOTALS	450.00 YTD INVOICED					450.00 YTD PAID		450.00
121903	RELIANCE STANDARD LIFE INS. CO								
	112195	11/01/25		493029	T	11/25/25	990 20900	INSURANCE BENEFITS	9,205.77

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	INVOICE: 11/1/2025_MISC_LTD									
	112196	11/01/25		493029	T	11/25/25	990	20900	INSURANCE BENEFITS	2,779.04
	INVOICE: 11/25_STD_LTD_Safety									
	VENDOR TOTALS	57,447.30 YTD INVOICED					190,876.64 YTD PAID			11,984.81
115776	REPUBLIC SERVICES									
	111938	08/31/25		493030	T	11/25/25	10061100	41514	OPERATING SUPPLIES	186.44
	INVOICE: 0902-013542522									
	112097	10/25/25		493030	T	11/25/25	46847150	45444	UTILITIES	305.52
	INVOICE: 0902-013654040									
	112991	10/31/25		493030	T	11/25/25	46515730	45444	UTILITIES	605.11
	INVOICE: 0902-013709487									
	113007	10/31/25		493030	T	11/25/25	46447150	45444	UTILITIES	39.41
	INVOICE: 0902-013720821									
	113017	10/31/25		493030	T	11/25/25	46715732	45444	UTILITIES	425.57
	INVOICE: 0902-013710777									
	113020	10/31/25		493030	T	11/25/25	46447150	45444	UTILITIES	272.11
	INVOICE: 0902-013720820									
	VENDOR TOTALS	107,928.14 YTD INVOICED					137,764.73 YTD PAID			1,834.16
124155	JESSICA REYES									
	112066	10/01/25		493031	T	11/25/25	10041010	45584	HEALTH AND WELLNESS	73.99
	INVOICE: 10012025									
	VENDOR TOTALS	123.81 YTD INVOICED					622.41 YTD PAID			73.99
121686	RICHARD, RYAN									
	106333	08/04/25		492891	P	11/25/25	10042010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: QTR 2 2025- PC mtg									
	111418	10/16/25		492891	P	11/25/25	10042010	40504	COMMISSIONER STIPENDS	100.00
	INVOICE: QTR 3									
	VENDOR TOTALS	100.00 YTD INVOICED					450.00 YTD PAID			150.00
98822	RICHARDS, WATSON & GERSHON									
	112095	10/21/25	3112	493032	T	11/25/25	10041010	40514	CONTRACT SERVICES	8,875.70
	INVOICE: 255423									
	VENDOR TOTALS	87,758.68 YTD INVOICED					540,622.14 YTD PAID			8,875.70
112919	RICOH USA, INC.									
	112181	10/31/25	2981	493033	T	11/25/25	10001222	40614	CITY PRINT SERVICES	3,640.64
	INVOICE: 9033400234									
	112181	10/31/25		493033	T	11/25/25	81044010	41154	COPIER PRINT SERVICES	186.94
	INVOICE: 9033400234									
	VENDOR TOTALS	103,444.51 YTD INVOICED					416,609.19 YTD PAID			3,827.58
124323	ROBERT HALF, INC.									

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	112176	10/29/25		493034	T	11/25/25	10001222 40514	CONTRACT SERVICES	3,366.00
	INVOICE: 65555768								
	112177	11/03/25		493034	T	11/25/25	10001222 40514	CONTRACT SERVICES	3,179.00
	INVOICE: 65567148								
	113150	11/12/25		493034	T	11/25/25	10001222 40514	CONTRACT SERVICES	3,553.00
	INVOICE: 65604854								
	113151	11/17/25		493034	T	11/25/25	10001222 40514	CONTRACT SERVICES	2,711.50
	INVOICE: 65613523								
	VENDOR TOTALS		67,694.00 YTD INVOICED				164,182.00 YTD PAID		12,809.50
122928	RODOLFO RAMOS								
	111904	06/01/25		493035	T	11/25/25	10001221 40514	CONTRACT SERVICES	4,000.00
	INVOICE: 0601-HPD								
	VENDOR TOTALS		4,000.00 YTD INVOICED				38,500.00 YTD PAID		4,000.00
121424	ROGERS,ANDERSON,MALODY & SCOTT, LLP								
	113033	10/31/25	3052	493036	T	11/25/25	10016010 40524	AUDITING	6,000.00
	INVOICE: 79109								
	VENDOR TOTALS		11,150.00 YTD INVOICED				132,485.00 YTD PAID		6,000.00
124632	ROSELAND, JOSHUA								
	112950	10/09/25		492892	P	11/25/25	10000109 51929	RECREATION CLASSES	42.50
	INVOICE: REFUND 10/09/25								
	VENDOR TOTALS		42.50 YTD INVOICED				42.50 YTD PAID		42.50
122744	RUBIO, SARAH								
	113043	10/27/25		493037	T	11/25/25	10002205 45594	K-9 EXPENSES	734.65
	INVOICE: 082408292025								
	VENDOR TOTALS		734.65 YTD INVOICED				734.65 YTD PAID		734.65
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	112169	11/04/25	3001	493038	T	11/25/25	60031030 42554	TIRES	224.50
	INVOICE: 34387								
	VENDOR TOTALS		4,835.65 YTD INVOICED				23,773.30 YTD PAID		224.50
124239	SANCHEZ, STEPHANIE								
	113247	10/18/25		493039	T	11/25/25	10061050 40264	CONTRACT LABOR SALARIES	416.00
	INVOICE: 10182025								
	VENDOR TOTALS		416.00 YTD INVOICED				1,508.00 YTD PAID		416.00
108274	SANTA MONICA-UCLA								
	112148	10/30/25		493040	T	11/25/25	10002215 45024	FORENSIC TESTING	1,029.00
	INVOICE: 27538506								
	112149	10/30/25		493040	T	11/25/25	10002215 45024	FORENSIC TESTING	1,029.00

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	INVOICE: 27538524								
	VENDOR TOTALS	2,058.00 YTD INVOICED		29,468.00 YTD PAID					2,058.00
124621	SANTOS CELIA S								
	111903	09/16/25		492893	P	11/25/25	10000109 51929	RECREATION CLASSES	45.71
	INVOICE: REFUND 09/16/25								
	VENDOR TOTALS	45.71 YTD INVOICED		45.71 YTD PAID					45.71
123856	SECTRAN SECURITY INC.								
	113059	11/12/25		493041	T	11/25/25	10016020 40514	CONTRACT SERVICES	336.74
	INVOICE: 25110621								
	VENDOR TOTALS	1,682.35 YTD INVOICED		5,814.62 YTD PAID					336.74
17550	SEERS LUMBER CO INC								
	112019	10/27/25		493042	T	11/25/25	10061100 42014	REPAIR & MAINTENANCE SUPP	24.64
	INVOICE: 118577								
	VENDOR TOTALS	1,700.45 YTD INVOICED		3,339.84 YTD PAID					24.64
124620	SERVICE MAGIC RESCUE, INC.								
	112158	10/24/25		493043	T	11/25/25	10001221 42024	BUILDING MAINTENANCE	2,750.00
	INVOICE: 1131								
	VENDOR TOTALS	2,750.00 YTD INVOICED		2,750.00 YTD PAID					2,750.00
124568	GCP WW HOLDCO LLC.								
	111829	08/15/25		493044	T	11/25/25	52035030 41614	UNIFORMS & SAFETY EQUIPME	173.63
	INVOICE: 0090440-IN								
	112014	10/21/25		493044	T	11/25/25	10061120 41614	UNIFORMS & SAFETY EQUIPME	124.30
	INVOICE: 0093621-IN								
	112038	08/15/25		493044	T	11/25/25	52035030 41614	UNIFORMS & SAFETY EQUIPME	188.52
	INVOICE: 0090438-IN								
	113267	08/15/25		493044	T	11/25/25	10041020 41614	UNIFORMS & SAFETY EQUIPME	163.71
	INVOICE: 0090442-IN-German								
	113268	08/15/25		493044	T	11/25/25	10041020 41614	UNIFORMS & SAFETY EQUIPME	163.71
	INVOICE: 00090443-IN-Jose								
	VENDOR TOTALS	1,654.88 YTD INVOICED		1,654.88 YTD PAID					813.87
124630	SIMON, MARCOS								
	112952	07/29/25		492894	P	11/25/25	10000109 51928	YOUTH SPORTS	72.00
	INVOICE: REFUND 07/29/25								
	VENDOR TOTALS	72.00 YTD INVOICED		72.00 YTD PAID					72.00
116914	SIRCHIE ACQUISITION CO., LLC.								
	112050	11/04/25		493045	T	11/25/25	10002215 41514	OPERATING SUPPLIES	342.49
	INVOICE: 0717405-IN								

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	VENDOR TOTALS	1,046.60 YTD INVOICED				3,269.78 YTD PAID			342.49
124618	SMITH, RENEE								
	111812	07/31/25		492895	P	11/25/25	10000109 51923	FACILITY RENTAL	32.00
	INVOICE: REFUND 07/31/25								
	VENDOR TOTALS	32.00 YTD INVOICED				32.00 YTD PAID			32.00
118526	SOUTH BAY WORKFORCE INVESTMENT								
	112986	10/15/25	3012	493046	T	11/25/25	72750711 44994	TEEN CENTER	25,886.98
	INVOICE: 15								
	VENDOR TOTALS	29,386.98 YTD INVOICED				162,373.36 YTD PAID			25,886.98
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC								
	111908	11/01/25		493048	T	11/25/25	10001221 40514	CONTRACT SERVICES	1,196.56
	INVOICE: 235268301110125								
	112166	11/07/25	2977	493047	T	11/25/25	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501110725								
	VENDOR TOTALS	24,927.43 YTD INVOICED				105,731.03 YTD PAID			4,276.56
94700	ST. JOSEPH CATHOLIC CHURCH								
	112980	10/24/25		492896	P	11/25/25	10000109 51950	OT REIMBURSEMENT-POL DEPT	371.76
	INVOICE: REQ#2000-114977								
	VENDOR TOTALS	371.76 YTD INVOICED				1,099.76 YTD PAID			371.76
122477	STELLA GRAFX DESIGN & PRINTING								
	111931	10/29/25		493049	T	11/25/25	10061090 41514	OPERATING SUPPLIES	414.38
	INVOICE: 7921								
	VENDOR TOTALS	1,004.22 YTD INVOICED				4,390.32 YTD PAID			414.38
107314	STEPHAN T HONDA MD, INC								
	112189	11/06/25	2952	493050	T	11/25/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	237.40
	INVOICE: 00189209-00								
	VENDOR TOTALS	5,655.24 YTD INVOICED				26,492.85 YTD PAID			237.40
123130	TELEHEALTH VAN LLC								
	112127	11/07/25	2910	493051	T	11/25/25	10110040 48724	MENTAL HEALTH & WELLNESS	8,448.00
	INVOICE: 1106								
	VENDOR TOTALS	67,584.00 YTD INVOICED				435,456.00 YTD PAID			8,448.00
123814	THE RICHSTONE CENTER, INC.								
	112989	10/06/25	3014	493052	T	11/25/25	72750711 44954	THE RICHSTONE FAMILY CENT	5,520.17
	INVOICE: 10								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	5,520.17 YTD INVOICED				30,625.41 YTD PAID			5,520.17
105802	THE SAFEMART OF SO. CALIF.								
	112990	11/04/25		493053	T	11/25/25	10061100 41404	MATERIALS, SUPPLIES & OTH	23.37
	INVOICE: 2327								
	VENDOR TOTALS	1,306.60 YTD INVOICED				7,207.08 YTD PAID			23.37
118571	THE STANLEY LOUIS COMPANY								
	111928	10/23/25		493054	T	11/25/25	10061090 42124	SWIM POOL MAINTENANCE	2,197.00
	INVOICE: 251783								
	VENDOR TOTALS	22,169.11 YTD INVOICED				31,526.23 YTD PAID			2,197.00
121873	TRANS UNION LLC.								
	112940	10/25/25		492897	P	11/25/25	10021010 40514	CONTRACT SERVICES	80.69
	INVOICE: 10509076								
	VENDOR TOTALS	726.21 YTD INVOICED				1,757.52 YTD PAID			80.69
123815	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS,INC								
	112048	11/01/25		492898	P	11/25/25	10002215 40514	CONTRACT SERVICES	332.00
	INVOICE: 777625-202510-1								
	VENDOR TOTALS	1,187.00 YTD INVOICED				4,887.00 YTD PAID			332.00
123415	TRIPEPI, SMITH AND ASSOCIATES, INC.								
	113130	11/15/25	2914	493055	T	11/25/25	10011500 40514	CONTRACT SERVICES	3,300.00
	INVOICE: 15940								
	VENDOR TOTALS	14,596.25 YTD INVOICED				81,099.39 YTD PAID			3,300.00
122814	TRIPLE SEVEN GROUP INC								
	112992	11/04/25		493056	T	11/25/25	10061050 42024	BUILDING MAINTENANCE	1,426.88
	INVOICE: 1258								
	VENDOR TOTALS	1,426.88 YTD INVOICED				1,992.88 YTD PAID			1,426.88
107614	U S BANK TRUST NATIONAL ASSOC.								
	112027	10/24/25		493057	T	11/25/25	44283010 40514	CONTRACT SERVICES	2,415.00
	INVOICE: 7940089								
	112077	10/24/25		493057	T	11/25/25	44830010 40514	CONTRACT SERVICES	3,100.00
	INVOICE: 7943228								
	VENDOR TOTALS	5,515.00 YTD INVOICED				24,772.50 YTD PAID			5,515.00
112885	ULINE SHIPPING SUPPLY								
	112150	10/29/25		493058	T	11/25/25	10001221 41514	OPERATING SUPPLIES	496.80
	INVOICE: 199912144								
	112151	10/31/25		493058	T	11/25/25	10002220 41514	OPERATING SUPPLIES	1,275.83

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 199987959								
	VENDOR TOTALS		17,081.93 YTD INVOICED				31,701.45 YTD PAID		1,772.63
123537	WORLDWIDE LEGAL GROUP INC.								
	112035	11/03/25		493059	T	11/25/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	109.00
	INVOICE: 89296								
	VENDOR TOTALS		653.00 YTD INVOICED				1,699.25 YTD PAID		109.00
124523	WINSTON, ELIZABETH								
	112192	11/10/25		493060	T	11/25/25	10017010 45054	TESTING EXPENSE	41.50
	INVOICE: 1701-113236								
	112192	11/10/25		493060	T	11/25/25	10017010 45154	GENERAL EXPENSE	57.49
	INVOICE: 1701-113236								
	VENDOR TOTALS		98.99 YTD INVOICED				98.99 YTD PAID		98.99
123165	WOUNDED HEROES OF AMERICA								
	113051	11/17/25		492899	P	11/25/25	10010411 44194	EVENT ALLOTMENT - CM MONT	500.00
	INVOICE: 001_Stipend								
	113051	11/17/25		492899	P	11/25/25	10010411 44154	EVENT ALLOTMENT-CM ENGLIS	500.00
	INVOICE: 001_Stipend								
	VENDOR TOTALS		1,000.00 YTD INVOICED				1,500.00 YTD PAID		1,000.00
								REPORT TOTALS	4,735,278.21

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	32	2,560,877.37
TOTAL EFT TRANSFERS	161	2,174,400.84

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City of Hawthorne, CA

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
15960	AT&T								
	113303	11/07/25		493062	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	62.09
	INVOICE: NV3348410059								
	113304	11/07/25		493062	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	31.71
	INVOICE: NV3348410058								
	113305	11/07/25		493062	P	12/09/25	10041050 43054	TELEPHONE	31.71
	INVOICE: NV3348410060								
	113306	11/07/25		493062	P	12/09/25	10001222 43054	TELEPHONE	31.71
	INVOICE: NV3348410068								
	VENDOR TOTALS		943.44 YTD INVOICED				3,412.50 YTD PAID		157.22
115783	AT&T								
	113307	11/13/25		493063	P	12/09/25	10001222 43054	TELEPHONE	83.29
	INVOICE: NV9391031541								
	113308	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	593.13
	INVOICE: NV9391036095								
	113309	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	616.20
	INVOICE: NV9391036076								
	113310	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	32.30
	INVOICE: NV9391026282								
	113311	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	93.79
	INVOICE: NV9391026281								
	113312	11/07/25		493063	P	12/09/25	10001222 43054	TELEPHONE	32.23
	INVOICE: NV9391026320								
	113313	11/07/25		493063	P	12/09/25	10001222 43054	TELEPHONE	32.23
	INVOICE: NV9391026284								
	113314	11/07/25		493063	P	12/09/25	10001222 43054	TELEPHONE	131.24
	INVOICE: NV9391031545								
	113389	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	32.30
	INVOICE: NV9391026282								
	113390	11/12/25		493063	P	12/09/25	10001222 43054	TELEPHONE	93.79
	INVOICE: NV9391026281								
	VENDOR TOTALS		13,856.98 YTD INVOICED				131,623.04 YTD PAID		1,740.50
103177	CALIFORNIA WATER SERVICE								
	113425	11/14/25		493064	P	12/09/25	10061100 45444	UTILITIES	1,103.83
	INVOICE: NV9056440300								
	113426	11/14/25		493064	P	12/09/25	46615731 45444	UTILITIES	894.71
	INVOICE: NV7858758946								
	113427	11/13/25		493064	P	12/09/25	22041060 45444	UTILITIES	3,274.96
	INVOICE: NV3089311111								
	113428	11/14/25		493064	P	12/09/25	46715732 45444	UTILITIES	230.52
	INVOICE: NV4046764921								
	113429	11/13/25		493064	P	12/09/25	10061100 45444	UTILITIES	106.50
	INVOICE: NV6395574084								
	113430	11/13/25		493064	P	12/09/25	22041060 45444	UTILITIES	532.22
	INVOICE: NV2207311111								
	113431	11/13/25		493064	P	12/09/25	10061100 45444	UTILITIES	53.57
	INVOICE: NV4031446452								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	113432	11/13/25		493064	P	12/09/25	10061100 45444	UTILITIES	48.47
	INVOICE:	NV1072582226							
	113433	11/13/25		493064	P	12/09/25	22041060 45444	UTILITIES	282.06
	INVOICE:	NV9379311111							
	113434	11/13/25		493064	P	12/09/25	10061100 45444	UTILITIES	136.85
	INVOICE:	NV8717030744							
	VENDOR TOTALS	105,921.85 YTD INVOICED					496,288.70 YTD PAID		6,663.69
18100	GOLDEN STATE WATER CO.								
	113315	11/13/25		493065	P	12/09/25	10061100 45444	UTILITIES	429.25
	INVOICE:	NV87617300006							
	113316	11/13/25		493065	P	12/09/25	10061100 45444	UTILITIES	453.96
	INVOICE:	NV82920958939							
	113317	11/13/25		493065	P	12/09/25	10061100 45444	UTILITIES	1,679.01
	INVOICE:	NV77537000000							
	113318	11/10/25		493065	P	12/09/25	10061100 45444	UTILITIES	332.73
	INVOICE:	NV79588300008							
	113319	11/12/25		493065	P	12/09/25	32420030 41144	PHLA PROJECT	299.56
	INVOICE:	NV77948662174							
	VENDOR TOTALS	68,062.56 YTD INVOICED					245,519.65 YTD PAID		3,194.51
17953	SO CALIF EDISON CO								
	113330	11/17/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	174.28
	INVOICE:	NV700414014232							
	113331	11/17/25		493066	P	12/09/25	10061090 45444	UTILITIES	121.31
	INVOICE:	NV700015713034							
	113332	11/17/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	80.02
	INVOICE:	NV700028571901							
	113333	11/17/25		493066	P	12/09/25	46715732 45444	UTILITIES	12.00
	INVOICE:	NV700053252034							
	113334	11/17/25		493066	P	12/09/25	20025000 45444	UTILITIES	76.18
	INVOICE:	NV700133933301							
	113335	11/17/25		493066	P	12/09/25	22041060 45444	UTILITIES	84.83
	INVOICE:	NV700415337573							
	113336	11/17/25		493066	P	12/09/25	60031030 45444	UTILITIES	1,801.48
	INVOICE:	NV700415521772							
	113337	11/17/25		493066	P	12/09/25	10061010 45444	UTILITIES	210.21
	INVOICE:	NV700415512274							
	113338	11/17/25		493066	P	12/09/25	10061010 45444	UTILITIES	21.63
	INVOICE:	NV700415539253							
	113339	11/17/25		493066	P	12/09/25	20025000 45444	UTILITIES	112.07
	INVOICE:	NV700474337421							
	113340	11/17/25		493066	P	12/09/25	20025000 45444	UTILITIES	40.70
	INVOICE:	NV700474481507							
	113341	11/17/25		493066	P	12/09/25	20025000 45444	UTILITIES	84.92
	INVOICE:	NV700475567297							
	113342	11/17/25		493066	P	12/09/25	10061090 45444	UTILITIES	515.84
	INVOICE:	NV700573925503							
	113344	11/17/25		493066	P	12/09/25	22041060 45444	UTILITIES	166.25

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: NV700663728305								
113346	11/17/25		493066	P	12/09/25	20025000 45444	UTILITIES	339.16
INVOICE: NV700819800190								
113347	11/17/25		493066	P	12/09/25	10061010 45444	UTILITIES	6,728.84
INVOICE: NV700416586752								
113348	11/17/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	33.94
INVOICE: NV700024150620								
113349	11/17/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	119.91
INVOICE: NV700170837555								
113350	11/17/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	184.29
INVOICE: NV700415481861								
113351	11/17/25		493066	P	12/09/25	10041050 45444	UTILITIES	104.81
INVOICE: NV700415178636								
113379	11/18/25		493066	P	12/09/25	46515730 45444	UTILITIES	83.36
INVOICE: NV700427237251								
113379	11/18/25		493066	P	12/09/25	46615731 45444	UTILITIES	113.34
INVOICE: NV700427237251								
113381	11/18/25		493066	P	12/09/25	52035030 45444	UTILITIES	1,833.25
INVOICE: NV700362433975								
113382	11/18/25		493066	P	12/09/25	20025000 45444	UTILITIES	97.94
INVOICE: NV700602968212								
113383	11/18/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	75.13
INVOICE: NV700415229055								
113384	11/18/25		493066	P	12/09/25	22041060 42104	SIGNAL MAINTENANCE	175.89
INVOICE: NV700415456195								
113385	11/18/25		493066	P	12/09/25	22041060 45444	UTILITIES	257.41
INVOICE: NV700654091757								
113386	11/18/25		493066	P	12/09/25	20025000 45444	UTILITIES	1,194.27
INVOICE: NV700525278787								
113439	11/19/25		493066	P	12/09/25	10061010 45444	UTILITIES	995.87
INVOICE: NV700415238048								
VENDOR TOTALS	836,356.33 YTD INVOICED					2,769,478.79 YTD PAID		15,839.13
							REPORT TOTALS	27,595.05

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	27,595.05

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
120612	ACCO ENGINEERED SYSTEMS, INC								
	113277	11/19/25		493080	T	12/09/25	52035030 40514	CONTRACT SERVICES	466.00
	INVOICE: 20760797								
	VENDOR TOTALS		44,663.00 YTD INVOICED				127,654.27 YTD PAID		466.00
123782	ALLEN, MARGARET C.								
	113328	06/04/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 6-4-25								
	113352	07/02/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 7-2-25								
	113353	08/06/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 8-6-25								
	113354	09/03/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 9-3-25								
	113356	10/01/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10-1-25								
	113357	11/05/25		493081	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 11-5-25								
	VENDOR TOTALS		300.00 YTD INVOICED				750.00 YTD PAID		300.00
112416	ALLIANCE DISTRIBUTION HOLDINGS INC.								
	113471	11/20/25		493082	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	234.00
	INVOICE: 6002147125								
	VENDOR TOTALS		234.00 YTD INVOICED				5,449.83 YTD PAID		234.00
93196	AMERICAN ASSC OF AIRPORT EXECS								
	111454	10/02/25		493083	T	12/09/25	52035030 45104	DUES & SUBSCRIPTIONS	325.00
	INVOICE: 1174333								
	VENDOR TOTALS		325.00 YTD INVOICED				600.00 YTD PAID		325.00
106126	SANDAN PLUMBING CO INC								
	113276	11/18/25		493084	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	750.00
	INVOICE: S-115475								
	VENDOR TOTALS		920.00 YTD INVOICED				24,014.34 YTD PAID		750.00
123556	BROWN, KELVIN JEROME								
	113483	11/25/25		493085	T	12/09/25	10061020 40264	CONTRACT LABOR SALARIES	850.50
	INVOICE: Fall 2025								
	VENDOR TOTALS		8,354.50 YTD INVOICED				22,110.20 YTD PAID		850.50
119005	C & S ENGINEERS, INC.								
	113294	10/02/25	3124	493086	T	12/09/25	52350050 40514	CONTRACT SERVICES	10,540.36
	INVOICE: 01137938								
	113296	11/06/25	3124	493086	T	12/09/25	52350050 40514	CONTRACT SERVICES	7,638.00
	INVOICE: 01138988								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	18,178.36 YTD INVOICED		128,519.97 YTD PAID					18,178.36
124640	CELERBRANDS LLC								
	113377	11/18/25		493067	P	12/09/25	10000101 51114	BUSINESS LICENSE TAXES	2,792.25
	INVOICE: REFUND OVERPAYMENT								
	VENDOR TOTALS	2,792.25 YTD INVOICED		2,792.25 YTD PAID					2,792.25
124304	CENTER FOR INTERNET SECURITY, INC.								
	113455	11/19/25		493087	T	12/09/25	10001222 40514	CONTRACT SERVICES	2,520.00
	INVOICE: INV-251119-0075237								
	VENDOR TOTALS	2,520.00 YTD INVOICED		6,915.00 YTD PAID					2,520.00
116355	PRIME HEALTHCARE CENTINELA, LLC.								
	113417	10/03/25		493088	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: VAO49291								
	113418	10/15/25		493089	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: VAO51890								
	113419	10/31/25		493089	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: VAO55509								
	VENDOR TOTALS	4,500.00 YTD INVOICED		19,500.00 YTD PAID					2,250.00
124646	CITY OF EL SEGUNDO								
	113287	11/19/25		493068	P	12/09/25	10001221 47404	MACHINERY & EQUIPMENT	123.34
	INVOICE: 001-2025								
	VENDOR TOTALS	123.34 YTD INVOICED		123.34 YTD PAID					123.34
121954	CITY OF HAWTHORNE								
	113283	11/19/25		493070	P	12/09/25	10001206 41514	OPERATING SUPPLIES	69.59
	INVOICE: 2102-119699								
	113283	11/19/25		493070	P	12/09/25	10002201 41514	OPERATING SUPPLIES	42.26
	INVOICE: 2102-119699								
	113283	11/19/25		493070	P	12/09/25	10021010 41514	OPERATING SUPPLIES	14.54
	INVOICE: 2102-119699								
	113283	11/19/25		493070	P	12/09/25	10002217 41514	OPERATING SUPPLIES	40.00
	INVOICE: 2102-119699								
	VENDOR TOTALS	166.39 YTD INVOICED		589.69 YTD PAID					166.39
114126	CITY OF HAWTHORNE								
	113329	11/21/25		493069	P	12/09/25	10010411 44154	EVENT ALLOTMENT-CM ENGLIS	2,000.00
	INVOICE: 001_Stipend								
	VENDOR TOTALS	2,000.00 YTD INVOICED		6,854.00 YTD PAID					2,000.00
105166	CITY OF INGLEWOOD								
	113321	11/19/25		493071	P	12/09/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	22,134.03

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 11/19/2025								
	VENDOR TOTALS	22,134.03 YTD INVOICED				86,040.15 YTD PAID			22,134.03
122521	CITY OF REDONDO BEACH								
	113475	11/18/25		493090	T	12/09/25	24402258 40514	CONTRACT SERVICES	930.72
	INVOICE: 584492								
	VENDOR TOTALS	930.72 YTD INVOICED				4,276.74 YTD PAID			930.72
114897	COMMUNITY VETERINARY HOSPITAL, INC.								
	113400	11/18/25		493072	P	12/09/25	10002205 45594	K-9 EXPENSES	277.00
	INVOICE: 766128664								
	113474	11/25/25		493073	P	12/09/25	10002205 45594	K-9 EXPENSES	345.00
	INVOICE: 769165537								
	VENDOR TOTALS	2,395.00 YTD INVOICED				18,853.65 YTD PAID			622.00
120978	CORODATA RECORDS MANAGEMENT, INC.								
	113405	10/31/25		493091	T	12/09/25	10015020 40574	LEGAL SERVICE	74.16
	INVOICE: RS7124328								
	VENDOR TOTALS	593.26 YTD INVOICED				1,370.03 YTD PAID			74.16
103355	CRENSHAW WHOLESALE ELECTRIC								
	112998	11/04/25		493092	T	12/09/25	10061050 42024	BUILDING MAINTENANCE	10.76
	INVOICE: 871796								
	113449	11/19/25		493092	T	12/09/25	10061100 42014	REPAIR & MAINTENANCE SUPP	55.23
	INVOICE: 872493								
	113450	11/19/25		493092	T	12/09/25	10061100 42014	REPAIR & MAINTENANCE SUPP	55.23
	INVOICE: 872511								
	VENDOR TOTALS	11,617.07 YTD INVOICED				25,044.40 YTD PAID			121.22
122434	DAN CONTRACTOR								
	113463	09/02/25	2686	493093	T	12/09/25	72748420 45394	COMMERCIAL FACADE IMPROVE	34,720.00
	INVOICE: 2401								
	VENDOR TOTALS	194,965.00 YTD INVOICED				376,200.00 YTD PAID			34,720.00
124188	DE MESA, KATHLEEN E								
	113362	11/05/25		493094	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 11-5-25								
	VENDOR TOTALS	250.00 YTD INVOICED				700.00 YTD PAID			50.00
97953	DOOLEY ENTERPRISES, INC.								
	113452	11/18/25	18	493095	T	12/09/25	10001225 41594	TARGETS & AMMUNITION	5,307.83
	INVOICE: 70983								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	5,307.83 YTD INVOICED					33,162.34 YTD PAID		5,307.83
120878	DOUSE, JUANITA								
	113364	11/05/25		493096	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	11-5-25							
	VENDOR TOTALS	50.00 YTD INVOICED					150.00 YTD PAID		50.00
122402	DRC ENGINEERING, INC.								
	113472	11/01/25		493097	T	12/09/25	18110050 44924	CIVIC CENTER PARK	2,250.00
	INVOICE:	24-011-6							
	VENDOR TOTALS	66,049.14 YTD INVOICED					101,705.20 YTD PAID		2,250.00
122242	ELECNOR BELCO ELECTRIC, INC.								
	113408	10/31/25	3131	493098	T	12/09/25	28534000 44504	PROP C IMPROVEMENTS	22,299.93
	INVOICE:	15201							
	VENDOR TOTALS	22,299.93 YTD INVOICED					1,479,441.31 YTD PAID		22,299.93
124391	ELLETSON, ELIZABETH								
	113466	10/27/25		493099	T	12/09/25	10043020 45184	TRAINING	148.02
	INVOICE:	REIMB 10/27/25							
	113468	08/18/25		493099	T	12/09/25	10043010 45584	HEALTH AND WELLNESS	40.00
	INVOICE:	WELLNESS REIMB							
	VENDOR TOTALS	188.02 YTD INVOICED					688.02 YTD PAID		188.02
94292	FEDERAL EXPRESS CORPORATION								
	113411	11/21/25		493074	P	12/09/25	10001206 41514	OPERATING SUPPLIES	12.65
	INVOICE:	9-076-45201							
	VENDOR TOTALS	661.94 YTD INVOICED					2,996.53 YTD PAID		12.65
124164	FINE LINE AUTO BODY INC								
	113503	11/07/25	2966	493100	T	12/09/25	60031030 42004	COLLISION REPAIR	541.03
	INVOICE:	17142							
	113504	11/07/25	2966	493100	T	12/09/25	60031030 42004	COLLISION REPAIR	1,200.72
	INVOICE:	17141							
	VENDOR TOTALS	107,465.06 YTD INVOICED					299,226.11 YTD PAID		1,741.75
124124	GARCIA, ALEJANDRA YANEZ								
	113485	11/25/25		493101	T	12/09/25	10061020 40264	CONTRACT LABOR SALARIES	1,419.60
	INVOICE:	Fall 2025							
	VENDOR TOTALS	5,203.80 YTD INVOICED					17,967.60 YTD PAID		1,419.60
97578	GRAINGER INDUSTRIAL SUPPLY								
	113261	10/30/25		493102	T	12/09/25	10061100 41514	OPERATING SUPPLIES	140.50

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INVOICE: 9693973100								
113264	10/28/25		493102	T	12/09/25	10061100 41404	MATERIALS, SUPPLIES & OTH	84.78
INVOICE: 9691083548								
113422	10/06/05		493102	T	12/09/25	10001221 41514	OPERATING SUPPLIES	-25.00
INVOICE: 9665640760								
VENDOR TOTALS		5,798.47 YTD INVOICED				30,190.11 YTD PAID		200.28
124644 GREENBERG TRAURIG, LLP								
113302	11/04/25	3125	493103	T	12/09/25	25019020 45064	SETTLEMENTS / JUDGEMENTS	14,997.60
INVOICE: 1001188979								
VENDOR TOTALS		14,997.60 YTD INVOICED				14,997.60 YTD PAID		14,997.60
120536 HARRIS & ASSOCIATES, INC.								
113301	11/07/25		493104	T	12/09/25	41046010 40514	CONTRACT SERVICES	477.50
INVOICE: 69872								
VENDOR TOTALS		113,708.25 YTD INVOICED				454,944.83 YTD PAID		477.50
121861 HINDERLITER, DE LLAMAS & ASSOC								
113297	11/10/25	3046	493105	T	12/09/25	10016010 40514	CONTRACT SERVICES	4,686.29
INVOICE: SIN056188								
VENDOR TOTALS		8,829.16 YTD INVOICED				104,111.84 YTD PAID		4,686.29
112444 INSITE GRAFIX								
113469	11/25/25		493106	T	12/09/25	10015020 45104	DUES & SUBSCRIPTIONS	221.00
INVOICE: 10443								
VENDOR TOTALS		2,770.50 YTD INVOICED				32,529.45 YTD PAID		221.00
122750 JLEE ENGINEERING, INC.								
113424	11/19/25	3007	493107	T	12/09/25	10043020 40514	CONTRACT SERVICES	2,100.00
INVOICE: 20251006								
113435	11/17/25	3007	493107	T	12/09/25	10043020 40514	CONTRACT SERVICES	11,865.00
INVOICE: 20251007								
113436	11/19/25	3007	493107	T	12/09/25	10043020 40514	CONTRACT SERVICES	16,730.00
INVOICE: 20251031								
113437	11/19/25	3007	493107	T	12/09/25	10043020 40514	CONTRACT SERVICES	1,402.50
INVOICE: 20251009								
113438	11/19/25	3007	493107	T	12/09/25	10043020 40514	CONTRACT SERVICES	11,340.00
INVOICE: 20251008								
VENDOR TOTALS		367,390.68 YTD INVOICED				1,113,339.05 YTD PAID		43,437.50
120879 JOHNSON, DARVIS J.								
113360	11/05/25		493108	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
INVOICE: 11-5-25								

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	VENDOR TOTALS	250.00 YTD INVOICED		600.00 YTD PAID					50.00
113091	K & P JANITORIAL SERVICES INC								
	113476	11/01/25	2930	493109	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	15,207.00
	INVOICE: 76848								
	113477	12/01/25	2930	493109	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	15,207.00
	INVOICE: 77079								
	VENDOR TOTALS	91,242.00 YTD INVOICED		295,262.12 YTD PAID					30,414.00
105446	L A COUNTY SHERIFF'S DEPT								
	113406	11/18/25	2928	493110	T	12/09/25	10002220 45314	PRISONER EXPENSE	1,774.13
	INVOICE: 260991BL								
	VENDOR TOTALS	8,488.13 YTD INVOICED		42,223.99 YTD PAID					1,774.13
118914	LAWRENCE ROLL UP DOORS, INC.								
	113275	11/18/25		493111	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	1,907.34
	INVOICE: 2526969								
	VENDOR TOTALS	3,359.34 YTD INVOICED		9,408.73 YTD PAID					1,907.34
104175	LDM ASSOCIATES, INC.								
	113322	11/12/25	2450	493112	T	12/09/25	72748010 40514	CONTRACT SERVICES	11,304.00
	INVOICE: 8809								
	113404	10/10/25	3132	493112	T	12/09/25	29102464 40514	CONTRACT SERVICES	14,914.12
	INVOICE: 8783								
	113440	11/12/25	2450	493112	T	12/09/25	72748010 40514	CONTRACT SERVICES	7,000.00
	INVOICE: 8835								
	VENDOR TOTALS	94,427.50 YTD INVOICED		423,469.72 YTD PAID					33,218.12
105143	LOS ANGELES COUNTY								
	113402	11/25/25		493075	P	12/09/25	10001230 40514	CONTRACT SERVICES	1,335.27
	INVOICE: October 2025								
	VENDOR TOTALS	8,342.70 YTD INVOICED		39,213.33 YTD PAID					1,335.27
117975	LUCERO, MATTHEW								
	113270	11/05/25		493113	T	12/09/25	10001224 45124	EDUCATIONAL REIMBURSEMENT	675.00
	INVOICE: EDUC. BCJ 565								
	VENDOR TOTALS	1,644.63 YTD INVOICED		3,127.11 YTD PAID					675.00
120152	MANHATTAN STITCHING COMPANY, INC.								
	113465	11/24/25		493114	T	12/09/25	10013010 45154	GENERAL EXPENSE	1,628.11
	INVOICE: 112372								
	VENDOR TOTALS	10,023.28 YTD INVOICED		17,899.61 YTD PAID					1,628.11

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124645	MARSHALL GEOSCIENCE, INC.								
	113378	11/12/25	3130	493115	T	12/09/25	10015010 40744	RECEIVERSHIPS	3,770.00
	INVOICE: 25-388								
	VENDOR TOTALS		3,770.00 YTD INVOICED				3,770.00 YTD PAID		3,770.00
122277	MASTON, CAROL L.								
	113359	11/05/25		493116	T	12/09/25	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 11-5-25								
	VENDOR TOTALS		250.00 YTD INVOICED				600.00 YTD PAID		50.00
121268	MC ELECTRICAL INC.								
	113292	11/14/25		493117	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	589.75
	INVOICE: 170								
	VENDOR TOTALS		1,239.75 YTD INVOICED				58,880.34 YTD PAID		589.75
122208	MCKESSON MEDICAL-SURGICAL								
	113272	11/18/25		493118	T	12/09/25	10002219 41514	OPERATING SUPPLIES	430.98
	INVOICE: 24650815								
	VENDOR TOTALS		4,461.01 YTD INVOICED				7,594.75 YTD PAID		430.98
112309	GARDENA HOSPITAL, LP								
	113413	10/06/25		493119	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092711313								
	113414	10/09/25		493119	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092711662								
	113416	10/18/25		493119	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 0092712473								
	VENDOR TOTALS		11,250.00 YTD INVOICED				17,250.00 YTD PAID		2,250.00
100108	MERRIMAC PETROLEUM, INC.								
	113505	11/13/25	2965	493120	T	12/09/25	60031030 45144	GASOLINE & OIL	9,198.29
	INVOICE: 2243341								
	VENDOR TOTALS		175,333.61 YTD INVOICED				656,300.05 YTD PAID		9,198.29
123279	ODP BUSINESS SOLUTIONS, LLC								
	113387	11/17/25		493121	T	12/09/25	10002209 41514	OPERATING SUPPLIES	83.71
	INVOICE: 446915214001								
	113388	11/18/25		493121	T	12/09/25	10002209 41514	OPERATING SUPPLIES	26.22
	INVOICE: 446920653001								
	113391	11/19/25		493121	T	12/09/25	10002209 41514	OPERATING SUPPLIES	20.85
	INVOICE: 446920650001								
	113392	11/21/25		493121	T	12/09/25	10002209 41514	OPERATING SUPPLIES	123.28
	INVOICE: 448344434001								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	12,325.00 YTD INVOICED					52,247.34 YTD PAID		254.06
123925	OFFICEUNTITLED, INC.								
	113299	11/16/25	3127	493122	T	12/09/25	50410020 40514	CONTRACT SERVICES	5,560.25
	INVOICE: 4820								
	VENDOR TOTALS	108,532.25 YTD INVOICED					2,226,789.18 YTD PAID		5,560.25
123098	ORKIN SERVICES OF CALIFORNIA, INC								
	113446	10/10/25		493123	T	12/09/25	10061120 40514	CONTRACT SERVICES	276.00
	INVOICE: 285825796								
	113447	09/11/25		493124	T	12/09/25	10061120 40514	CONTRACT SERVICES	276.00
	INVOICE: 284266078								
	113448	11/21/25		493125	T	12/09/25	10061120 40514	CONTRACT SERVICES	276.00
	INVOICE: 287340124								
	VENDOR TOTALS	5,022.96 YTD INVOICED					17,727.56 YTD PAID		828.00
124629	PINEDA, TANIA								
	112954	09/02/25		493076	P	12/09/25	10000109 51928	YOUTH SPORTS	72.00
	INVOICE: REFUND 09/02/25								
	VENDOR TOTALS	72.00 YTD INVOICED					72.00 YTD PAID		72.00
124647	HERITAGE POOL SUPPLY GROUP, INC.								
	113442	07/08/25		493126	T	12/09/25	10061090 42124	SWIM POOL MAINTENANCE	460.91
	INVOICE: 0021953440-001								
	113444	10/01/25		493126	T	12/09/25	10061090 42124	SWIM POOL MAINTENANCE	6.91
	INVOICE: FC0925-020000101								
	VENDOR TOTALS	467.82 YTD INVOICED					467.82 YTD PAID		467.82
115207	QUALITY REFRIGERATION CO., INC.								
	113409	11/19/25		493127	T	12/09/25	10001221 42024	BUILDING MAINTENANCE	930.00
	INVOICE: 111549.-IN								
	VENDOR TOTALS	13,301.07 YTD INVOICED					22,622.21 YTD PAID		930.00
124642	RICHARDSON, RICKY								
	113454	11/03/25		493077	P	12/09/25	10000109 51935	RECREATION MISCELLEANOUS	4.25
	INVOICE: REFUND 11/03/25								
	VENDOR TOTALS	4.25 YTD INVOICED					4.25 YTD PAID		4.25
124323	ROBERT HALF, INC.								
	113456	11/24/25		493128	T	12/09/25	10001222 40514	CONTRACT SERVICES	2,057.00
	INVOICE: 65637934								
	VENDOR TOTALS	69,751.00 YTD INVOICED					166,239.00 YTD PAID		2,057.00

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120936	S.K.I SUPPLY KIT INTERNATIONAL									
	113320	07/21/25		493078	P	12/09/25	10011500	43044	POSTAGE	716.48
	INVOICE:	26607								
	VENDOR TOTALS		716.48 YTD INVOICED					716.48 YTD PAID		716.48
117610	SAFARILAND, LLC.									
	113473	10/13/25		493129	T	12/09/25	10002215	41514	OPERATING SUPPLIES	406.76
	INVOICE:	I010-640196								
	VENDOR TOTALS		406.76 YTD INVOICED					406.76 YTD PAID		406.76
118382	FITCH, ROBERT A.									
	113481	11/25/25		493130	T	12/09/25	10061020	40264	CONTRACT LABOR SALARIES	1,444.80
	INVOICE:	November 2025								
	113482	11/25/25		493130	T	12/09/25	10061020	40264	CONTRACT LABOR SALARIES	2,402.40
	INVOICE:	October 2025								
	VENDOR TOTALS		9,060.80 YTD INVOICED					32,368.00 YTD PAID		3,847.20
101153	SOUTH BAY FORD									
	113355	10/23/25	2973	493131	T	12/09/25	60031030	42064	PARTS	112.00
	INVOICE:	529371								
	113358	10/22/25	2973	493131	T	12/09/25	60031030	42064	PARTS	698.19
	INVOICE:	529068								
	113361	10/28/25	2973	493131	T	12/09/25	60031030	42064	PARTS	26.11
	INVOICE:	562773								
	113363	10/28/25	2973	493131	T	12/09/25	60031030	42064	PARTS	192.91
	INVOICE:	562771								
	113365	10/30/25	2973	493131	T	12/09/25	60031030	42064	PARTS	31.60
	INVOICE:	56314								
	113366	10/29/25	2973	493131	T	12/09/25	60031030	42064	PARTS	25.06
	INVOICE:	563090								
	113367	10/29/25	2973	493131	T	12/09/25	60031030	42064	PARTS	189.35
	INVOICE:	562959								
	113368	10/15/25	2973	493131	T	12/09/25	60031030	42064	PARTS	1,213.31
	INVOICE:	529585								
	113369	10/17/25	2973	493131	T	12/09/25	60031030	42064	PARTS	380.07
	INVOICE:	529807								
	113371	10/01/25	2973	493131	T	12/09/25	60031030	42064	PARTS	334.14
	INVOICE:	559255								
	113372	10/02/25	2973	493131	T	12/09/25	60031030	42064	PARTS	426.89
	INVOICE:	559396								
	113373	10/07/25	2973	493131	T	12/09/25	60031030	42064	PARTS	96.68
	INVOICE:	559810								
	113374	10/08/25	2973	493131	T	12/09/25	60031030	42064	PARTS	29.06
	INVOICE:	559977								
	113376	10/10/25	2973	493131	T	12/09/25	60031030	42064	PARTS	2,299.28
	INVOICE:	560600								
	113486	10/14/25	2973	493131	T	12/09/25	60031030	42064	PARTS	57.35
	INVOICE:	560983								

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	113487	10/15/25	2973	493131	T	12/09/25	60031030 42064	PARTS	111.25
	INVOICE: 561105								
	113488	10/15/25	2973	493131	T	12/09/25	60031030 42064	PARTS	538.50
	INVOICE: 561097								
	113489	10/15/25	2973	493131	T	12/09/25	60031030 42064	PARTS	388.27
	INVOICE: 561178								
	113490	10/15/25	2973	493131	T	12/09/25	60031030 42064	PARTS	366.75
	INVOICE: 561179								
	113491	10/16/25	2973	493131	T	12/09/25	60031030 42064	PARTS	585.29
	INVOICE: 561261								
	113492	10/16/25	2973	493131	T	12/09/25	60031030 42064	PARTS	126.08
	INVOICE: 561263								
	113493	10/16/25	2973	493131	T	12/09/25	60031030 42064	PARTS	22.32
	INVOICE: 561265								
	113494	10/17/25	2973	493131	T	12/09/25	60031030 42064	PARTS	141.55
	INVOICE: 561313								
	113495	10/21/25	2973	493131	T	12/09/25	60031030 42064	PARTS	253.63
	INVOICE: 561666								
	113496	10/21/25	2973	493131	T	12/09/25	60031030 42064	PARTS	60.98
	INVOICE: 561783								
	113497	10/23/25	2973	493131	T	12/09/25	60031030 42064	PARTS	79.83
	INVOICE: 562276								
	113498	10/24/25	2973	493131	T	12/09/25	60031030 42064	PARTS	40.27
	INVOICE: 561991								
	113499	10/25/25	2973	493131	T	12/09/25	60031030 42064	PARTS	1,136.65
	INVOICE: 562457								
	113500	10/27/25	2973	493131	T	12/09/25	60031030 42064	PARTS	239.79
	INVOICE: 562618								
	113501	10/27/25	2973	493131	T	12/09/25	60031030 42064	PARTS	2,096.41
	INVOICE: 562638								
	VENDOR TOTALS	90,213.64	YTD INVOICED	2,020,886.05	YTD PAID				12,299.57
121450	STANTEC CONSULTING SERVS, INC.								
	113298	09/19/25	3126	493132	T	12/09/25	10041020 45184	TRAINING	5,400.00
	INVOICE: 2456466								
	113300	11/07/25	3128	493132	T	12/09/25	22006272 40514	CONTRACT SERVICES	8,904.00
	INVOICE: 2480086								
	VENDOR TOTALS	14,304.00	YTD INVOICED	88,710.00	YTD PAID				14,304.00
98746	STATE OF CALIFORNIA, DEPT OF JUSTICE								
	113421	11/04/25		493079	P	12/09/25	10017010 45054	TESTING EXPENSE	203.00
	INVOICE: 001110								
	VENDOR TOTALS	1,846.00	YTD INVOICED	6,293.00	YTD PAID				203.00
107314	STEPHAN T HONDA MD, INC								
	113285	11/19/25		493133	T	12/09/25	10002220 40724	MEDICAL & AMBULANCE	565.80
	INVOICE: 00189743								

PAID INVOICES REPORT

CHECK: C120925 TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	6,221.04 YTD INVOICED		27,058.65 YTD PAID					565.80
117117	T-MOBILE								
	113393	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	165.00
	INVOICE:	L2511220023							
	113394	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	100.00
	INVOICE:	L2511220341							
	113395	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	300.00
	INVOICE:	L2511220246							
	113396	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	500.00
	INVOICE:	L2511220371							
	113397	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	115.00
	INVOICE:	L2511220282							
	113399	11/22/25		493134	T	12/09/25	10002215 41514	OPERATING SUPPLIES	50.00
	INVOICE:	L2511220096							
	VENDOR TOTALS	2,085.00 YTD INVOICED		3,235.00 YTD PAID					1,230.00
123130	TELEHEALTH VAN LLC								
	113286	11/19/25	2910	493135	T	12/09/25	10110040 48724	MENTAL HEALTH & WELLNESS	8,448.00
	INVOICE:	1107							
	VENDOR TOTALS	76,032.00 YTD INVOICED		443,904.00 YTD PAID					8,448.00
121444	VIGILANT SOLUTIONS, INC.								
	113423	08/20/24	36	493136	T	12/09/25	22210010 40514	CONTRACT SERVICES	5,530.75
	INVOICE:	58846 RI							
	VENDOR TOTALS	5,530.75 YTD INVOICED		11,599.89 YTD PAID					5,530.75
								REPORT TOTALS	331,913.85

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	13	30,181.66
TOTAL EFT TRANSFERS	57	301,732.19

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF DECEMBER 09, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Housing Authority Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
12/1/25	80072	80398	HOUSING	971,541.28
11/25/25	80399	80400	HOUSING	613.45
12/1/25	80401	80415	HOUSING	19,595.39
12/1/25	80416	80422	HOUSING	3,367.73
12/1/25	80423	80425	HOUSING	2,303.30
*** Emergency Issue - for ratification only**				997,421.15

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: H120125 TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883	11430 CEDAR AVE APARTMENTS LLC								
	112864	12/01/25		80072	T	12/01/25	81544100 45904	HOUSING VOUCHER	942.00
	INVOICE: 10780								
	VENDOR TOTALS	5,652.00 YTD INVOICED					18,492.00 YTD PAID		942.00
123039	11725 YORK, LLC								
	112219	12/01/25		80073	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 8596								
	VENDOR TOTALS	11,791.00 YTD INVOICED					33,694.00 YTD PAID		2,116.00
123247	11841 GALE CROSS LLC								
	112715	12/01/25		80074	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,021.00
	INVOICE: 9136								
	VENDOR TOTALS	5,698.00 YTD INVOICED					16,282.00 YTD PAID		1,021.00
122747	12304 GREVILLEA LLC.								
	112841	12/01/25		80075	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 10622								
	112842	12/01/25		80075	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,259.00
	INVOICE: 10633								
	VENDOR TOTALS	15,174.00 YTD INVOICED					55,145.00 YTD PAID		3,375.00
121806	12915 ROSELLE AVENUE, LLC.								
	112716	12/01/25		80076	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10438								
	112717	12/01/25		80076	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10561								
	112718	12/01/25		80076	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 10743								
	VENDOR TOTALS	30,151.00 YTD INVOICED					88,061.00 YTD PAID		5,044.00
123702	13526 KORNBLUM LLC								
	112819	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10016								
	112821	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10083								
	112828	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10266								
	112836	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,103.00
	INVOICE: 10532								
	112891	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,111.00
	INVOICE: 8319								
	112901	12/01/25		80077	T	12/01/25	81544100 45904	HOUSING VOUCHER	939.00
	INVOICE: 9155								

PAID INVOICES REPORT

CHECK: H120125 TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	44,203.00 YTD INVOICED					129,947.00 YTD PAID		7,199.00
123706	13533 LEMOLI LLC								
	112827	12/01/25		80078	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,087.00
	INVOICE: 10227								
	112844	12/01/25		80078	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,590.00
	INVOICE: 10679								
	VENDOR TOTALS	16,062.00 YTD INVOICED					50,166.00 YTD PAID		2,677.00
123705	13600 CHADRON LLC								
	112823	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 10125								
	112832	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	640.00
	INVOICE: 10319								
	112838	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 10582								
	112843	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,675.00
	INVOICE: 10644								
	112881	12/01/25		80079	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,273.00
	INVOICE: 10874								
	112896	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 8794								
	112905	12/01/25		80079	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
	INVOICE: 9561								
	VENDOR TOTALS	54,217.00 YTD INVOICED					172,588.00 YTD PAID		9,254.00
123462	13601 KORNBLUM AVENUE LLC								
	112719	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	502.00
	INVOICE: 10130								
	112720	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,338.00
	INVOICE: 10250								
	112721	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,457.00
	INVOICE: 10604								
	112722	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8270								
	112723	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,407.00
	INVOICE: 9723								
	112724	12/01/25		80080	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
	VENDOR TOTALS	45,772.00 YTD INVOICED					152,074.00 YTD PAID		7,618.00
105745	13615 CERISE AVENUE L.P.								
	112220	12/01/25		80081	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,799.00
	INVOICE: 10405								
	112221	12/01/25		80081	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,756.00
	INVOICE: 10588								
	112222	12/01/25		80081	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,915.00

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10595								
	112223	12/01/25		80081	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10678								
	112224	12/01/25		80081	T	12/01/25	81544100 45904	HOUSING VOUCHER	995.00
	INVOICE: 8010								
	VENDOR TOTALS	48,869.00 YTD INVOICED					155,566.00 YTD PAID		7,927.00
120429	13802 CERISE AVE LLC.								
	112225	12/01/25		80082	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10108								
	112226	12/01/25		80082	T	12/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 10219								
	112227	12/01/25		80082	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,262.00
	INVOICE: 9855								
	VENDOR TOTALS	23,870.00 YTD INVOICED					84,498.00 YTD PAID		3,758.00
123716	13921 YUKON AVE								
	112851	12/01/25		80083	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,398.00
	INVOICE: 10713								
	112858	12/01/25		80083	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10759								
	VENDOR TOTALS	21,389.00 YTD INVOICED					38,240.00 YTD PAID		3,127.00
101895	139TH STREET ASSOCIATES								
	112228	12/01/25		80084	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,696.00
	INVOICE: 7024								
	VENDOR TOTALS	10,092.00 YTD INVOICED					29,128.00 YTD PAID		1,696.00
117074	2300 W. EL SEGUNDO LP								
	112725	12/01/25		80085	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,076.00
	INVOICE: 10572								
	112726	12/01/25		80085	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 10585								
	112727	12/01/25		80085	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 10597								
	112728	12/01/25		80085	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,061.00
	INVOICE: 10783								
	VENDOR TOTALS	34,796.00 YTD INVOICED					100,440.00 YTD PAID		5,764.00
122702	3 PEACOCKS LP.								
	112229	12/01/25		80086	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,461.00
	INVOICE: 10617								
	112230	12/01/25		80086	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,790.00
	INVOICE: 9389								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	19,251.00 YTD INVOICED				53,910.00 YTD PAID			3,251.00
121121	360PARTNERSHIP LP								
	112231	12/01/25		80087	T	12/01/25	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 10343								
	VENDOR TOTALS	5,327.00 YTD INVOICED				14,775.00 YTD PAID			887.00
121007	4037 W 142ND STREET PROPERTY, INC.								
	112731	12/01/25		80088	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,889.00
	INVOICE: 10782								
	VENDOR TOTALS	11,334.00 YTD INVOICED				33,818.00 YTD PAID			1,889.00
105695	4431 W. 118TH ST. LLC								
	112232	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10220								
	112233	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10326								
	112234	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,204.00
	INVOICE: 10393								
	112235	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	948.00
	INVOICE: 10440								
	112236	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10598								
	112237	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8324								
	112238	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 8887								
	112239	12/01/25		80089	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,083.00
	INVOICE: 9425								
	VENDOR TOTALS	58,280.00 YTD INVOICED				176,817.00 YTD PAID			9,807.00
124512	4436 137TH ST. LLC.								
	112305	12/01/25		80090	T	12/01/25	83440010 45904	HOUSING VOUCHER	781.00
	INVOICE: 10693								
	VENDOR TOTALS	4,686.00 YTD INVOICED				4,686.00 YTD PAID			781.00
123978	ABOLGHASSEM, ALI								
	112894	12/01/25		80091	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,119.00
	INVOICE: 8522								
	VENDOR TOTALS	14,614.00 YTD INVOICED				42,043.00 YTD PAID			2,119.00
121510	AC. MAZZEO LLC.								
	112240	12/01/25		80092	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,394.00
	INVOICE: 9525								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	8,364.00 YTD INVOICED				23,460.00 YTD PAID			1,394.00
110532	ACCESS COMMUNITY HOUSING								
	112241	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,380.00
	INVOICE: 10003								
	112242	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,323.00
	INVOICE: 10170								
	112243	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 10202								
	112244	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	635.00
	INVOICE: 10316								
	112245	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,720.00
	INVOICE: 10333								
	112246	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,562.00
	INVOICE: 10384								
	112247	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,470.00
	INVOICE: 10409								
	112248	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,746.00
	INVOICE: 10457								
	112249	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10472								
	112250	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,324.00
	INVOICE: 10525								
	112251	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,252.00
	INVOICE: 10662								
	112252	12/01/25		80093	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10677								
	112253	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,599.00
	INVOICE: 4304								
	112254	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,464.00
	INVOICE: 4387								
	112255	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 6073								
	112256	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,329.00
	INVOICE: 7057								
	112257	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
	INVOICE: 8827								
	112258	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	581.00
	INVOICE: 9422								
	112259	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,798.00
	INVOICE: 9438								
	112260	12/01/25		80093	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,277.00
	INVOICE: 9736								
	VENDOR TOTALS	161,777.00 YTD INVOICED				517,822.00 YTD PAID			28,809.00
123224	ACHATZ, RICHARD								
	112846	12/01/25		80094	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,408.00
	INVOICE: 10688								
	112847	12/01/25		80094	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,503.00

PAID INVOICES REPORT

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10690								
VENDOR TOTALS	17,466.00 YTD INVOICED					53,720.00 YTD PAID		2,911.00
121196 AESM, L.P.								
112261	12/01/25		80095	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
INVOICE: 10573								
112262	12/01/25		80095	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
INVOICE: 7043								
112263	12/01/25		80095	T	12/01/25	81544100 45904	HOUSING VOUCHER	842.00
INVOICE: 9902								
VENDOR TOTALS	20,892.00 YTD INVOICED					59,476.00 YTD PAID		3,544.00
121406 AGRA ASSET MGMT., L.P.								
112733	12/01/25		80096	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,750.00
INVOICE: 10827								
112734	12/01/25		80096	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,203.00
INVOICE: 10849								
VENDOR TOTALS	17,718.00 YTD INVOICED					35,774.00 YTD PAID		2,953.00
124387 AJIE, IJEOMA								
112264	12/01/25		80097	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,304.00
INVOICE: 10240								
VENDOR TOTALS	14,009.00 YTD INVOICED					18,647.00 YTD PAID		2,304.00
122546 AJITO, EMI								
112265	12/01/25		80098	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,384.00
INVOICE: 9760								
VENDOR TOTALS	14,304.00 YTD INVOICED					70,451.00 YTD PAID		2,384.00
123266 AMERICAN NATIONAL REAL ESTATE								
112735	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	833.00
INVOICE: 10111								
112736	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,524.00
INVOICE: 10524								
112737	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,307.00
INVOICE: 10777								
112738	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,359.00
INVOICE: 8674								
112739	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,250.00
INVOICE: 9344								
112740	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
INVOICE: 9593								
112741	12/01/25		80099	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
INVOICE: 9976								

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	VENDOR TOTALS	50,124.00 YTD INVOICED					158,603.00 YTD PAID		8,820.00
117676	AMINI, MORTEZA								
	112268	12/01/25		80100	T	12/01/25	81544100 45904	HOUSING VOUCHER	642.00
	INVOICE: 10649								
	112269	12/01/25		80100	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,320.00
	INVOICE: 10840								
	112270	12/01/25		80100	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,117.00
	INVOICE: 7035								
	VENDOR TOTALS	22,071.00 YTD INVOICED					60,576.00 YTD PAID		4,079.00
124097	AMS PROPERTIES								
	112885	12/01/25		80101	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,044.00
	INVOICE: 4200								
	VENDOR TOTALS	5,873.00 YTD INVOICED					16,290.00 YTD PAID		1,044.00
97386	ANASTASI CONSTRUCTION COMPANY, INC.								
	112271	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	876.00
	INVOICE: 10026								
	112272	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	299.00
	INVOICE: 10161								
	112273	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10185								
	112274	12/01/25		80102	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10653								
	112275	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,688.00
	INVOICE: 10848								
	112276	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 8615								
	112277	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,264.00
	INVOICE: 8743								
	112278	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 8914								
	112279	12/01/25		80102	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,169.00
	INVOICE: 9245								
	VENDOR TOTALS	63,620.00 YTD INVOICED					181,827.00 YTD PAID		10,614.00
105935	ANDELIN, EVELYN								
	112280	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10091								
	112281	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10142								
	112282	12/01/25		80103	T	12/01/25	83440010 45904	HOUSING VOUCHER	975.00
	INVOICE: 10699								
	112283	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 4693								
	112284	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00

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	INVOICE: 8954								
	112285	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 9151								
	112286	12/01/25		80103	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,198.00
	INVOICE: 9508								
	VENDOR TOTALS		68,071.00 YTD INVOICED				224,176.00 YTD PAID		11,384.00
105854	ANDELIN, RICHARD								
	112514	12/01/25		80104	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 9713								
	VENDOR TOTALS		9,210.00 YTD INVOICED				27,182.00 YTD PAID		1,535.00
114626	ARANA SR., EDUARDO								
	112427	12/01/25		80105	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
	INVOICE: 6061								
	VENDOR TOTALS		4,681.00 YTD INVOICED				9,372.00 YTD PAID		1,124.00
121043	BARNES, GINA R.								
	112289	12/01/25		80106	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10328								
	VENDOR TOTALS		9,605.00 YTD INVOICED				27,478.00 YTD PAID		1,648.00
120507	BARSOUM, MAKARIOS								
	112526	12/01/25		80107	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,100.00
	INVOICE: 10485								
	112527	12/01/25		80107	T	12/01/25	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 8504								
	VENDOR TOTALS		13,179.00 YTD INVOICED				34,750.00 YTD PAID		2,024.00
117697	BASKARON, EDWARD								
	112428	12/01/25		80108	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,095.00
	INVOICE: 8910								
	VENDOR TOTALS		7,308.00 YTD INVOICED				16,152.00 YTD PAID		1,095.00
123463	BEACH FRONT CLASSIC, LLC.								
	112732	12/01/25		80109	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10733								
	VENDOR TOTALS		8,310.00 YTD INVOICED				24,638.00 YTD PAID		1,391.00
115666	BENJAMIN, GEORGE								
	112452	12/01/25		80110	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,712.00
	INVOICE: 10210								

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	VENDOR TOTALS	9,969.00 YTD INVOICED				26,397.00 YTD PAID			1,712.00
101241	BENNETT, MARY E.								
	112290	12/01/25		80111	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,770.00
	INVOICE: 10490								
	112291	12/01/25		80111	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,004.00
	INVOICE: 10517								
	112292	12/01/25		80111	T	12/01/25	83440010 45904	HOUSING VOUCHER	872.00
	INVOICE: 10727								
	VENDOR TOTALS	40,780.00 YTD INVOICED				123,899.00 YTD PAID			5,646.00
124121	BENTON, BENNIE								
	112867	12/01/25		80112	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,574.00
	INVOICE: 10798								
	VENDOR TOTALS	9,455.00 YTD INVOICED				26,890.00 YTD PAID			1,574.00
121941	BENTON, DARNICE R.								
	112744	12/01/25		80113	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,355.00
	INVOICE: 10474								
	VENDOR TOTALS	8,130.00 YTD INVOICED				24,338.00 YTD PAID			1,355.00
124115	BF PROPERTIES 1 LLC.								
	112868	12/01/25		80114	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 10802								
	VENDOR TOTALS	9,230.00 YTD INVOICED				24,540.00 YTD PAID			1,542.00
121741	BH INVESTMENT GROUP LLC.								
	112745	12/01/25		80115	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,317.00
	INVOICE: 9754								
	VENDOR TOTALS	7,902.00 YTD INVOICED				21,156.00 YTD PAID			1,317.00
123208	BJ PROPERTY MANAGEMENT INC.								
	112293	12/01/25		80116	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 10723								
	VENDOR TOTALS	9,281.00 YTD INVOICED				26,325.00 YTD PAID			1,573.00
122728	BK HOLDINGS II LLLP								
	112746	12/01/25		80117	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,961.00
	INVOICE: 10776								
	112747	12/01/25		80117	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,467.00
	INVOICE: 9493								
	VENDOR TOTALS	21,524.00 YTD INVOICED				64,112.00 YTD PAID			3,428.00

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121648	BLUE WATER ASSET MANAGEMENT, LP								
	112294	12/01/25		80118	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 10426								
	112295	12/01/25		80118	T	12/01/25	81544100 45904	HOUSING VOUCHER	703.00
	INVOICE: 10454								
	112296	12/01/25		80118	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,110.00
	INVOICE: 10471								
	VENDOR TOTALS		24,678.00 YTD INVOICED				71,709.00 YTD PAID		2,975.00
123324	BOLL, ERIKA								
	112794	12/01/25		80119	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,873.00
	INVOICE: 10685								
	VENDOR TOTALS		10,824.00 YTD INVOICED				31,606.00 YTD PAID		1,873.00
100388	BOLL, LARRY F.								
	112493	12/01/25		80120	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,276.00
	INVOICE: 2340								
	VENDOR TOTALS		7,124.00 YTD INVOICED				20,807.00 YTD PAID		1,276.00
123938	BOLL, MICHAEL								
	112865	12/01/25		80121	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,034.00
	INVOICE: 10796								
	VENDOR TOTALS		8,065.00 YTD INVOICED				19,489.00 YTD PAID		1,034.00
121069	BORGES, ARMANDO								
	112297	12/01/25		80122	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,492.00
	INVOICE: 9419								
	VENDOR TOTALS		8,952.00 YTD INVOICED				25,420.00 YTD PAID		1,492.00
121731	BRADLEY, ROBERT								
	112299	12/01/25		80123	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
	INVOICE: 10458								
	112300	12/01/25		80123	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 10790								
	VENDOR TOTALS		20,846.00 YTD INVOICED				56,079.00 YTD PAID		3,485.00
124120	BRIGGS, ALICE								
	112695	12/01/25		80124	T	12/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10023								
	VENDOR TOTALS		90.00 YTD INVOICED				192.00 YTD PAID		15.00
101545	BROWN JR, FLOYD								
	112437	12/01/25		80125	T	12/01/25	81544100 45904	HOUSING VOUCHER	302.00
	INVOICE: 3385								

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	VENDOR TOTALS		1,812.00 YTD INVOICED				10,406.00 YTD PAID		302.00
120727	BTS, LLP								
	112301	12/01/25		80126	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,843.00
	INVOICE: 10674								
	112302	12/01/25		80126	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10737								
	VENDOR TOTALS		16,535.00 YTD INVOICED				62,867.00 YTD PAID		3,634.00
122011	BURKE, SUSAN								
	112303	12/01/25		80127	T	12/01/25	81544100 45904	HOUSING VOUCHER	727.00
	INVOICE: 9977								
	VENDOR TOTALS		4,344.00 YTD INVOICED				13,023.00 YTD PAID		727.00
103810	BURNETT, DONALD OR DEBORAH								
	112304	12/01/25		80128	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 6046								
	VENDOR TOTALS		7,751.00 YTD INVOICED				21,881.00 YTD PAID		1,314.00
124330	BURNETT, VINQUISHA TORRIEA								
	112696	12/01/25		80129	T	12/01/25	81544100 45904	HOUSING VOUCHER	153.00
	INVOICE: 10827								
	VENDOR TOTALS		1,115.00 YTD INVOICED				1,457.00 YTD PAID		153.00
122911	BYRNE, MICHAEL L.								
	112820	12/01/25		80130	T	12/01/25	81544100 45904	HOUSING VOUCHER	401.00
	INVOICE: 10063								
	VENDOR TOTALS		3,006.00 YTD INVOICED				11,368.00 YTD PAID		401.00
119295	CABEZAS, KELLY EUGENE								
	112306	12/01/25		80131	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10023								
	VENDOR TOTALS		10,800.00 YTD INVOICED				30,114.00 YTD PAID		1,800.00
123889	CADMAN GROUP								
	112848	12/01/25		80132	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,015.00
	INVOICE: 10694								
	VENDOR TOTALS		6,090.00 YTD INVOICED				16,450.00 YTD PAID		1,015.00
117199	CALDERON, RICARDO								
	112307	12/01/25		80133	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,187.00
	INVOICE: 10020								

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	VENDOR TOTALS		7,122.00 YTD INVOICED				23,238.00 YTD PAID		1,187.00
110721	CAMINO, CRISTINA								
	112749	12/01/25		80134	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,089.00
	INVOICE: 9099								
	VENDOR TOTALS		6,534.00 YTD INVOICED				23,289.00 YTD PAID		1,089.00
121902	CANOES, LLC.								
	112308	12/01/25		80135	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,503.00
	INVOICE: 8543								
	112309	12/01/25		80135	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,762.00
	INVOICE: 9280								
	VENDOR TOTALS		18,985.00 YTD INVOICED				54,915.00 YTD PAID		3,265.00
100458	CARRANZA, PATSY JEAN								
	112310	12/01/25		80136	T	12/01/25	83440010 45904	HOUSING VOUCHER	2,223.00
	INVOICE: 10675								
	VENDOR TOTALS		13,338.00 YTD INVOICED				37,957.00 YTD PAID		2,223.00
102354	CARTER, RONALD L.								
	112925	12/01/25		80137	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 10799								
	VENDOR TOTALS		10,002.00 YTD INVOICED				30,484.00 YTD PAID		1,628.00
117665	CASILLAS, MIGUEL								
	112542	12/01/25		80138	T	12/01/25	81544100 45904	HOUSING VOUCHER	151.00
	INVOICE: 9846								
	VENDOR TOTALS		906.00 YTD INVOICED				7,530.00 YTD PAID		151.00
121048	CERISE INVESTMENT CO., LLC.								
	112311	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,717.00
	INVOICE: 10131								
	112312	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 10149								
	112313	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,929.00
	INVOICE: 10234								
	112314	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10262								
	112315	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,727.00
	INVOICE: 10287								
	112316	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,956.00
	INVOICE: 10290								
	112317	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10322								
	112318	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,752.00

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10329								
112319	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	720.00
INVOICE: 10330								
112320	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,101.00
INVOICE: 10372								
112321	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,680.00
INVOICE: 10564								
112322	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	812.00
INVOICE: 10591								
112323	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
INVOICE: 10618								
112324	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,842.00
INVOICE: 10647								
112325	12/01/25		80139	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,267.00
INVOICE: 10845								
112326	12/01/25		80139	T	12/01/25	82044100 45904	HOUSING VOUCHER	162.00
INVOICE: 10862								
112327	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,453.00
INVOICE: 4892								
112328	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	520.00
INVOICE: 5031								
112329	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,586.00
INVOICE: 5060								
112330	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,716.00
INVOICE: 5099								
112331	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,546.00
INVOICE: 7095								
112332	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8058								
112333	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	747.00
INVOICE: 8348								
112334	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,540.00
INVOICE: 8545								
112335	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,792.00
INVOICE: 8940								
112336	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	934.00
INVOICE: 9302								
112337	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	749.00
INVOICE: 9637								
112338	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 9642								
112339	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,656.00
INVOICE: 9650								
112340	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,147.00
INVOICE: 9848								
112341	12/01/25		80139	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,079.00
INVOICE: 9985								
VENDOR TOTALS	270,229.00 YTD INVOICED					816,302.00 YTD PAID		46,623.00
121492 CHADRON TERRACE, LLC.								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
112342	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
INVOICE: 10128								
112343	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,382.00
INVOICE: 10226								
112344	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,168.00
INVOICE: 10230								
112345	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	526.00
INVOICE: 10280								
112346	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,300.00
INVOICE: 10310								
112347	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,776.00
INVOICE: 10423								
112348	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,365.00
INVOICE: 10446								
112349	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	847.00
INVOICE: 10499								
112350	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	147.00
INVOICE: 10500								
112351	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,336.00
INVOICE: 10506								
112352	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,300.00
INVOICE: 10510								
112353	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,695.00
INVOICE: 10513								
112354	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,494.00
INVOICE: 10518								
112355	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,526.00
INVOICE: 10520								
112356	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,295.00
INVOICE: 10521								
112357	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,738.00
INVOICE: 10548								
112358	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,200.00
INVOICE: 10558								
112359	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
INVOICE: 10560								
112360	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,256.00
INVOICE: 10562								
112361	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,294.00
INVOICE: 10570								
112362	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,797.00
INVOICE: 10576								
112363	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,578.00
INVOICE: 10578								
112365	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,638.00
INVOICE: 10601								
112366	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,517.00
INVOICE: 10628								
112367	12/01/25		80140	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,794.00
INVOICE: 10638								
112368	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	709.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10646								
	112369	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,754.00
	INVOICE: 10841								
	112370	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,840.00
	INVOICE: 5019								
	112371	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,836.00
	INVOICE: 8599								
	112372	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	36.00
	INVOICE: 8759								
	112373	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,149.00
	INVOICE: 9545								
	112374	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 9564								
	112375	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	435.00
	INVOICE: 9608								
	112376	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 9619								
	112377	12/01/25		80140	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,829.00
	INVOICE: 9773								
	VENDOR TOTALS		301,093.00 YTD INVOICED					908,363.00 YTD PAID	50,448.00
110283	CHATEAU SOMERA								
	112378	12/01/25		80141	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,194.00
	INVOICE: 10544								
	112379	12/01/25		80141	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 8715								
	112380	12/01/25		80141	T	12/01/25	81544100 45904	HOUSING VOUCHER	946.00
	INVOICE: 9447								
	VENDOR TOTALS		19,464.00 YTD INVOICED					60,534.00 YTD PAID	3,273.00
122413	CHEN, TERRENCE								
	112381	12/01/25		80142	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,181.00
	INVOICE: 8773								
	VENDOR TOTALS		13,086.00 YTD INVOICED					38,976.00 YTD PAID	2,181.00
120352	CHIB, UGRASEN S.								
	112382	12/01/25		80143	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,222.00
	INVOICE: 10211								
	VENDOR TOTALS		7,028.00 YTD INVOICED					26,035.00 YTD PAID	1,222.00
107554	CHIKWENDU, KIERAN								
	112487	12/01/25		80144	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,598.00
	INVOICE: 10611								
	112488	12/01/25		80144	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 4966								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	25,512.00 YTD INVOICED				73,296.00 YTD PAID			4,252.00
113024	CITY OF HAWTHORNE/REDEVELOP.								
	112384	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10145								
	112385	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,029.00
	INVOICE: 10444								
	112386	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	783.00
	INVOICE: 10470								
	112387	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,576.00
	INVOICE: 10479								
	112388	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	769.00
	INVOICE: 10489								
	112389	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,298.00
	INVOICE: 10526								
	112390	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
	INVOICE: 9412								
	112391	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 9521								
	112392	12/01/25		80145	T	12/01/25	81544100 45904	HOUSING VOUCHER	582.00
	INVOICE: 9614								
	VENDOR TOTALS	58,878.00 YTD INVOICED				196,916.00 YTD PAID			9,949.00
103417	CITY OF INGLEWOOD								
	112393	12/01/25		80146	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,875.00
	INVOICE: 10285								
	112394	12/01/25		80146	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 10412								
	112395	12/01/25		80146	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,216.00
	INVOICE: 10448								
	112396	12/01/25		80146	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,658.00
	INVOICE: 3518								
	112397	12/01/25		80146	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,479.00
	INVOICE: 8095								
	VENDOR TOTALS	78,632.32 YTD INVOICED				157,760.24 YTD PAID			8,240.00
121876	CJW VENTURES, INC.								
	112398	12/01/25		80147	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,415.00
	INVOICE: 10461								
	VENDOR TOTALS	8,466.00 YTD INVOICED				33,422.00 YTD PAID			1,415.00
120953	COCKE, LAWRENCE AND DONNA								
	112909	12/01/25		80148	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,865.00
	INVOICE: 10103								
	112910	12/01/25		80148	T	12/01/25	81544100 45904	HOUSING VOUCHER	807.00
	INVOICE: 10831								
	112911	12/01/25		80148	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,481.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 9299								
	VENDOR TOTALS	25,611.00 YTD INVOICED				47,272.00 YTD PAID			4,153.00
113465	COELLO, ENRIQUE								
	112432	12/01/25		80149	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 9021								
	VENDOR TOTALS	7,586.00 YTD INVOICED				22,714.00 YTD PAID			1,268.00
122466	COLE, ANTHONY								
	112399	12/01/25		80150	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,335.00
	INVOICE: 10581								
	VENDOR TOTALS	8,010.00 YTD INVOICED				24,000.00 YTD PAID			1,335.00
108869	COMPTON HOUSING AUTHORITY								
	112400	12/01/25		80151	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,711.00
	INVOICE: 10550								
	VENDOR TOTALS	10,219.64 YTD INVOICED				28,748.44 YTD PAID			1,711.00
120237	CORRALES, ANNA CHRISTINA								
	112401	12/01/25		80152	T	12/01/25	81544100 45904	HOUSING VOUCHER	291.00
	INVOICE: 4772								
	VENDOR TOTALS	2,012.00 YTD INVOICED				8,742.00 YTD PAID			291.00
119168	COSTA, FRANCO								
	112402	12/01/25		80153	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,922.00
	INVOICE: 9234								
	112403	12/01/25		80153	T	12/01/25	81544100 45904	HOUSING VOUCHER	940.00
	INVOICE: 9286								
	VENDOR TOTALS	14,122.00 YTD INVOICED				53,298.06 YTD PAID			2,862.00
102245	CRC MANAGEMENT INC.								
	112751	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,955.00
	INVOICE: 74								
	112752	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,601.00
	INVOICE: 10160								
	112753	12/01/25		80154	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 10164								
	112754	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10180								
	112755	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 10201								
	112756	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,743.00
	INVOICE: 10370								
	112757	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,725.00
	INVOICE: 10377								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
112758	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,613.00
INVOICE: 10441								
112759	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 10623								
112760	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,690.00
INVOICE: 10652								
112761	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
INVOICE: 10661								
112762	12/01/25		80154	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,667.00
INVOICE: 10670								
112763	12/01/25		80154	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,242.00
INVOICE: 10673								
112764	12/01/25		80154	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,679.00
INVOICE: 10720								
112765	12/01/25		80154	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,980.00
INVOICE: 10785								
112766	12/01/25		80154	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,476.00
INVOICE: 10793								
112767	12/01/25		80154	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,647.00
INVOICE: 10801								
112768	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,124.00
INVOICE: 10823								
112769	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	566.00
INVOICE: 5052								
112770	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,581.00
INVOICE: 7007								
112771	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,370.00
INVOICE: 8325								
112772	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,607.00
INVOICE: 8328								
112773	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8470								
112774	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE: 8508								
112775	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,449.00
INVOICE: 8587								
112776	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,590.00
INVOICE: 8727								
112777	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,512.00
INVOICE: 9143								
112778	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,431.00
INVOICE: 9388								
112779	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 9396								
112780	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,622.00
INVOICE: 9450								
112781	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,209.00
INVOICE: 9465								
112782	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,679.00
INVOICE: 9675								
112783	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 9686								
	112784	12/01/25		80154	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 9789								
	VENDOR TOTALS	309,810.00 YTD INVOICED					885,786.00 YTD PAID		52,150.00
113819	CRESCENT APTS, LLC.								
	112404	12/01/25		80155	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 9612								
	VENDOR TOTALS	6,312.00 YTD INVOICED					19,116.00 YTD PAID		1,052.00
113818	CRESTMOOR APTS, LLC.								
	112405	12/01/25		80156	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10451								
	VENDOR TOTALS	8,346.00 YTD INVOICED					24,192.00 YTD PAID		1,391.00
99701	DALY, JOHN								
	112812	12/01/25		80157	T	12/01/25	81544100 45904	HOUSING VOUCHER	457.00
	INVOICE: 10286								
	112813	12/01/25		80157	T	12/01/25	81544100 45904	HOUSING VOUCHER	711.00
	INVOICE: 5011								
	112814	12/01/25		80157	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 6096								
	112815	12/01/25		80157	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
	VENDOR TOTALS	28,795.00 YTD INVOICED					97,592.00 YTD PAID		4,741.00
112946	DANTZLER, SAMUEL L								
	112785	12/01/25		80158	T	12/01/25	81544100 45904	HOUSING VOUCHER	790.00
	INVOICE: 10650								
	112786	12/01/25		80158	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,294.00
	INVOICE: 10784								
	VENDOR TOTALS	13,120.00 YTD INVOICED					40,762.00 YTD PAID		2,084.00
124504	DAUGHERTY, NICOLA								
	112697	12/01/25		80159	T	12/01/25	81544100 45904	HOUSING VOUCHER	32.00
	INVOICE: 10636								
	VENDOR TOTALS	844.00 YTD INVOICED					844.00 YTD PAID		32.00
110168	DAVES-HOLMES, LULA								
	112407	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	673.00
	INVOICE: 10224								
	112408	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10587								
	112409	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,374.00
	INVOICE: 10658								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	112410	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10714								
	112411	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,738.00
	INVOICE: 3966								
	112412	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	534.00
	INVOICE: 9262								
	112413	12/01/25		80160	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,477.00
	INVOICE: 9529								
	VENDOR TOTALS		56,597.00 YTD INVOICED				164,552.00 YTD PAID		9,321.00
114033	DAVIS, CLARK AND KAREN								
	112750	12/01/25		80161	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,844.00
	INVOICE: 3555								
	VENDOR TOTALS		11,604.00 YTD INVOICED				31,440.00 YTD PAID		1,844.00
124507	DAVIS, KIWANNA R.								
	112698	12/01/25		80162	T	12/01/25	82044100 45904	HOUSING VOUCHER	36.00
	INVOICE: 10840								
	VENDOR TOTALS		348.00 YTD INVOICED				348.00 YTD PAID		36.00
124141	DAVIS, TAMEL								
	112835	12/01/25		80163	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10455								
	VENDOR TOTALS		9,494.00 YTD INVOICED				23,052.00 YTD PAID		1,691.00
123375	DHIMAN, JAIPAL								
	112811	12/01/25		80164	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10718								
	VENDOR TOTALS		7,831.00 YTD INVOICED				23,615.00 YTD PAID		1,303.00
123331	DI PASQUALE, FRANK								
	112850	12/01/25		80165	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,557.00
	INVOICE: 10711								
	VENDOR TOTALS		9,744.00 YTD INVOICED				29,616.00 YTD PAID		1,557.00
123052	DIAMOND 1, LP.								
	112414	12/01/25		80166	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10593								
	112415	12/01/25		80166	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,226.00
	INVOICE: 10736								
	112416	12/01/25		80166	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9909								
	VENDOR TOTALS		36,644.00 YTD INVOICED				100,804.00 YTD PAID		5,819.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123496	DICKERSON, GAYLE YVONNE MORTON								
	112845	12/01/25		80167	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10681								
	VENDOR TOTALS	10,746.00 YTD INVOICED					32,372.00 YTD PAID		1,791.00
122907	DICRISCI APARTMENTS								
	112417	12/01/25		80168	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,240.00
	INVOICE: 4939								
	112418	12/01/25		80168	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,514.00
	INVOICE: 9712								
	VENDOR TOTALS	16,532.00 YTD INVOICED					48,976.00 YTD PAID		2,754.00
122786	DILRUBA MOHAMMED								
	112498	12/01/25		80169	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,310.00
	INVOICE: 10109								
	VENDOR TOTALS	14,250.00 YTD INVOICED					44,142.00 YTD PAID		2,310.00
118260	DOMINGUEZ, ELOY								
	112431	12/01/25		80170	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,455.00
	INVOICE: 8200								
	VENDOR TOTALS	8,730.00 YTD INVOICED					26,281.00 YTD PAID		1,455.00
123921	DONDI CHERRY REVOCABLE TRUST								
	112906	12/01/25		80171	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,896.00
	INVOICE: 9646								
	VENDOR TOTALS	8,875.00 YTD INVOICED					28,243.00 YTD PAID		1,896.00
117343	DOTY RENTALS, LLC.								
	112421	12/01/25		80172	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10619								
	112422	12/01/25		80172	T	12/01/25	83440010 45904	HOUSING VOUCHER	2,781.00
	INVOICE: 10833								
	VENDOR TOTALS	26,831.00 YTD INVOICED					65,283.00 YTD PAID		4,464.00
116373	DUHE, URSULA								
	112423	12/01/25		80173	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,504.00
	INVOICE: 4735								
	VENDOR TOTALS	9,024.00 YTD INVOICED					35,998.00 YTD PAID		1,504.00
108655	DUNLAP, PAUL LOUIS								
	112424	12/01/25		80174	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,340.00
	INVOICE: 10203								

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	VENDOR TOTALS		11,080.00 YTD INVOICED				36,264.00 YTD PAID		1,340.00
124605	DURAN, CECILIA								
	112699	12/01/25		80175	T	12/01/25	81544100 45904	HOUSING VOUCHER	48.00
	INVOICE: 9922								
	VENDOR TOTALS		48.00 YTD INVOICED				48.00 YTD PAID		48.00
118661	E.J. PARTNERS								
	112425	12/01/25		80176	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,136.00
	INVOICE: 10842								
	112426	12/01/25		80176	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,053.00
	INVOICE: 9331								
	VENDOR TOTALS		19,113.00 YTD INVOICED				40,150.00 YTD PAID		3,189.00
123163	EAM PROPERTIES, LLC.								
	112788	12/01/25		80177	T	12/01/25	81544100 45904	HOUSING VOUCHER	200.00
	INVOICE: 10665								
	VENDOR TOTALS		1,200.00 YTD INVOICED				9,144.00 YTD PAID		200.00
108700	ECHEVERRY, JOSE E. & MARIA E.								
	112473	12/01/25		80178	T	12/01/25	81544100 45904	HOUSING VOUCHER	567.00
	INVOICE: 9765								
	112474	12/01/25		80178	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,421.00
	INVOICE: 9922								
	VENDOR TOTALS		11,597.00 YTD INVOICED				31,578.00 YTD PAID		1,988.00
123755	EDGAR, LAWRENCE G.								
	112861	12/01/25		80179	T	12/01/25	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE: 10769								
	112875	12/01/25		80179	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,934.00
	INVOICE: 10850								
	VENDOR TOTALS		16,944.00 YTD INVOICED				32,052.00 YTD PAID		2,822.00
122125	EDWARD J. JENKINS TRUST								
	112429	12/01/25		80180	T	12/01/25	81544100 45904	HOUSING VOUCHER	774.00
	INVOICE: 8781								
	VENDOR TOTALS		4,624.00 YTD INVOICED				13,834.00 YTD PAID		774.00
121491	EL PORTO LLC.								
	112430	12/01/25		80181	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,184.00
	INVOICE: 10750								
	VENDOR TOTALS		13,104.00 YTD INVOICED				35,183.00 YTD PAID		2,184.00

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120416	ELAMIN, IBTISAM								
	112700	12/01/25		80182	T	12/01/25	81544100 45904	HOUSING VOUCHER	19.00
	INVOICE: 7050								
	VENDOR TOTALS		114.00 YTD INVOICED				297.00 YTD PAID		19.00
111173	ELLIS, STEPHANIE								
	112871	12/01/25		80183	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,368.00
	INVOICE: 10813								
	VENDOR TOTALS		12,453.00 YTD INVOICED				27,522.00 YTD PAID		2,368.00
119601	EQUITY HOLDINGS, LLC.								
	112789	12/01/25		80184	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,681.00
	INVOICE: 10186								
	112790	12/01/25		80184	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10663								
	112791	12/01/25		80184	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 10680								
	112792	12/01/25		80184	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,246.00
	INVOICE: 10710								
	112793	12/01/25		80184	T	12/01/25	81544100 45904	HOUSING VOUCHER	852.00
	INVOICE: 9225								
	VENDOR TOTALS		37,250.00 YTD INVOICED				105,266.00 YTD PAID		6,586.00
104455	ESHO, NOEL T.								
	112435	12/01/25		80185	T	12/01/25	81544100 45904	HOUSING VOUCHER	579.00
	INVOICE: 10351								
	VENDOR TOTALS		5,173.00 YTD INVOICED				33,245.00 YTD PAID		579.00
124278	EXILES LLC.								
	112506	12/01/25		80186	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,653.00
	INVOICE: 10820								
	VENDOR TOTALS		8,349.00 YTD INVOICED				18,581.00 YTD PAID		1,653.00
121827	FIGGE, ANDREW								
	112287	12/01/25		80187	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770								
	VENDOR TOTALS		13,374.00 YTD INVOICED				44,482.00 YTD PAID		2,229.00
123265	FITZGERALD, WESLEY								
	112503	12/01/25		80188	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 10692								
	VENDOR TOTALS		10,494.00 YTD INVOICED				33,243.00 YTD PAID		1,749.00
124193	FLORES, MARIA								

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	112436	12/01/25		80189	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,850.00
	INVOICE: 10812								
	VENDOR TOTALS	12,170.00 YTD INVOICED					26,219.00 YTD PAID		1,850.00
120780	FRANCO, SILVANO								
	112886	12/01/25		80190	T	12/01/25	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 4617								
	VENDOR TOTALS	5,321.00 YTD INVOICED					15,958.00 YTD PAID		887.00
105403	FRANCO, WALTER & SANDRA								
	112795	12/01/25		80191	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 8033								
	VENDOR TOTALS	9,066.00 YTD INVOICED					27,198.00 YTD PAID		1,511.00
122987	FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST								
	112796	12/01/25		80192	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 10612								
	VENDOR TOTALS	7,086.00 YTD INVOICED					20,802.00 YTD PAID		1,181.00
93783	FREDERIKSEN, PETER								
	112438	12/01/25		80193	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 10062								
	112439	12/01/25		80193	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,893.00
	INVOICE: 10669								
	VENDOR TOTALS	22,200.00 YTD INVOICED					68,681.00 YTD PAID		3,341.00
108406	FURBERT, REGINALD								
	112440	12/01/25		80194	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,973.00
	INVOICE: 10244								
	112441	12/01/25		80194	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,311.00
	INVOICE: 8573								
	112442	12/01/25		80194	T	12/01/25	81544100 45904	HOUSING VOUCHER	292.00
	INVOICE: 9792								
	VENDOR TOTALS	16,662.00 YTD INVOICED					70,441.00 YTD PAID		3,576.00
103655	GAMBOA, LUIS								
	112524	12/01/25		80195	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,501.00
	INVOICE: 10531								
	VENDOR TOTALS	10,349.00 YTD INVOICED					25,846.00 YTD PAID		1,501.00
118612	GARG, ANU								
	112798	12/01/25		80196	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,242.00
	INVOICE: 10756								

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	VENDOR TOTALS	13,452.00 YTD INVOICED		39,360.00 YTD PAID					2,242.00
124539	GARG, URMILLA K.								
	112443	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,634.00
	INVOICE: 10088								
	112444	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,895.00
	INVOICE: 10402								
	112445	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10416								
	112446	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 10806								
	112447	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,066.00
	INVOICE: 10811								
	112448	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,605.00
	INVOICE: 8286								
	112449	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,165.00
	INVOICE: 8551								
	112450	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,633.00
	INVOICE: 9693								
	112451	12/01/25		80197	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,632.00
	INVOICE: 9700								
	VENDOR TOTALS	49,677.00 YTD INVOICED		49,677.00 YTD PAID					13,718.00
124339	GIACONI, MIRKO								
	112453	12/01/25		80198	T	12/01/25	81544100 45904	HOUSING VOUCHER	923.00
	INVOICE: 2229								
	VENDOR TOTALS	9,598.00 YTD INVOICED		18,232.00 YTD PAID					923.00
119132	GLADNEY, BEVERLY								
	112454	12/01/25		80199	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,433.00
	INVOICE: 9879								
	VENDOR TOTALS	8,598.00 YTD INVOICED		25,101.00 YTD PAID					1,433.00
111586	GOFF, MARK								
	112455	12/01/25		80200	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10641								
	VENDOR TOTALS	7,818.00 YTD INVOICED		23,487.00 YTD PAID					1,303.00
105399	GOLBAZ-HAGH, MASOUD								
	112535	12/01/25		80201	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,624.00
	INVOICE: 4601								
	VENDOR TOTALS	9,824.00 YTD INVOICED		28,312.00 YTD PAID					1,624.00
124503	GOLDSMITH, CHRISTIAN								
	112701	12/01/25		80202	T	12/01/25	83440010 45904	HOUSING VOUCHER	60.00

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INVOICE: 10685								
VENDOR TOTALS	1,404.00 YTD INVOICED				1,404.00 YTD PAID			60.00
124564 GULL VIEW LLC.								
112680	12/01/25		80203	T	12/01/25	82044100 45904	HOUSING VOUCHER	720.00
INVOICE: 10870								
VENDOR TOTALS	2,784.00 YTD INVOICED				2,784.00 YTD PAID			720.00
120993 H&JR DEVELOPMENT LLC.								
112456	12/01/25		80204	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,694.00
INVOICE: 10556								
112457	12/01/25		80204	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,415.00
INVOICE: 10805								
112458	12/01/25		80204	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,780.00
INVOICE: 9817								
VENDOR TOTALS	41,740.00 YTD INVOICED				121,226.00 YTD PAID			6,889.00
100966 HANAFI, MOHAMMAD								
112748	12/01/25		80205	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,659.00
INVOICE: 4738								
VENDOR TOTALS	9,958.00 YTD INVOICED				30,026.00 YTD PAID			1,659.00
119116 HANNA, JOSEPH								
112477	12/01/25		80206	T	12/01/25	81544100 45904	HOUSING VOUCHER	974.00
INVOICE: 5082								
VENDOR TOTALS	5,809.00 YTD INVOICED				17,463.00 YTD PAID			974.00
124332 HARRIS, LILLIAN								
112702	12/01/25		80207	T	12/01/25	82044100 45904	HOUSING VOUCHER	33.00
INVOICE: 10133								
VENDOR TOTALS	128.00 YTD INVOICED				204.00 YTD PAID			33.00
122151 HAWK MGMT, INC.								
112459	12/01/25		80208	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,082.00
INVOICE: 8641								
112460	12/01/25		80208	T	12/01/25	81544100 45904	HOUSING VOUCHER	981.00
INVOICE: 9028								
VENDOR TOTALS	11,880.00 YTD INVOICED				33,816.00 YTD PAID			2,063.00
122211 HAWTHORNE CHATEAU APTS., LTD								
112461	12/01/25		80209	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,517.00
INVOICE: 9620								

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	VENDOR TOTALS	9,102.00 YTD INVOICED				26,041.00 YTD PAID				1,517.00
121644	HAWTHORNE PACIFIC ASSOCIATES, LP									
	112799	12/01/25		80210	T	12/01/25	81544100	45904	HOUSING VOUCHER	1,275.00
	INVOICE: 10779									
	112800	12/01/25		80210	T	12/01/25	81544100	45904	HOUSING VOUCHER	1,123.00
	INVOICE: 10832									
	VENDOR TOTALS	14,388.00 YTD INVOICED				33,814.00 YTD PAID				2,398.00
115163	HAYWOOD, LARON									
	112491	12/01/25		80211	T	12/01/25	82044100	45904	HOUSING VOUCHER	2,387.00
	INVOICE: 10795									
	112492	12/01/25		80211	T	12/01/25	81544100	45904	HOUSING VOUCHER	991.00
	INVOICE: 4766									
	VENDOR TOTALS	20,268.00 YTD INVOICED				62,669.00 YTD PAID				3,378.00
101156	HEMPHILL, RUBY									
	112927	12/01/25		80212	T	12/01/25	83440010	45904	HOUSING VOUCHER	1,187.00
	INVOICE: 10774									
	VENDOR TOTALS	6,372.00 YTD INVOICED				18,242.00 YTD PAID				1,187.00
110755	HENRY, JAMES R.									
	112469	12/01/25		80213	T	12/01/25	81544100	45904	HOUSING VOUCHER	1,203.00
	INVOICE: 7021									
	112470	12/01/25		80213	T	12/01/25	81544100	45904	HOUSING VOUCHER	953.00
	INVOICE: 9153									
	VENDOR TOTALS	15,698.00 YTD INVOICED				42,553.00 YTD PAID				2,156.00
123723	HICKS, KELVIN									
	112833	12/01/25		80214	T	12/01/25	81544100	45904	HOUSING VOUCHER	910.00
	INVOICE: 10340									
	VENDOR TOTALS	5,084.00 YTD INVOICED				14,564.00 YTD PAID				910.00
113153	HINKLE, M. SIMONNE									
	112462	12/01/25		80215	T	12/01/25	81544100	45904	HOUSING VOUCHER	611.00
	INVOICE: 10534									
	112463	12/01/25		80215	T	12/01/25	81544100	45904	HOUSING VOUCHER	619.00
	INVOICE: 9656									
	VENDOR TOTALS	5,417.00 YTD INVOICED				25,819.00 YTD PAID				1,230.00
123622	HIRATA PROPERTIES, LLC.									
	112801	12/01/25		80216	T	12/01/25	82044100	45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10133									
	112802	12/01/25		80216	T	12/01/25	81544100	45904	HOUSING VOUCHER	905.00

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INVOICE: 10390								
112803	12/01/25		80216	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,509.00
INVOICE: 10659								
112804	12/01/25		80216	T	12/01/25	81544100 45904	HOUSING VOUCHER	713.00
INVOICE: 8096								
112805	12/01/25		80216	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,140.00
INVOICE: 8997								
112806	12/01/25		80216	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,383.00
INVOICE: 9456								
112807	12/01/25		80216	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
INVOICE: 9520								
VENDOR TOTALS		63,431.00 YTD INVOICED				187,833.00 YTD PAID		9,980.00
112248 HOANG, NGUYET								
112571	12/01/25		80217	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,140.00
INVOICE: 8788								
VENDOR TOTALS		6,840.00 YTD INVOICED				19,988.00 YTD PAID		1,140.00
101176 HOLLADAY, MARSHALL								
112533	12/01/25		80218	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
INVOICE: 2600								
VENDOR TOTALS		6,786.00 YTD INVOICED				19,980.00 YTD PAID		1,131.00
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
112217	12/01/25		80219	T	12/01/25	83440020 45944	ADMIN FEES PAID - VOUCHER	100.28
INVOICE: 10740								
VENDOR TOTALS		71,413.60 YTD INVOICED				114,564.76 YTD PAID		100.28
123982 HOUSING AUTHORITY OFTHE COUNTY OF KING, WASHINGTON								
112464	12/01/25		80220	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,345.00
INVOICE: 10542								
VENDOR TOTALS		15,711.05 YTD INVOICED				64,084.85 YTD PAID		1,345.00
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
112623	12/01/25		80219	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,022.00
INVOICE: 10074								
112624	12/01/25		80219	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,902.00
INVOICE: 10719								
112625	12/01/25		80219	T	12/01/25	83440010 45904	HOUSING VOUCHER	2,324.00
INVOICE: 10740								
112626	12/01/25		80219	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,233.00
INVOICE: 4961								
VENDOR TOTALS		71,413.60 YTD INVOICED				114,564.76 YTD PAID		8,481.00
124614 HOUSTON HOUSING AUTHORITY								

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	112465	12/01/25		80221	T	12/01/25	81544100 45904	HOUSING VOUCHER	252.00
	INVOICE: 9004								
	VENDOR TOTALS	252.00 YTD INVOICED					252.00 YTD PAID		252.00
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	112611	12/01/25		80222	T	12/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 9039								
	VENDOR TOTALS	5,376.00 YTD INVOICED					18,522.00 YTD PAID		896.00
116670	HOWARD, CHRISTINE								
	112466	12/01/25		80223	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,857.00
	INVOICE: 10509								
	112467	12/01/25		80223	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 10566								
	VENDOR TOTALS	16,930.00 YTD INVOICED					58,368.00 YTD PAID		3,015.00
123879	HRW 13700 KORNBLUM LLC								
	112863	12/01/25		80224	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 10778								
	VENDOR TOTALS	8,344.00 YTD INVOICED					24,941.00 YTD PAID		1,400.00
122522	HUNT ENTERPRISES, INC.								
	112468	12/01/25		80225	T	12/01/25	81544100 45904	HOUSING VOUCHER	359.00
	INVOICE: 10600								
	VENDOR TOTALS	2,154.00 YTD INVOICED					6,630.00 YTD PAID		359.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	112808	12/01/25		80226	T	12/01/25	83440010 45904	HOUSING VOUCHER	681.00
	INVOICE: 10716								
	112809	12/01/25		80226	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 10722								
	VENDOR TOTALS	13,160.00 YTD INVOICED					40,386.00 YTD PAID		2,147.00
123217	IRD, LP								
	112810	12/01/25		80227	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,182.00
	INVOICE: 10755								
	VENDOR TOTALS	6,912.00 YTD INVOICED					34,462.00 YTD PAID		1,182.00
114933	JEFFERIES, JOYCE E.								
	112481	12/01/25		80228	T	12/01/25	81544100 45904	HOUSING VOUCHER	351.00
	INVOICE: 9319								
	VENDOR TOTALS	2,012.00 YTD INVOICED					5,882.00 YTD PAID		351.00

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122956	JENNIFER PAZZIA								
	112288	12/01/25		80229	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,051.00
	INVOICE: 4652								
	VENDOR TOTALS		12,306.00 YTD INVOICED				35,559.00 YTD PAID		2,051.00
123367	JODELE, TOMAS								
	112929	12/01/25		80230	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,440.00
	INVOICE: 1708								
	VENDOR TOTALS		8,640.00 YTD INVOICED				24,678.00 YTD PAID		1,440.00
119730	JOHNSON, NORIKO								
	112472	12/01/25		80231	T	12/01/25	81544100 45904	HOUSING VOUCHER	843.00
	INVOICE: 10106								
	VENDOR TOTALS		5,018.00 YTD INVOICED				15,043.00 YTD PAID		843.00
108271	JOHNSON, STEVE A.								
	112645	12/01/25		80232	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,310.00
	INVOICE: 4728								
	112646	12/01/25		80232	T	12/01/25	81544100 45904	HOUSING VOUCHER	872.00
	INVOICE: 8398								
	VENDOR TOTALS		7,615.00 YTD INVOICED				20,602.00 YTD PAID		2,182.00
101465	JOHNSON, TERRY								
	112651	12/01/25		80233	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10568								
	112652	12/01/25		80233	T	12/01/25	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 9752								
	VENDOR TOTALS		18,208.00 YTD INVOICED				47,510.00 YTD PAID		2,578.00
123425	JR AJ, LLC.								
	112873	12/01/25		80234	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,028.00
	INVOICE: 10826								
	112876	12/01/25		80234	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,224.00
	INVOICE: 10857								
	112892	12/01/25		80234	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 8412								
	VENDOR TOTALS		30,395.00 YTD INVOICED				92,695.00 YTD PAID		3,747.00
123887	JRAB PROPERTIES, LLC								
	112831	12/01/25		80235	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,997.00
	INVOICE: 10305								
	VENDOR TOTALS		11,982.00 YTD INVOICED				34,599.00 YTD PAID		1,997.00
124615	JUAREZ, VANESSA MARIE								

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	112704	12/01/25		80236	T	12/01/25	81544100 45904	HOUSING VOUCHER	160.00
	INVOICE: 10838								
	VENDOR TOTALS		160.00 YTD INVOICED				160.00 YTD PAID		160.00
118833	KANNIKE-MARTINS, JOSEPHINE								
	112479	12/01/25		80237	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10559								
	VENDOR TOTALS		18,957.00 YTD INVOICED				72,123.00 YTD PAID		1,648.00
124222	KELLY DAVID FRENCH TRUST								
	112513	12/01/25		80238	T	12/01/25	81544100 45904	HOUSING VOUCHER	726.00
	INVOICE: 8649								
	VENDOR TOTALS		3,960.00 YTD INVOICED				8,769.00 YTD PAID		726.00
121877	KGM LLC.								
	112486	12/01/25		80239	T	12/01/25	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10467								
	VENDOR TOTALS		3,762.00 YTD INVOICED				16,454.00 YTD PAID		627.00
117978	KOBAYASHI, DAVID								
	112787	12/01/25		80240	T	12/01/25	81544100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10060								
	VENDOR TOTALS		2,580.00 YTD INVOICED				12,811.00 YTD PAID		130.00
123939	KOUTEK, NORMAN								
	112917	12/01/25		80241	T	12/01/25	81544100 45904	HOUSING VOUCHER	531.00
	INVOICE: 10775								
	112918	12/01/25		80241	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,677.00
	INVOICE: 9774								
	VENDOR TOTALS		13,248.00 YTD INVOICED				42,545.00 YTD PAID		2,208.00
123700	KSR HAWTHORNE 1 LLC								
	112878	12/01/25		80242	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10861								
	112879	12/01/25		80242	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10869								
	112884	12/01/25		80242	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,563.00
	INVOICE: 4101								
	VENDOR TOTALS		20,337.00 YTD INVOICED				36,725.00 YTD PAID		4,339.00
123701	KSR HAWTHORNE 2 LLC								
	112824	12/01/25		80243	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10126								
	112830	12/01/25		80243	T	12/01/25	81544100 45904	HOUSING VOUCHER	800.00

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	INVOICE: 10277								
	112903	12/01/25		80243	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9540								
	VENDOR TOTALS		25,598.00 YTD INVOICED				72,172.00 YTD PAID		3,582.00
123855	KSR SAN BERNARDINO LLC								
	112515	12/01/25		80244	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 9764								
	VENDOR TOTALS		7,286.00 YTD INVOICED				20,342.00 YTD PAID		1,258.00
108846	KUHR ENTERPRISES								
	112489	12/01/25		80245	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9648								
	VENDOR TOTALS		6,991.00 YTD INVOICED				19,914.00 YTD PAID		1,181.00
121862	KUMAMOTO, BRIAN A.								
	112500	12/01/25		80246	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE: 10459								
	VENDOR TOTALS		8,788.00 YTD INVOICED				25,791.00 YTD PAID		1,548.00
120290	LAM, DIEP								
	112419	12/01/25		80247	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 7050								
	VENDOR TOTALS		11,400.00 YTD INVOICED				33,360.00 YTD PAID		1,900.00
113862	LANEY, GARY								
	112490	12/01/25		80248	T	12/01/25	81544100 45904	HOUSING VOUCHER	617.00
	INVOICE: 9654								
	VENDOR TOTALS		4,730.00 YTD INVOICED				18,048.00 YTD PAID		617.00
121310	LARSON, KIRBY								
	112494	12/01/25		80249	T	12/01/25	81544100 45904	HOUSING VOUCHER	944.00
	INVOICE: 4128								
	112495	12/01/25		80249	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,400.00
	INVOICE: 8754								
	112496	12/01/25		80249	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9167								
	VENDOR TOTALS		22,366.00 YTD INVOICED				67,133.00 YTD PAID		3,737.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	112822	12/01/25		80250	T	12/01/25	82044100 45904	HOUSING VOUCHER	877.00
	INVOICE: 10121								
	112866	12/01/25		80250	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,420.00
	INVOICE: 10797								

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	112869	12/01/25		80250	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,786.00
	INVOICE: 10807								
	112880	12/01/25		80250	T	12/01/25	82044100 45904	HOUSING VOUCHER	898.00
	INVOICE: 10873								
	VENDOR TOTALS	22,716.00 YTD INVOICED					55,576.00 YTD PAID		4,981.00
108097	LE, TIEN								
	112499	12/01/25		80251	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10225								
	112501	12/01/25		80251	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10610								
	VENDOR TOTALS	18,264.00 YTD INVOICED					54,780.00 YTD PAID		3,044.00
101260	LEE, JUXIN (BOB)								
	112485	12/01/25		80252	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,736.00
	INVOICE: 2638								
	VENDOR TOTALS	10,416.00 YTD INVOICED					31,160.00 YTD PAID		1,736.00
123397	LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP								
	112912	12/01/25		80253	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10834								
	VENDOR TOTALS	4,803.00 YTD INVOICED					36,890.00 YTD PAID		1,220.00
122038	LEONARD, JOHN								
	112517	12/01/25		80254	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,635.00
	INVOICE: 10408								
	VENDOR TOTALS	9,810.00 YTD INVOICED					29,755.00 YTD PAID		1,635.00
123113	LESTER & JENNIFER CANO								
	112516	12/01/25		80255	T	12/01/25	81544100 45904	HOUSING VOUCHER	139.00
	INVOICE: 9971								
	VENDOR TOTALS	834.00 YTD INVOICED					6,918.00 YTD PAID		139.00
124277	LFD LEMOLI LLC.								
	112617	12/01/25		80256	T	12/01/25	81544100 45904	HOUSING VOUCHER	889.00
	INVOICE: 10803								
	112618	12/01/25		80256	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,646.00
	INVOICE: 10818								
	112619	12/01/25		80256	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10838								
	VENDOR TOTALS	25,663.00 YTD INVOICED					53,044.00 YTD PAID		4,335.00
117147	LIMRA, LLC.								
	112518	12/01/25		80257	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,596.00

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	INVOICE: 8900								
	VENDOR TOTALS	9,576.00 YTD INVOICED		32,512.00 YTD PAID					1,596.00
94084	LINCIR, TOM								
	112662	12/01/25		80258	T	12/01/25	81544100 45904	HOUSING VOUCHER	772.00
	INVOICE: 8500								
	VENDOR TOTALS	4,584.00 YTD INVOICED		12,808.00 YTD PAID					772.00
123316	LING, PAUL SIONG KUONG								
	112729	12/01/25		80259	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	112730	12/01/25		80259	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,154.00
	INVOICE: 4974								
	VENDOR TOTALS	19,588.00 YTD INVOICED		44,028.00 YTD PAID					3,268.00
123419	LING, PAUL SIONG KUONG								
	112853	12/01/25		80260	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,602.00
	INVOICE: 10725								
	VENDOR TOTALS	9,353.00 YTD INVOICED		26,375.00 YTD PAID					1,602.00
122235	LLS GRP #3, LLC								
	112519	12/01/25		80261	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 10008								
	112520	12/01/25		80261	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 3883								
	VENDOR TOTALS	17,112.00 YTD INVOICED		56,266.00 YTD PAID					2,850.00
124235	LO, CHING PING								
	112383	12/01/25		80262	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,575.00
	INVOICE: 10819								
	VENDOR TOTALS	9,486.00 YTD INVOICED		21,366.00 YTD PAID					1,575.00
121100	LOMBARDO, JEANINE								
	112887	12/01/25		80263	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,673.00
	INVOICE: 4729								
	VENDOR TOTALS	10,038.00 YTD INVOICED		29,922.00 YTD PAID					1,673.00
111766	LOS ANGELES COUNTY								
	112521	12/01/25		80264	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,366.00
	INVOICE: 10289								
	VENDOR TOTALS	8,019.47 YTD INVOICED		8,019.47 YTD PAID					1,366.00
124126	LOUIS HAHNE REVOCABLE TRUST								

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	112900	12/01/25		80265	T	12/01/25	81544100 45904	HOUSING VOUCHER	572.00
	INVOICE: 9139								
	VENDOR TOTALS	3,789.00 YTD INVOICED					12,477.00 YTD PAID		572.00
103811	LOZANO, JESUS AND NATALIA								
	112522	12/01/25		80266	T	12/01/25	81544100 45904	HOUSING VOUCHER	955.00
	INVOICE: 9407								
	VENDOR TOTALS	4,474.00 YTD INVOICED					8,646.00 YTD PAID		955.00
112319	LUCHA, ENRIQUE								
	112433	12/01/25		80267	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10545								
	VENDOR TOTALS	7,302.00 YTD INVOICED					20,724.00 YTD PAID		1,220.00
100503	LY, ANDY QUOC								
	112502	12/01/25		80268	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,365.00
	INVOICE: 10651								
	VENDOR TOTALS	8,072.00 YTD INVOICED					23,059.00 YTD PAID		1,365.00
119952	MALEK, FARSHID								
	112512	12/01/25		80269	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 8488								
	VENDOR TOTALS	9,432.00 YTD INVOICED					27,873.00 YTD PAID		1,573.00
101822	MALONEY, KEVIN								
	112817	12/01/25		80270	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,070.00
	INVOICE: 10117								
	112818	12/01/25		80270	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 9435								
	VENDOR TOTALS	13,782.00 YTD INVOICED					41,986.00 YTD PAID		2,317.00
124569	MANVIK REAL ESTATE LLC.								
	112714	12/01/25		80271	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,872.00
	INVOICE: 10815								
	VENDOR TOTALS	3,744.00 YTD INVOICED					3,744.00 YTD PAID		1,872.00
120949	MAOR, NOAM								
	112511	12/01/25		80272	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,102.00
	INVOICE: 8323								
	VENDOR TOTALS	6,612.00 YTD INVOICED					18,835.00 YTD PAID		1,102.00
115853	MARSELA DEVELOPMENT CORP.								
	112531	12/01/25		80273	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,525.00

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	INVOICE: 9500								
	VENDOR TOTALS		9,020.00 YTD INVOICED				25,642.00 YTD PAID		1,525.00
107637	MARSH, JAMES								
	112532	12/01/25		80274	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,935.00
	INVOICE: 9184								
	VENDOR TOTALS		11,510.00 YTD INVOICED				33,466.00 YTD PAID		1,935.00
124280	MASSIMO, DONALD								
	112420	12/01/25		80275	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,458.00
	INVOICE: 10817								
	VENDOR TOTALS		14,420.00 YTD INVOICED				33,111.00 YTD PAID		2,458.00
122935	MATTHEWS FAMILY LIVING TRUST								
	112536	12/01/25		80276	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10636								
	VENDOR TOTALS		9,000.00 YTD INVOICED				27,000.00 YTD PAID		1,500.00
121781	MEA PROPERTIES, LLC.								
	112913	12/01/25		80277	T	12/01/25	81544100 45904	HOUSING VOUCHER	822.00
	INVOICE: 8417								
	VENDOR TOTALS		5,710.00 YTD INVOICED				16,743.00 YTD PAID		822.00
124375	MERINO, ALICIA MONIQUE								
	112705	12/01/25		80278	T	12/01/25	83440010 45904	HOUSING VOUCHER	23.00
	INVOICE: 10677								
	VENDOR TOTALS		117.00 YTD INVOICED				165.00 YTD PAID		23.00
120580	MESA PARK SOUTH, LLC.								
	112537	12/01/25		80279	T	12/01/25	81544100 45904	HOUSING VOUCHER	801.00
	INVOICE: 9563								
	112538	12/01/25		80279	T	12/01/25	81544100 45904	HOUSING VOUCHER	911.00
	INVOICE: 9571								
	VENDOR TOTALS		10,272.00 YTD INVOICED				30,390.00 YTD PAID		1,712.00
115116	MICHAEL, SAMIR								
	112539	12/01/25		80280	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 10089								
	112540	12/01/25		80280	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,730.00
	INVOICE: 10300								
	112541	12/01/25		80280	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 8632								

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	VENDOR TOTALS	39,999.00 YTD INVOICED				104,244.00 YTD PAID			6,718.00
104002	MINGO, WILLIAM & RUBY								
	112543	12/01/25		80281	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,835.00
	INVOICE: 9771								
	VENDOR TOTALS	10,833.00 YTD INVOICED				27,373.00 YTD PAID			1,835.00
123677	MITTAL ASSETS, LP.								
	112874	12/01/25		80282	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,714.00
	INVOICE: 10839								
	112877	12/01/25		80282	T	12/01/25	82044100 45904	HOUSING VOUCHER	967.00
	INVOICE: 10859								
	112889	12/01/25		80282	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 4834								
	VENDOR TOTALS	23,222.00 YTD INVOICED				32,484.00 YTD PAID			4,052.00
123465	MITTAL LEGACY, LP.								
	112840	12/01/25		80283	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,316.00
	INVOICE: 10603								
	112870	12/01/25		80283	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10808								
	VENDOR TOTALS	20,328.00 YTD INVOICED				50,421.00 YTD PAID			3,228.00
123111	ML-12020 GREVILLEA LLC								
	112545	12/01/25		80284	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10039								
	VENDOR TOTALS	2,162.00 YTD INVOICED				6,020.00 YTD PAID			1,279.00
111620	MOBRICI, ALBERTO								
	112266	12/01/25		80285	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,196.00
	INVOICE: 10449								
	112267	12/01/25		80285	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,020.00
	INVOICE: 4684								
	VENDOR TOTALS	13,111.00 YTD INVOICED				37,648.00 YTD PAID			2,216.00
105400	MOGEL, JOSEPH								
	112478	12/01/25		80286	T	12/01/25	81544100 45904	HOUSING VOUCHER	972.00
	INVOICE: 9534								
	VENDOR TOTALS	5,856.00 YTD INVOICED				24,883.00 YTD PAID			972.00
112018	MONARK, LP								
	112546	12/01/25		80287	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,228.00
	INVOICE: 10732								
	112547	12/01/25		80287	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,851.00

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	INVOICE: 10752								
	VENDOR TOTALS	18,307.00 YTD INVOICED				42,667.00 YTD PAID			3,079.00
99468	MONGELLI, RICK								
	112609	12/01/25		80288	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8707								
	VENDOR TOTALS	9,938.00 YTD INVOICED				29,382.00 YTD PAID			1,654.00
107461	MONICA WUERTH DAVIS								
	112914	12/01/25		80289	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,452.00
	INVOICE: 10043								
	112915	12/01/25		80289	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
	INVOICE: 10634								
	112916	12/01/25		80289	T	12/01/25	84440010 45904	HOUSING VOUCHER	518.00
	INVOICE: 10747								
	VENDOR TOTALS	19,898.00 YTD INVOICED				56,424.00 YTD PAID			3,160.00
30143	MONUS, BELA C								
	112548	12/01/25		80290	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,941.00
	INVOICE: 10281								
	112549	12/01/25		80290	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 10493								
	112550	12/01/25		80290	T	12/01/25	81544100 45904	HOUSING VOUCHER	806.00
	INVOICE: 8113								
	112551	12/01/25		80290	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 8807								
	112552	12/01/25		80290	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,464.00
	INVOICE: 9420								
	VENDOR TOTALS	52,039.00 YTD INVOICED				151,074.00 YTD PAID			8,687.00
124510	MOODY, REGINA								
	112706	12/01/25		80291	T	12/01/25	81544100 45904	HOUSING VOUCHER	120.00
	INVOICE: 10518								
	VENDOR TOTALS	4,080.00 YTD INVOICED				4,080.00 YTD PAID			120.00
124511	MOODY, ROZALIND								
	112707	12/01/25		80292	T	12/01/25	82044100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10601								
	VENDOR TOTALS	3,830.00 YTD INVOICED				3,830.00 YTD PAID			130.00
111172	MORA, RUBEN								
	112553	12/01/25		80293	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,726.00
	INVOICE: 4943								

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	VENDOR TOTALS	10,356.00 YTD INVOICED				30,042.00 YTD PAID			1,726.00
123963	MORAN, ALEX MILTON								
	112708	12/01/25		80294	T	12/01/25	82044100 45904	HOUSING VOUCHER	9.00
	INVOICE: 10785								
	VENDOR TOTALS	54.00 YTD INVOICED				234.00 YTD PAID			9.00
123495	MOSCOL, JOANA MARIBEL								
	112855	12/01/25		80295	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 10741								
	VENDOR TOTALS	9,180.00 YTD INVOICED				27,984.00 YTD PAID			1,530.00
119610	MUNOZ, ERNESTO								
	112434	12/01/25		80296	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 10102								
	VENDOR TOTALS	8,844.00 YTD INVOICED				25,466.00 YTD PAID			1,519.00
110239	NAGER, JAY								
	112554	12/01/25		80297	T	12/01/25	81544100 45904	HOUSING VOUCHER	294.00
	INVOICE: 9397								
	VENDOR TOTALS	1,800.00 YTD INVOICED				5,726.00 YTD PAID			294.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	112555	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	641.00
	INVOICE: 10259								
	112556	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 10348								
	112557	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	432.00
	INVOICE: 10668								
	112558	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10816								
	112559	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,737.00
	INVOICE: 4099								
	112560	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,587.00
	INVOICE: 4104								
	112561	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE: 4247								
	112562	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,512.00
	INVOICE: 8531								
	112563	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,850.00
	INVOICE: 8563								
	112564	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	873.00
	INVOICE: 8687								
	112565	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 9312								
	112566	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,263.00

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	INVOICE: 9327								
	112567	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	416.00
	INVOICE: 9337								
	112568	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE: 9590								
	112569	12/01/25		80298	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 9688								
	VENDOR TOTALS		113,516.00 YTD INVOICED				330,034.00 YTD PAID		19,206.00
124311	NEO STEPNEY LLC								
	112570	12/01/25		80299	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE: 10676								
	VENDOR TOTALS		9,234.00 YTD INVOICED				16,929.00 YTD PAID		1,539.00
109774	NEVAREZ, JOSE								
	112475	12/01/25		80300	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE: 10696								
	112476	12/01/25		80300	T	12/01/25	81544100 45904	HOUSING VOUCHER	966.00
	INVOICE: 10843								
	VENDOR TOTALS		11,866.00 YTD INVOICED				36,655.00 YTD PAID		2,431.00
121197	NGUYEN, MAI								
	112525	12/01/25		80301	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10375								
	VENDOR TOTALS		10,686.00 YTD INVOICED				35,548.00 YTD PAID		1,391.00
120381	NGUYEN, STEVE								
	112647	12/01/25		80302	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 9047								
	VENDOR TOTALS		7,518.00 YTD INVOICED				21,798.00 YTD PAID		1,253.00
109058	NOUH, JOSEPHINE								
	112480	12/01/25		80303	T	12/01/25	81544100 45904	HOUSING VOUCHER	278.00
	INVOICE: 8484								
	VENDOR TOTALS		1,532.00 YTD INVOICED				4,190.00 YTD PAID		278.00
106411	NWOKO, JOHN								
	112471	12/01/25		80304	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,019.00
	INVOICE: 8869								
	VENDOR TOTALS		6,114.00 YTD INVOICED				15,045.00 YTD PAID		1,019.00
121322	OKOOBOH, SYLVANUS								
	112572	12/01/25		80305	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,374.00
	INVOICE: 10120								

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	112573	12/01/25		80305	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,131.00
	INVOICE: 9625								
	VENDOR TOTALS		24,737.00 YTD INVOICED				76,067.00 YTD PAID		2,505.00
122967	OLIVARES, SAL								
	112509	12/01/25		80306	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,065.00
	INVOICE: 4755								
	112510	12/01/25		80306	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,616.00
	INVOICE: 4777								
	VENDOR TOTALS		16,650.00 YTD INVOICED				50,250.00 YTD PAID		2,681.00
120180	PARSLEY, LLC.								
	112919	12/01/25		80307	T	12/01/25	81544100 45904	HOUSING VOUCHER	926.00
	INVOICE: 10208								
	112920	12/01/25		80307	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10608								
	112921	12/01/25		80307	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,413.00
	INVOICE: 9496								
	112922	12/01/25		80307	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,431.00
	INVOICE: 9987								
	VENDOR TOTALS		34,082.00 YTD INVOICED				97,778.00 YTD PAID		5,470.00
123502	PAZZIA, JENNIFER								
	112742	12/01/25		80308	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,481.00
	INVOICE: 8976								
	112743	12/01/25		80308	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,768.00
	INVOICE: 9258								
	VENDOR TOTALS		23,876.00 YTD INVOICED				64,243.00 YTD PAID		4,249.00
102871	PETTWAY, VERRIE O.								
	112679	12/01/25		80309	T	12/01/25	81544100 45904	HOUSING VOUCHER	707.00
	INVOICE: 9583								
	VENDOR TOTALS		3,180.00 YTD INVOICED				51,342.00 YTD PAID		707.00
114815	PINNACLE ACACIA LLC								
	112578	12/01/25		80310	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,594.00
	INVOICE: 5023								
	112579	12/01/25		80310	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,678.00
	INVOICE: 9180								
	VENDOR TOTALS		19,443.00 YTD INVOICED				82,191.00 YTD PAID		3,272.00
120583	PINNACLE DOTY LLC.								
	112580	12/01/25		80311	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10395								
	112581	12/01/25		80311	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,700.00

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	INVOICE: 10399								
	112582	12/01/25		80311	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 9926								
	VENDOR TOTALS	29,549.00 YTD INVOICED					86,173.00 YTD PAID		5,031.00
118916	PINNACLE LEMOLI LLC.								
	112583	12/01/25		80312	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,598.00
	INVOICE: 10367								
	112584	12/01/25		80312	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10431								
	112585	12/01/25		80312	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,192.00
	INVOICE: 10473								
	112586	12/01/25		80312	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,627.00
	INVOICE: 10476								
	VENDOR TOTALS	36,412.00 YTD INVOICED					106,293.00 YTD PAID		6,087.00
113548	POWELLS, TAURENCE KEVIN								
	112883	12/01/25		80313	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 3304								
	VENDOR TOTALS	9,720.00 YTD INVOICED					28,045.00 YTD PAID		1,670.00
120470	POZZOULI FAMILY LLC.								
	112587	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10238								
	112588	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,007.00
	INVOICE: 10278								
	112589	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10291								
	112590	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,077.00
	INVOICE: 10303								
	112591	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	915.00
	INVOICE: 10345								
	112592	12/01/25		80314	T	12/01/25	83440010 45904	HOUSING VOUCHER	853.00
	INVOICE: 10742								
	112593	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	963.00
	INVOICE: 4952								
	112594	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 6084								
	112595	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	865.00
	INVOICE: 8878								
	112596	12/01/25		80314	T	12/01/25	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 9831								
	VENDOR TOTALS	57,780.00 YTD INVOICED					182,146.00 YTD PAID		9,040.00
121650	PRAIRIE RENTALS, LLC								
	112597	12/01/25		80315	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,330.00
	INVOICE: 10398								

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	VENDOR TOTALS	9,062.00 YTD INVOICED				27,662.00 YTD PAID			1,330.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	112598	12/01/25		80316	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,290.00
	INVOICE:	10249							
	112599	12/01/25		80316	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,004.00
	INVOICE:	10602							
	112600	12/01/25		80316	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,546.00
	INVOICE:	10700							
	112601	12/01/25		80316	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,989.00
	INVOICE:	10705							
	112602	12/01/25		80316	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,362.00
	INVOICE:	10729							
	112603	12/01/25		80316	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,600.00
	INVOICE:	10738							
	112604	12/01/25		80316	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE:	10829							
	112605	12/01/25		80316	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,304.00
	INVOICE:	2525							
	112606	12/01/25		80316	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,234.00
	INVOICE:	6018							
	VENDOR TOTALS	81,552.00 YTD INVOICED				266,553.00 YTD PAID			12,877.00
123313	QUALITY DEVELOPMENT CORP.								
	112483	12/01/25		80317	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,037.00
	INVOICE:	2719							
	112484	12/01/25		80317	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,142.00
	INVOICE:	8955							
	VENDOR TOTALS	12,450.00 YTD INVOICED				35,161.00 YTD PAID			2,179.00
109045	QUERUBIN, JAMES & MYLENE								
	112607	12/01/25		80318	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,015.00
	INVOICE:	5037							
	VENDOR TOTALS	6,075.00 YTD INVOICED				17,589.00 YTD PAID			1,015.00
123704	R3 PROPERTIES 1 LLC								
	112825	12/01/25		80319	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE:	10181							
	112826	12/01/25		80319	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,223.00
	INVOICE:	10215							
	112834	12/01/25		80319	T	12/01/25	81544100 45904	HOUSING VOUCHER	304.00
	INVOICE:	10386							
	112849	12/01/25		80319	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,025.00
	INVOICE:	10703							
	112854	12/01/25		80319	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,320.00
	INVOICE:	10734							
	112908	12/01/25		80319	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,418.00

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	INVOICE: 9921								
	VENDOR TOTALS		49,591.00 YTD INVOICED				161,529.00 YTD PAID		7,558.00
121412	RABNUB, LLC.								
	112608	12/01/25		80320	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,185.00
	INVOICE: 9251								
	VENDOR TOTALS		7,740.00 YTD INVOICED				23,237.00 YTD PAID		1,185.00
123212	REAL PROPERTY MANAGEMENT INC.								
	112924	12/01/25		80321	T	12/01/25	83440010 45904	HOUSING VOUCHER	923.00
	INVOICE: 10682								
	VENDOR TOTALS		5,538.00 YTD INVOICED				18,756.00 YTD PAID		923.00
114801	REAL, JOHN								
	112816	12/01/25		80322	T	12/01/25	81544100 45904	HOUSING VOUCHER	152.00
	INVOICE: 9939								
	VENDOR TOTALS		912.00 YTD INVOICED				4,052.00 YTD PAID		152.00
123731	REED, LANCE								
	112860	12/01/25		80323	T	12/01/25	81544100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10767								
	VENDOR TOTALS		3,150.00 YTD INVOICED				10,858.00 YTD PAID		515.00
120283	RICKS, PATRICIA								
	112574	12/01/25		80324	T	12/01/25	81544100 45904	HOUSING VOUCHER	881.00
	INVOICE: 10552								
	112575	12/01/25		80324	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,042.00
	INVOICE: 10853								
	112576	12/01/25		80324	T	12/01/25	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 5036								
	112577	12/01/25		80324	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,009.00
	INVOICE: 9451								
	VENDOR TOTALS		23,758.00 YTD INVOICED				56,397.00 YTD PAID		3,747.00
120616	RIDGWAY, JR., WILLIAM								
	112857	12/01/25		80325	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,718.00
	INVOICE: 10754								
	112895	12/01/25		80325	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,603.00
	INVOICE: 8700								
	112907	12/01/25		80325	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,617.00
	INVOICE: 9823								
	VENDOR TOTALS		29,192.00 YTD INVOICED				84,355.00 YTD PAID		4,938.00
121872	RIVAS, JR., JOSE N.								

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	112482	12/01/25		80326	T	12/01/25	81544100 45904	HOUSING VOUCHER	878.00
	INVOICE: 10523								
	VENDOR TOTALS	5,268.00 YTD INVOICED					15,903.00 YTD PAID		878.00
119641	RIVERA, YOLY								
	112610	12/01/25		80327	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,301.00
	INVOICE: 10478								
	VENDOR TOTALS	7,806.00 YTD INVOICED					23,506.00 YTD PAID		1,301.00
124267	ROPERIA, JITENDER S.								
	112614	12/01/25		80328	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,349.00
	INVOICE: 4701								
	VENDOR TOTALS	8,094.00 YTD INVOICED					14,849.00 YTD PAID		1,349.00
121526	ROSALES PROPERTY INVESTMENTS INC.								
	112615	12/01/25		80329	T	12/01/25	81544100 45904	HOUSING VOUCHER	844.00
	INVOICE: 8695								
	VENDOR TOTALS	5,112.00 YTD INVOICED					19,835.00 YTD PAID		844.00
104881	ROSENBERG, BARBARA								
	112852	12/01/25		80330	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,550.00
	INVOICE: 10717								
	VENDOR TOTALS	9,300.00 YTD INVOICED					27,900.00 YTD PAID		1,550.00
122999	ROSS MOORE REALTY INC								
	112926	12/01/25		80331	T	12/01/25	83440010 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 10708								
	VENDOR TOTALS	8,670.00 YTD INVOICED					25,554.00 YTD PAID		1,445.00
123211	ROULETTE, GAIL R.								
	112797	12/01/25		80332	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 4265								
	VENDOR TOTALS	6,789.00 YTD INVOICED					16,140.00 YTD PAID		1,208.00
121988	ROUSSEVE, DARVI								
	112616	12/01/25		80333	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,649.00
	INVOICE: 8691								
	VENDOR TOTALS	10,384.00 YTD INVOICED					30,769.00 YTD PAID		1,649.00
123578	RT 2, LLC								
	112829	12/01/25		80334	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10273								

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	VENDOR TOTALS		9,945.00 YTD INVOICED				29,115.00 YTD PAID		1,654.00
123903	SAINT DANIEL BUILDING LLC.								
	112888	12/01/25		80335	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4798								
	VENDOR TOTALS		6,552.00 YTD INVOICED				19,471.00 YTD PAID		1,092.00
123904	SAINT DAVID BUILDING LLC.								
	112899	12/01/25		80336	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8980								
	VENDOR TOTALS		10,317.00 YTD INVOICED				29,517.00 YTD PAID		1,654.00
119012	SAINT MARK PROPERTY LLC.								
	112621	12/01/25		80337	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,105.00
	INVOICE: 8265								
	VENDOR TOTALS		6,856.00 YTD INVOICED				18,718.00 YTD PAID		1,105.00
109912	SALMERON, FAUSTINO & ARACELY								
	112622	12/01/25		80338	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,947.00
	INVOICE: 9666								
	VENDOR TOTALS		11,682.00 YTD INVOICED				37,738.00 YTD PAID		1,947.00
102029	SAMIA, IMELDA								
	112508	12/01/25		80339	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,198.00
	INVOICE: 4133								
	VENDOR TOTALS		6,974.00 YTD INVOICED				20,093.00 YTD PAID		1,198.00
115679	SAMMUT, TOM								
	112663	12/01/25		80340	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 9436								
	VENDOR TOTALS		6,072.00 YTD INVOICED				18,122.00 YTD PAID		1,012.00
117370	SANCHEZ, MANUEL								
	112528	12/01/25		80341	T	12/01/25	81544100 45904	HOUSING VOUCHER	643.00
	INVOICE: 10379								
	VENDOR TOTALS		3,722.00 YTD INVOICED				12,655.00 YTD PAID		643.00
111243	SANFORD, TERESA								
	112837	12/01/25		80342	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,858.00
	INVOICE: 10557								
	112890	12/01/25		80342	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 8017								
	112904	12/01/25		80342	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,834.00

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	INVOICE: 9551								
	VENDOR TOTALS	35,217.00 YTD INVOICED				97,860.00 YTD PAID			5,854.00
121206	SCOTT, FRED								
	112627	12/01/25		80343	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,378.00
	INVOICE: 10258								
	112628	12/01/25		80343	T	12/01/25	81544100	45904 HOUSING VOUCHER	571.00
	INVOICE: 10770								
	112629	12/01/25		80343	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,214.00
	INVOICE: 9998								
	VENDOR TOTALS	19,603.00 YTD INVOICED				61,396.00 YTD PAID			3,163.00
106104	SCOTT, FRED A. & EMMA L.								
	112630	12/01/25		80344	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,151.00
	INVOICE: 8030								
	VENDOR TOTALS	6,906.00 YTD INVOICED				20,823.00 YTD PAID			1,151.00
122385	SCROGGINS, FRANK								
	112631	12/01/25		80345	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,632.00
	INVOICE: 10546								
	VENDOR TOTALS	9,774.00 YTD INVOICED				28,531.00 YTD PAID			1,632.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	112632	12/01/25		80346	T	12/01/25	82044100	45904 HOUSING VOUCHER	3,213.00
	INVOICE: 10763								
	112633	12/01/25		80346	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,226.00
	INVOICE: 7088								
	112634	12/01/25		80346	T	12/01/25	81544100	45904 HOUSING VOUCHER	1,402.00
	INVOICE: 9453								
	VENDOR TOTALS	33,805.00 YTD INVOICED				91,990.00 YTD PAID			5,841.00
109678	SHEPHERD, DEREK								
	112523	12/01/25		80347	T	12/01/25	82044100	45904 HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
	VENDOR TOTALS	13,734.00 YTD INVOICED				39,508.00 YTD PAID			2,289.00
124600	SHIN, JOYCE								
	112710	12/01/25		80348	T	12/01/25	81544100	45904 HOUSING VOUCHER	1.00
	INVOICE: 74								
	VENDOR TOTALS	2.00 YTD INVOICED				2.00 YTD PAID			1.00
121972	SHORE WEST PROPERTIES, LLC.								
	112635	12/01/25		80349	T	12/01/25	81544100	45904 HOUSING VOUCHER	544.00
	INVOICE: 10421								

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	112636	12/01/25		80349	T	12/01/25	81544100 45904	HOUSING VOUCHER	947.00
	INVOICE: 8721								
	112637	12/01/25		80349	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,686.00
	INVOICE: 9080								
	VENDOR TOTALS		21,872.00 YTD INVOICED				65,260.00 YTD PAID		3,177.00
119834	SHORTER, JEFFREY A.								
	112638	12/01/25		80350	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 4596								
	VENDOR TOTALS		9,312.00 YTD INVOICED				27,765.00 YTD PAID		1,552.00
117711	SIMERAL, STEVE								
	112639	12/01/25		80351	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,443.00
	INVOICE: 10657								
	112640	12/01/25		80351	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,037.00
	INVOICE: 9533								
	VENDOR TOTALS		20,908.00 YTD INVOICED				60,056.00 YTD PAID		3,480.00
124541	SINGLETON, EARNEST								
	112641	12/01/25		80352	T	12/01/25	81544100 45904	HOUSING VOUCHER	982.00
	INVOICE: 10439								
	VENDOR TOTALS		3,724.00 YTD INVOICED				3,724.00 YTD PAID		982.00
111337	SMITH, VIOLA M.								
	112928	12/01/25		80353	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,392.00
	INVOICE: 10721								
	VENDOR TOTALS		8,256.00 YTD INVOICED				24,531.00 YTD PAID		1,392.00
123703	SMR 1 LLC								
	112839	12/01/25		80354	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,330.00
	INVOICE: 10594								
	VENDOR TOTALS		7,980.00 YTD INVOICED				23,910.00 YTD PAID		1,330.00
104618	SOTO, RUTH								
	112620	12/01/25		80355	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8978								
	VENDOR TOTALS		9,945.00 YTD INVOICED				29,100.00 YTD PAID		1,654.00
93156	SOUTH BAY SENIOR HOUSING CORP.								
	112642	12/01/25		80356	T	12/01/25	81544100 45904	HOUSING VOUCHER	869.00
	INVOICE: 10445								
	VENDOR TOTALS		5,199.00 YTD INVOICED				15,131.00 YTD PAID		869.00

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123779	STANDIFER SR, DELBERT								
	112862	12/01/25		80357	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,649.00
	INVOICE: 10773								
	112872	12/01/25		80357	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 10814								
	VENDOR TOTALS		19,312.00 YTD INVOICED				53,646.00 YTD PAID		3,020.00
103194	STEPHENSON, RUDDIE L.								
	112643	12/01/25		80358	T	12/01/25	81544100 45904	HOUSING VOUCHER	896.00
	INVOICE: 10359								
	112644	12/01/25		80358	T	12/01/25	81544100 45904	HOUSING VOUCHER	521.00
	INVOICE: 3480								
	VENDOR TOTALS		11,296.00 YTD INVOICED				36,768.00 YTD PAID		1,417.00
116817	SUKARTO, NANY								
	112648	12/01/25		80359	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,153.00
	INVOICE: 8867								
	112649	12/01/25		80359	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,152.00
	INVOICE: 8939								
	VENDOR TOTALS		36,344.00 YTD INVOICED				104,813.00 YTD PAID		4,305.00
124386	SULLIVAN, TERENCE								
	112650	12/01/25		80360	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,428.00
	INVOICE: 9482								
	VENDOR TOTALS		13,081.00 YTD INVOICED				13,081.00 YTD PAID		1,428.00
123758	TAYLOR, CLAUDETTE L.								
	112859	12/01/25		80361	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10766								
	VENDOR TOTALS		9,777.00 YTD INVOICED				28,854.00 YTD PAID		1,642.00
105118	TED KOLBY REVOCABLE TRUST DATED JULY 9, 2020								
	112923	12/01/25		80362	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,103.00
	INVOICE: 9342								
	VENDOR TOTALS		8,018.00 YTD INVOICED				25,378.00 YTD PAID		1,103.00
119666	THE MONTECITO APTS. INVESTMENT, LP								
	112653	12/01/25		80363	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 4754								
	112654	12/01/25		80363	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 5024								
	VENDOR TOTALS		19,182.00 YTD INVOICED				67,691.00 YTD PAID		3,190.00
124274	THE PALMS AT 120TH STREET LP								

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	112655	12/01/25		80364	T	12/01/25	81544100 45904	HOUSING VOUCHER	891.00
	INVOICE: 10858								
	VENDOR TOTALS	5,346.00 YTD INVOICED				7,544.00 YTD PAID			891.00
119883	TARLOW, MARVIN								
	112656	12/01/25		80365	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 10099								
	VENDOR TOTALS	6,677.00 YTD INVOICED				19,985.00 YTD PAID			1,107.00
124500	THIERRY, ALBERT								
	112657	12/01/25		80366	T	12/01/25	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 9954								
	VENDOR TOTALS	3,900.00 YTD INVOICED				3,900.00 YTD PAID			770.00
122416	THREE RAINBOWS LLC.								
	112658	12/01/25		80367	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 10547								
	112659	12/01/25		80367	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,060.00
	INVOICE: 10830								
	112660	12/01/25		80367	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 9038								
	VENDOR TOTALS	32,344.00 YTD INVOICED				78,528.00 YTD PAID			5,282.00
113165	TOBAR, LUIS								
	112661	12/01/25		80368	T	12/01/25	81544100 45904	HOUSING VOUCHER	562.00
	INVOICE: 10596								
	VENDOR TOTALS	3,372.00 YTD INVOICED				10,110.00 YTD PAID			562.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	112664	12/01/25		80369	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10512								
	112665	12/01/25		80369	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,930.00
	INVOICE: 10664								
	VENDOR TOTALS	24,578.00 YTD INVOICED				73,564.00 YTD PAID			4,233.00
115015	TOWNSEND, LATANYA								
	112666	12/01/25		80370	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,265.00
	INVOICE: 10079								
	112667	12/01/25		80370	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,161.00
	INVOICE: 9332								
	VENDOR TOTALS	16,077.00 YTD INVOICED				50,142.00 YTD PAID			2,426.00
119386	TRAN, TRINH								
	112671	12/01/25		80371	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,210.00

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	INVOICE: 10368								
	112672	12/01/25		80371	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 8934								
	VENDOR TOTALS	15,930.00 YTD INVOICED					45,344.00 YTD PAID		2,655.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	112668	12/01/25		80372	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,948.00
	INVOICE: 10739								
	112669	12/01/25		80372	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,579.00
	INVOICE: 8855								
	112670	12/01/25		80372	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,292.00
	INVOICE: 9610								
	VENDOR TOTALS	34,914.00 YTD INVOICED					62,380.00 YTD PAID		5,819.00
124294	TRINITY MANAGEMENT INC.								
	112673	12/01/25		80373	T	12/01/25	81544100 45904	HOUSING VOUCHER	485.00
	INVOICE: 10362								
	112674	12/01/25		80373	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,388.00
	INVOICE: 3849								
	112675	12/01/25		80373	T	12/01/25	81544100 45904	HOUSING VOUCHER	623.00
	INVOICE: 4786								
	112676	12/01/25		80373	T	12/01/25	81544100 45904	HOUSING VOUCHER	388.00
	INVOICE: 4885								
	VENDOR TOTALS	13,264.00 YTD INVOICED					20,756.00 YTD PAID		2,884.00
109127	TRUJILLO, DANIEL								
	112406	12/01/25		80374	T	12/01/25	81544100 45904	HOUSING VOUCHER	195.00
	INVOICE: 8460								
	VENDOR TOTALS	722.00 YTD INVOICED					6,872.00 YTD PAID		195.00
123667	TRUONG, NICOLE								
	112902	12/01/25		80375	T	12/01/25	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE: 9338								
	VENDOR TOTALS	4,213.00 YTD INVOICED					24,841.00 YTD PAID		155.00
103619	TUCKER, LENVILLE H.								
	112677	12/01/25		80376	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,317.00
	INVOICE: 10536								
	112678	12/01/25		80376	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 7040								
	VENDOR TOTALS	22,243.00 YTD INVOICED					65,209.00 YTD PAID		3,971.00
107689	UMUKORO, JAMES								
	112930	12/01/25		80377	T	12/01/25	82044100 45904	HOUSING VOUCHER	871.00
	INVOICE: 10450								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	112931	12/01/25		80377	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,511.00
	INVOICE: 10590								
	112932	12/01/25		80377	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10800								
	112933	12/01/25		80377	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,555.00
	INVOICE: 10810								
	112934	12/01/25		80377	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,890.00
	INVOICE: 10821								
	112935	12/01/25		80377	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,087.00
	INVOICE: 8462								
	VENDOR TOTALS		68,271.00 YTD INVOICED				197,138.00 YTD PAID		10,826.00
123449	VELASQUEZ, ROBERTO								
	112882	12/01/25		80378	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,189.00
	INVOICE: 3157								
	VENDOR TOTALS		7,134.00 YTD INVOICED				25,896.00 YTD PAID		1,189.00
123143	VIDJAK, FRANK V.								
	112897	12/01/25		80379	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,257.00
	INVOICE: 8812								
	VENDOR TOTALS		7,542.00 YTD INVOICED				21,695.00 YTD PAID		1,257.00
116891	VISCOT VENTURES, LLC								
	112936	12/01/25		80380	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 9681								
	VENDOR TOTALS		6,738.00 YTD INVOICED				23,760.00 YTD PAID		1,158.00
123979	WALKER, JENNIFER LEIGH								
	112711	12/01/25		80381	T	12/01/25	81544100 45904	HOUSING VOUCHER	241.00
	INVOICE: 10756								
	VENDOR TOTALS		1,446.00 YTD INVOICED				3,766.00 YTD PAID		241.00
110341	WALTER, MELVIN E.								
	112681	12/01/25		80382	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,728.00
	INVOICE: 10233								
	112682	12/01/25		80382	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,775.00
	INVOICE: 10400								
	112683	12/01/25		80382	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,190.00
	INVOICE: 10855								
	VENDOR TOTALS		27,666.00 YTD INVOICED				77,468.00 YTD PAID		4,693.00
107712	WARD, JULIUS								
	112504	12/01/25		80383	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,585.00
	INVOICE: 10771								
	112505	12/01/25		80383	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,642.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10772								
	VENDOR TOTALS	18,288.00 YTD INVOICED				52,526.00 YTD PAID			3,227.00
100596	WATSON, HUBERT								
	112684	12/01/25		80384	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,235.00
	INVOICE: 10358								
	112685	12/01/25		80384	T	12/01/25	81544100 45904	HOUSING VOUCHER	707.00
	INVOICE: 10462								
	112686	12/01/25		80384	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,454.00
	INVOICE: 10648								
	112687	12/01/25		80384	T	12/01/25	83440010 45904	HOUSING VOUCHER	834.00
	INVOICE: 10728								
	112688	12/01/25		80384	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,759.00
	INVOICE: 10757								
	112689	12/01/25		80384	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,248.00
	INVOICE: 10761								
	112690	12/01/25		80384	T	12/01/25	82044100 45904	HOUSING VOUCHER	941.00
	INVOICE: 9106								
	VENDOR TOTALS	53,721.00 YTD INVOICED				196,448.00 YTD PAID			9,178.00
122062	WEAVER, KAREN								
	112691	12/01/25		80385	T	12/01/25	82044100 45904	HOUSING VOUCHER	2,224.00
	INVOICE: 10488								
	VENDOR TOTALS	13,344.00 YTD INVOICED				39,398.00 YTD PAID			2,224.00
123246	WEIR, JONATHAN								
	112898	12/01/25		80386	T	12/01/25	81544100 45904	HOUSING VOUCHER	638.00
	INVOICE: 8824								
	VENDOR TOTALS	3,828.00 YTD INVOICED				11,317.00 YTD PAID			638.00
121311	WHITE, FREDDIE								
	112692	12/01/25		80387	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,061.00
	INVOICE: 5094								
	VENDOR TOTALS	6,366.00 YTD INVOICED				18,691.00 YTD PAID			1,061.00
107451	WIJESIRIWARDENA, LASANTHA								
	112497	12/01/25		80388	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,319.00
	INVOICE: 8899								
	VENDOR TOTALS	7,518.00 YTD INVOICED				21,734.00 YTD PAID			1,319.00
121801	WILLIAMS, MARSHALL								
	112534	12/01/25		80389	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,386.00
	INVOICE: 9067								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	8,316.00 YTD INVOICED				24,906.00 YTD PAID			1,386.00
124526	WILLIAMS, TY'QUWISHA								
	112713	12/01/25		80390	T	12/01/25	81544100 45904	HOUSING VOUCHER	25.00
	INVOICE: 10644								
	VENDOR TOTALS	272.00 YTD INVOICED				272.00 YTD PAID			25.00
111459	WILSON, TERI								
	112937	12/01/25		80391	T	12/01/25	81544100 45904	HOUSING VOUCHER	780.00
	INVOICE: 10475								
	112938	12/01/25		80391	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 4541								
	VENDOR TOTALS	16,521.00 YTD INVOICED				41,946.00 YTD PAID			2,275.00
108377	WRIGHT, PAMELA D.								
	112693	12/01/25		80392	T	12/01/25	84440010 45904	HOUSING VOUCHER	1,396.00
	INVOICE: 10746								
	112694	12/01/25		80392	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 8234								
	VENDOR TOTALS	14,670.00 YTD INVOICED				41,940.00 YTD PAID			2,445.00
110909	WYNNE, MARJORIE								
	112529	12/01/25		80393	T	12/01/25	82044100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10854								
	112530	12/01/25		80393	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 8332								
	VENDOR TOTALS	19,264.00 YTD INVOICED				45,703.00 YTD PAID			3,148.00
111803	WYNNE, MISTY								
	112544	12/01/25		80394	T	12/01/25	83440010 45904	HOUSING VOUCHER	2,335.00
	INVOICE: 10837								
	VENDOR TOTALS	14,010.00 YTD INVOICED				26,740.00 YTD PAID			2,335.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	112507	12/01/25		80395	T	12/01/25	81544100 45904	HOUSING VOUCHER	826.00
	INVOICE: 10822								
	VENDOR TOTALS	5,076.00 YTD INVOICED				11,753.00 YTD PAID			826.00
123707	YORK ROSE LLC								
	112856	12/01/25		80396	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10745								
	112893	12/01/25		80396	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,924.00
	INVOICE: 8422								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	18,495.00 YTD INVOICED				40,215.00 YTD PAID			3,275.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	112612	12/01/25		80397	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
	VENDOR TOTALS	9,564.00 YTD INVOICED				26,460.00 YTD PAID			1,532.00
115662	ZAPF (12726 TRURO), ROD								
	112613	12/01/25		80398	T	12/01/25	81544100 45904	HOUSING VOUCHER	950.00
	INVOICE: 9963								
	VENDOR TOTALS	5,700.00 YTD INVOICED				17,703.00 YTD PAID			950.00
								REPORT TOTALS	971,541.28

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	327	971,541.28

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City of Hawthorne, CA

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
112237	T-MOBILE								
	113153	09/21/25		80399	P	11/25/25	81044010 43054	TELEPHONE	262.14
	INVOICE: SP982816099								
	113154	10/21/25		80399	P	11/25/25	81044010 43054	TELEPHONE	262.18
	INVOICE: OC982816099								
	VENDOR TOTALS	53,223.36 YTD INVOICED					228,734.77 YTD PAID		524.32
113605	VERIZON WIRELESS								
	113143	10/23/25		80400	P	11/25/25	81044010 43054	TELEPHONE	89.13
	INVOICE: OC470985090-4								
	VENDOR TOTALS	20,105.50 YTD INVOICED					91,604.70 YTD PAID		89.13
								REPORT TOTALS	613.45

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	613.45

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PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
120727	BTS, LLP								
	113218	11/01/25		80401	T	12/01/25	83440010 45904	HOUSING VOUCHER	351.00
	INVOICE: 10737-1								
	VENDOR TOTALS		16,886.00 YTD INVOICED				63,218.00 YTD PAID		351.00
121048	CERISE INVESTMENT CO., LLC.								
	113220	11/01/25		80402	T	12/01/25	81544100 45904	HOUSING VOUCHER	531.00
	INVOICE: 10234-1								
	VENDOR TOTALS		270,760.00 YTD INVOICED				816,833.00 YTD PAID		531.00
108869	COMPTON HOUSING AUTHORITY								
	113221	11/01/25		80403	T	12/01/25	81544100 45904	HOUSING VOUCHER	118.00
	INVOICE: 10550-1								
	VENDOR TOTALS		10,448.06 YTD INVOICED				28,866.44 YTD PAID		118.00
124539	GARG, URMILLA K.								
	113222	11/01/25		80404	T	12/01/25	81544100 45904	HOUSING VOUCHER	178.00
	INVOICE: 10402-1								
	VENDOR TOTALS		49,855.00 YTD INVOICED				49,855.00 YTD PAID		178.00
113153	HINKLE, M. SIMONNE								
	113223	11/01/25		80405	T	12/01/25	81544100 45904	HOUSING VOUCHER	611.00
	INVOICE: 10534-1								
	VENDOR TOTALS		6,028.00 YTD INVOICED				26,430.00 YTD PAID		611.00
123622	HIRATA PROPERTIES, LLC.								
	113233	11/01/25		80406	T	12/01/25	81544100 45904	HOUSING VOUCHER	218.00
	INVOICE: 10390-1								
	VENDOR TOTALS		63,649.00 YTD INVOICED				188,051.00 YTD PAID		218.00
124614	HOUSTON HOUSING AUTHORITY								
	113213	09/01/25		80407	T	12/01/25	81544100 45904	HOUSING VOUCHER	244.00
	INVOICE: 9004-1								
	113214	10/01/25		80407	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	332.54
	INVOICE: 9004-1								
	113224	11/01/25		80407	T	12/01/25	81544100 45904	HOUSING VOUCHER	252.00
	INVOICE: 9004-1								
	VENDOR TOTALS		1,161.08 YTD INVOICED				1,080.54 YTD PAID		828.54
124277	LFD LEMOLI LLC.								
	113229	11/01/25		80408	T	12/01/25	81544100 45904	HOUSING VOUCHER	223.00
	INVOICE: 10838-1								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	25,886.00 YTD INVOICED				53,267.00 YTD PAID			223.00
123111	ML-12020 GREVILLEA LLC								
	113225	11/01/25		80409	T	12/01/25	81544100 45904	HOUSING VOUCHER	1,046.00
	INVOICE: 10039-1								
	VENDOR TOTALS	3,208.00 YTD INVOICED				7,066.00 YTD PAID			1,046.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	113226	11/01/25		80410	T	12/01/25	81544100 45904	HOUSING VOUCHER	450.00
	INVOICE: 8563-1								
	VENDOR TOTALS	113,966.00 YTD INVOICED				330,484.00 YTD PAID			450.00
114815	PINNACLE ACACIA LLC								
	113228	11/01/25		80411	T	12/01/25	81544100 45904	HOUSING VOUCHER	30.00
	INVOICE: 5023-1								
	VENDOR TOTALS	19,473.00 YTD INVOICED				82,221.00 YTD PAID			30.00
117710	SOUTHERN NEVADA REGIONAL								
	113208	04/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	1,867.55
	INVOICE: 10768-1								
	113209	05/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	113210	06/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	113211	07/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	113212	08/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	113215	10/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	113236	09/01/25		80412	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	VENDOR TOTALS	16,662.40 YTD INVOICED				14,548.85 YTD PAID			14,548.85
124386	SULLIVAN, TERENCE								
	113230	11/01/25		80413	T	12/01/25	81544100 45904	HOUSING VOUCHER	220.00
	INVOICE: 9482-1								
	VENDOR TOTALS	13,301.00 YTD INVOICED				13,301.00 YTD PAID			220.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	113231	11/01/25		80414	T	12/01/25	81544100 45904	HOUSING VOUCHER	164.00
	INVOICE: 10512-1								
	VENDOR TOTALS	24,742.00 YTD INVOICED				73,728.00 YTD PAID			164.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103619	TUCKER, LENVILLE H.								
	113232	11/01/25		80415	T	12/01/25	82044100 45904	HOUSING VOUCHER	78.00
	INVOICE: 10536-1								
	VENDOR TOTALS		22,321.00 YTD INVOICED				65,287.00 YTD PAID		78.00
								REPORT TOTALS	19,595.39

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	15	19,595.39

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103417	CITY OF INGLEWOOD								
	112206	12/01/25		80416	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10285								
	112207	12/01/25		80416	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10412								
	112208	12/01/25		80416	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10448								
	112209	12/01/25		80416	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 3518								
	112210	12/01/25		80416	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 8095								
	VENDOR TOTALS	79,178.37 YTD INVOICED					158,306.29 YTD PAID		546.05
108869	COMPTON HOUSING AUTHORITY								
	112211	12/01/25		80417	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550								
	VENDOR TOTALS	10,448.06 YTD INVOICED					28,976.86 YTD PAID		110.42
123982	HOUSING AUTHORITY OFTHE COUNTY OF KING, WASHINGTON								
	112212	12/01/25		80419	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	93.03
	INVOICE: 10542								
	VENDOR TOTALS	15,804.08 YTD INVOICED					64,177.88 YTD PAID		93.03
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	112215	12/01/25		80418	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	104.54
	INVOICE: 10074								
	112216	12/01/25		80418	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	110.11
	INVOICE: 10719								
	112218	12/01/25		80418	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 4961								
	VENDOR TOTALS	71,728.53 YTD INVOICED					114,879.69 YTD PAID		314.93
124614	HOUSTON HOUSING AUTHORITY								
	112213	12/01/25		80420	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	80.54
	INVOICE: 9004								
	VENDOR TOTALS	1,161.08 YTD INVOICED					1,161.08 YTD PAID		80.54
111766	LOS ANGELES COUNTY								
	112214	12/01/25		80421	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10289								
	VENDOR TOTALS	8,128.68 YTD INVOICED					8,128.68 YTD PAID		109.21
117710	SOUTHERN NEVADA REGIONAL								
	113205	12/01/25		80422	T	12/01/25	81544100 45904	HOUSING VOUCHER	2,016.00
	INVOICE: 10768								

PAID INVOICES REPORT

CHECK: H120125A TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
113205	12/01/25		80422	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	97.55
INVOICE: 10768								
VENDOR TOTALS		16,662.40 YTD INVOICED				16,662.40 YTD PAID		2,113.55
							REPORT TOTALS	3,367.73

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	7	3,367.73

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: H120125Y TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103417	CITY OF INGLEWOOD								
	113216	11/01/25		80423	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10448-1								
	VENDOR TOTALS		79,287.58 YTD INVOICED				176,579.14 YTD PAID		109.21
124614	HOUSTON HOUSING AUTHORITY								
	113217	11/01/25		80424	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	80.54
	INVOICE: 9004-1								
	VENDOR TOTALS		1,241.62 YTD INVOICED				1,241.62 YTD PAID		80.54
117710	SOUTHERN NEVADA REGIONAL								
	113240	11/01/25		80425	T	12/01/25	81044010 45944	ADMIN FEES PAID - VOUCHER	2,113.55
	INVOICE: 10768-1								
	VENDOR TOTALS		18,775.95 YTD INVOICED				18,775.95 YTD PAID		2,113.55
								REPORT TOTALS	2,303.30

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	3	2,303.30

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF DECEMBER 09, 2025

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Asset Forfeiture Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
11/25/25	11096	11099	ASSET FORFEITURE	20,558.20
11/25/25	11100	11101	ASSET FORFEITURE	19,288.50
12/9/25	11102	11102	ASSET FORFEITURE	5,625.00
*** Emergency Issue - for ratification only**				45,471.70

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: AJ112525 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
107830	AARDVARK								
	112136	11/03/25	1739	11096	T	11/25/25	22210010 47404	MACHINERY & EQUIPMENT	11,419.40
	INVOICE: INV2500937								
	VENDOR TOTALS	11,419.40 YTD INVOICED					13,063.35 YTD PAID		11,419.40
124016	EGM FLYING SERVICES								
	111936	11/01/25		11097	T	11/25/25	22210010 40514	CONTRACT SERVICES	3,010.00
	INVOICE: 0018								
	VENDOR TOTALS	15,470.00 YTD INVOICED					40,075.00 YTD PAID		3,010.00
124328	ENTERPRISE FLEET MANAGEMENT INC.								
	112139	11/05/25	2721	11098	T	11/25/25	22210010 47404	MACHINERY & EQUIPMENT	5,374.50
	INVOICE: 464335-110525								
	VENDOR TOTALS	35,968.32 YTD INVOICED					53,296.84 YTD PAID		5,374.50
123386	VITALITY GROUP INTERNATIONAL, INC.								
	113052	11/01/25		11099	T	11/25/25	22210010 41514	OPERATING SUPPLIES	754.30
	INVOICE: 90050950								
	VENDOR TOTALS	6,356.90 YTD INVOICED					23,475.01 YTD PAID		754.30
								REPORT TOTALS	20,558.20

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	4	20,558.20

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: AT112525 TO FISCAL 2026/05 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
117149	ADVANCED AIR, LLC.								
	112135	11/04/25	2937	11100	T	11/25/25	23002244 45144	GASOLINE & OIL	2,100.65
	INVOICE: October 2025								
	VENDOR TOTALS	13,791.60 YTD INVOICED					39,343.12 YTD PAID		2,100.65
123899	M & S AIR SUPPLY, INC.								
	113053	11/11/25	2933	11101	T	11/25/25	23002244 42014	REPAIR & MAINTENANCE SUPP	17,187.85
	INVOICE: 19706								
	VENDOR TOTALS	38,523.74 YTD INVOICED					54,147.40 YTD PAID		17,187.85
								REPORT TOTALS	19,288.50

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	2	19,288.50

** END OF REPORT - Generated by Shuntell Dixon **

PAID INVOICES REPORT

CHECK: AJ120925 TO FISCAL 2026/06 07/01/2024 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123759	STARCHASE LLC								
	113266	10/20/25	3122	11102	T	12/09/25	22210010 40514	CONTRACT SERVICES	5,625.00
	INVOICE: 20134973								
	VENDOR TOTALS		5,625.00 YTD INVOICED				10,125.00 YTD PAID		5,625.00
								REPORT TOTALS	5,625.00

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	5,625.00

** END OF REPORT - Generated by Shuntell Dixon **

AGENDA ITEM NO. 7.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8567 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT FOR ON-STREET PAID PARKING, PARKING ENFORCEMENT AND REVENUE COLLECTION WITH LAZ PARKING CA, LLC

RECOMMENDED MOTION:
Staff recommends that the City Council approve Resolution No. 8567

DISCUSSION:
As part of its Citywide Parking Study, the City is implementing a pilot paid parking program to help assist with the long-term citywide parking strategy and test enforcement and technology within the City. Public Works solicited proposals from qualified parking operators to provide a comprehensive on-street paid parking solution that includes conducting parking enforcement for various new paid parking areas.

The City received three proposals from qualified operators. After a thorough review of all proposals, interviews and evaluation by City staff, it was determined that LAZ Parking CA, LLC was the best fit for the program due to their experience in government and municipal parking services, connections to parking technologies, strong customer service and public relations, and presence in the Greater Los Angeles area.

The pilot program will consist of a complete on-street paid parking solution that includes a mobile payment platform and multi-space pay stations as well as parking enforcement staff during operational hours. The program is intended to improve curb management, enhance the customer experience and support local mobility goals. It also allows the City to expand into a digital residential permit system.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
The implementation of on-street paid parking is a key economic development strategy to support a vibrant, accessible, and financially sustainable commercial environment. As the city's business areas continue to grow, curb space has become increasingly congested, with long-term parkers occupying high-demand areas intended for short-term customer use. Paid parking helps manage this limited resource by increasing turnover, ensuring that visitors, shoppers, and diners can reliably find parking near local businesses. Improved access directly supports sales activity, strengthens local businesses, and enhances the overall customer experience.

FISCAL IMPACT:
None. The total cost of approximately $4,967,717 over a three-year period for revenue collection, pay station management services, and parking enforcement services will be paid from local share Proposition C, Measure R, Measure M and non-gas taxes.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Proposal Document - LAZ Parking
Supplemental Proposal Response - LAZ Parking
Cost and Fee Schedule - LAZ Parking
Resolution 8567



On-Street Paid Parking, Parking Enforcement and Revenue Collection

• City of Hawthorne • September 23rd 2025 •

LAZ
GOVERNMENT SERVICES



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Hawthorne

On-Street Paid Parking, Parking Enforcement and Revenue Collection

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2. COVER LETTER

September 23rd 2025

City of Hawthorne
Department of Public Works – Engineering Division
4455 West 126th Street, Hawthorne, CA 90250
Attn: Dweejal (DJ) Torado, Associate Traffic Engineer

Re: Proposal for On-Street Paid Parking, Parking Enforcement and Revenue Collection

Dear Mr. Torado,

On behalf of LAZ Parking CA, LLC, I am pleased to submit our proposal to provide comprehensive on-street paid parking, enforcement, and revenue collection to the City of Hawthorne. We fully understand that this initiative represents the City's first paid on-street parking implementation, and our team is uniquely positioned to deliver a solution balancing efficiency, compliance, and customer satisfaction.

LAZ Parking is the largest privately held parking operator in the United States and brings unmatched municipal experience managing complex parking systems in cities such as Los Angeles, San Francisco, Chicago, and throughout California including Inglewood, West Hollywood, Glendale, Burbank, Malibu, Long Beach, Newport Beach, Santa Ana, San Mateo to name a few. We have a proven track record of helping municipalities transition from free to paid parking in a way that improves compliance, strengthens curb management, and enhances customer experience through innovative technology solutions. Most recently, we partnered with the cities of Burbank and San Bruno and the Ventura Port District at Ventura Harbor to implement successful paid parking programs that are already delivering measurable results.

For Hawthorne, LAZ Parking proposes a fully integrated program powered by industry-leading technology partners. We will deploy Flowbird (Arrive) multi-space pay stations and Passport Labs' mobile payment and digital permitting platform. Both are recognized leaders in the industry and together will provide residents and visitors with convenient, flexible, and reliable payment options while enabling the City to benefit from seamless enforcement integration, real-time data, and advanced reporting. Our approach to the Scope of Services ensures that Hawthorne receives a turnkey solution including installation and management of pay stations, mobile and web-based payment platforms, secure revenue collection, parking enforcement operations, permitting, public education, and ongoing reporting and analytics. This comprehensive model aligns directly with the City's objectives of enhancing curbside management, supporting local mobility goals, and ensuring accountability.

LAZ Parking CA, LLC certifies, under penalty of perjury, that it complies with all State and Federal nondiscrimination requirements. We stand ready to partner with Hawthorne to deliver a best-in-class parking program that reflects innovation, operational reliability, and exceptional customer service.

Sincerely,

CONRAD MIDOLO
Regional VP, Los Angeles
1200 Wilshire Blvd, Suite 100B
Los Angeles, CA 90017
(562) 332-8619
cmidolo@lazparking.com

ROBERT MARONEY, PTMP
Executive VP, Government Services
One Financial Plaza, 14th Floor
Hartford, CT 06103
P: (804) 921-5019
rmaroney@lazparking.com

3. KEY PROJECT STAFF, QUALIFICATIONS AND PROVIDED EQUIPMENT & TECHNOLOGY

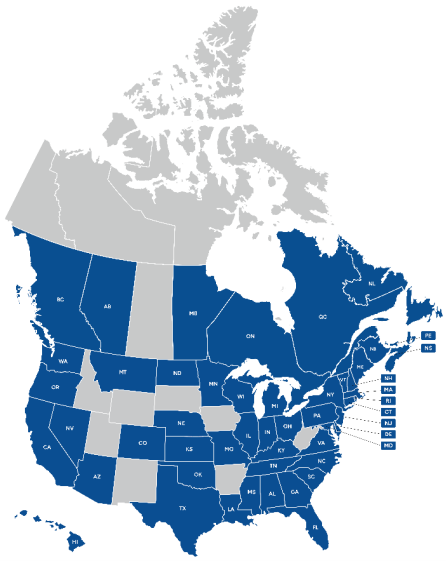
Qualifications & Experience

LAZ Parking - Company Profile

Over Four Decades of Experience

LAZ Parking was founded in 1981 and has been at the forefront of the parking industry ever since, constantly innovating and adapting to the dynamic needs of our customers. Although we employ over 15,000 parking professionals in 42 states, each of our operations is managed locally. With over three decades of municipal parking experience, with our every growing presence in the greater LA region, our local Los Angeles based team will be responsible for providing parking management for the City of Hawthrone parking program. This team is already integrated, experienced and ready to serve you.

- The **largest privately held parking company in North America** with a strong presence throughout California
- Recently awarded **multiple municipal contracts in the greater LA region**, adding resources and support
- Unique **municipal parking experience**, managing more than 600,000 parking spaces for over 150 government agencies, cities and counties
- **Local and regional leaders** dedicated to your success, many with decades of parking experience including hands on experience with municipal parking programs and coastal parking operations
- **Dedicated Government Services support** team for future program enhancements, effective research, rapid technology implementation and continuous municipal support



At the core of LAZ Parking's business model is a commitment to its employees, customers, and the communities it serves. LAZ's unique culture fosters engagement, accountability, and continuous improvement, driving consistently high performance. Additionally, the company places an emphasis on environmental sustainability, diversity, and social responsibility, ensuring its impact extends beyond business operations. LAZ Parking's ongoing growth, success, and commitment to serving its clients stem from its dedication to living its mission. The company's independence; a defining advantage among large operators in the mobility industry empowers LAZ to stay true to its principles and focus on building long-term, mutually beneficial relationships.

Today, LAZ operates over 5,300 locations and manages 2 million parking spaces in 639 cities across 44 states. By adhering to its founding principles while embracing technological innovation and corporate responsibility, LAZ continues to set the standard in the mobility industry. Recently, we have managed some of the most complex and comparable municipal programs in the past 10 years. Within CA, we currently provide parking management for the cities of Inglewood, Malibu, Burbank, Long Beach, Newport

Beach, Glendale, Santa Ana, West Hollywood, San Marcos, San Mateo, Palo Alto, Salinas, Sausalito, San Francisco, South San Francisco, Stockton, San Bruno and San Leandro and dozens of other comparable municipal programs across the U.S.

Government & Municipal Parking Services

LAZ Parking is a leading provider of parking management solutions, specializing in services tailored for municipalities, state, and federal government agencies nationwide. The company's comprehensive approach is rooted in sustainability, aiming to enhance communities, streamline operations, and fortify the financial standing of its clients. LAZ Parking's Government Services team has an unmatched track record in managing municipal parking facilities and on-street programs, overseeing more than 600,000 parking spaces and over 120,000 on-street meters for government entities. LAZ offers customized solutions for courthouses, public buildings, transit centers, and government offices, where security, compliance, and operational efficiency are critical. With a deep understanding of government operations, LAZ ensures strict adherence to government standards while delivering innovative parking solutions to improve accessibility and streamline operations.

The company's services include turnkey parking management, enforcement, and the integration of advanced technology for parking access and payment systems. LAZ's strategic focus on efficient operational procedures, dynamic marketing campaigns, robust revenue integrity systems, and customer service excellence sets the industry standard. With extensive expertise in managing government contracts, LAZ provides transparent reporting, effective cost control, and the efficient use of public resources—all while prioritizing sustainability, safety, and security.

LAZ Parking Fast Facts	
Founded:	1981
Number of Locations:	Over 5,300
Number of Parking Spaces:	Over 2 Million
Annual Managed Revenues:	$2.5 Billion
Number of Employees:	Over 20,000
States / Cities:	44/ 639
Portfolio Mix:	Managed, Leased, and Owned
Service Lines:	Hospitality, Commercial, Healthcare, Airports, Transportation, Universities, Government, Retail, Events and Venues
7/1/25	

Greater Los Angeles Regional Presence

LAZ Parking has established a significant footprint in the greater Los Angeles region, positioning us as a trusted partner to municipalities, public agencies, and private stakeholders throughout Southern California. Our operations in this market are not only extensive in scale but also deeply integrated with the mobility needs of diverse communities. With more than 150 managers and 4,100 employees locally, LAZ maintains its regional headquarters located right here in Los Angeles,

In the Los Angeles area, LAZ manages a wide range of municipal parking programs that span from dense urban centers to coastal destinations and residential neighborhoods. These programs include on-street paid parking, enforcement, mobile payment and permitting systems, surface lot and garage operations, and comprehensive revenue control services. Our regional portfolio includes partnerships with over a dozen cities in Southern CA. Each of these programs demonstrates our ability to deliver solutions tailored to the unique needs of the community, whether that means supporting downtown business districts, enhancing visitor experiences in entertainment corridors, or managing high-volume beach and recreation destinations.

Our presence in this market allows us to leverage dedicated local resources, including trained enforcement and operations staff, specialized maintenance crews, and a robust network of technology and equipment vendors. This regional depth ensures that we can mobilize quickly, respond effectively to service needs, and maintain the highest levels of reliability and customer service.

Equally important, our experience in Southern California provides us with a nuanced understanding of the regulatory environment, community expectations, and the challenges of implementing paid parking in areas transitioning from free systems. We have successfully partnered with cities across the region to introduce modern, technology-enabled programs that enhance compliance, support local businesses, and improve curbside management, all while prioritizing a positive customer experience. For the City of Hawthorne, this strong local presence translates into an experienced, well-resourced partner who understands the dynamics of the greater Los Angeles market and can deliver a proven, scalable, and community-focused parking solution.

Unparalleled Municipal Parking Experience

Our experience, leadership and philosophy have made LAZ Parking one of the nation's premier operators specializing in parking services for municipalities and government agencies. We have an unmatched track record operating municipal parking systems and currently manage more than 600,000 parking spaces for over 150 government agencies, cities and counties.

The following is provided as a sample of LAZ Parking's public sector clients, including the approximate number of spaces for each:

California Partnerships

- City of Long Beach (10,300)
- Long Beach Municipal Airport (1,550)
- City of San Francisco On Street (28,800)
- City of Inglewood, (12,750)
- City of Stockton (6,145)
- City of Burbank (1,475)
- City of Malibu (1,950)
- City of Newport Beach (4,100)
- City of Glendale (3,008)
- City of Los Angeles / LADOT (38,000)
- City of West Hollywood (3,360)
- City of San Francisco Off Street (3,115)
- California State Parks (2,665)
- City of San Mateo (2,610)
- County of Alameda (2,500)
- City of Calabasas (1,100)
- LA Beaches & Harbors (10,000)
- LAX IT (1,500)
- City of San Bruno (1,820)
- City of San Leandro (1,450)
- City of San Marcos (1,200)
- City of South San Francisco (2,100)
- City of Santa Ana (2,500)

National Partnerships

- Washington Metro Area Transit Auth (59,000)
- City of Las Vegas (NV) (3,000)
- Volusia County, FL (2,100)
- City of Baton Rouge, LA (2,000)
- City of Coral Gables, FL (1,775)
- City of Baltimore, MD (1,440)
- City of South Miami, FL (1,400)
- City of Arvada, CO (1,100)
- Cobb County, GA (1,380)
- City of Chicago Meters System (36,000)
- Montgomery County, MD (21,500)
- NY City Housing Authority (20,000)
- NY Metro Transit Authority (16,600)
- City of Lincoln, NE (14,780)
- Rhode Island State Beaches (8,100)
- City of Kansas City, MO (6,600)
- City of Miami Beach, FL (6,000)
- City of New Rochelle, NY (5,868)
- City of Lowell, MA (5,566)
- Norwalk Parking Authority (4,233)
- City of Stamford, CT (3,400)
- Birmingham Jefferson Conv. Complex (2,700)
- City of Syracuse, NY (2,525)
- City of Westminster, CO (2,500)

Nationally Recognized

IPMI Accredited Parking Organization with Distinction

LAZ Parking earned the Accredited Parking Organization (APO) with Distinction status in March 2024, recognizing the company's excellence in financial and operational accountability, customer care, employee training, sustainability, and technological innovation. This certification, granted for three years, establishes LAZ as a leader in the parking and mobility industry.

PTMP Certification Program



LAZ Parking promotes the Parking, Transportation, and Mobility Professional (PTMP) program, enhancing the expertise of its leadership team. Many of LAZ's managers have earned or are working toward PTMP or CPP certifications, demonstrating a commitment to excellence in the parking industry.

Environmental, Social & Governance (ESG)

LAZ Parking launched an ESG Division in 2022, aligning with its mission to create opportunities for employees and value for clients. The division focuses on social awareness, wellness, diversity, and sustainable business practices. LAZ collaborates with Quinn+Partners to implement ESG frameworks and achieve Net Zero by 2036. The company's environmental goals include advancing electrification, embracing digitization, and supporting responsible suppliers.

Diversity, Equity & Inclusion



DEI is a central component of LAZ's ESG strategy. The company is focused on fostering an inclusive environment through diverse policies, performance monitoring, and accountability. LAZ supports small, minority-owned, and women-owned businesses through its Supplier Diversity and Inclusion Plan, promoting equity both within and outside the organization.

LAZ Charitable Foundation

The LAZ Charitable Foundation uplifts underserved communities by supporting housing, education, food security, mental health, and career development. Its mission, "Elevating Humanity," emphasizes empowering individuals, promoting social justice, and creating opportunities for everyone to thrive. Deeply rooted in our DNA, LAZ seeks opportunities to get involved in the communities we serve and are particularly proud of our partnership with Special Olympics Southern California, for whom we host an annual charitable golf tournament and participate in the annual Plane Pull at Long Beach Airport.



Proven Success in Similar Parking Programs

In California, LAZ Parking has consistently demonstrated its ability to design, implement, and manage comprehensive parking enforcement and revenue collection programs that deliver immediate and lasting results. Our turnkey solutions are tailored to the unique needs of each municipality, combining industry-leading technology, proven operating procedures, and highly trained personnel to create programs that are efficient, transparent, and customer-focused. Our recent success transitioning similar programs from free parking to paid parking in California reflect LAZ Parking's ability to partner with cities to manage the delicate transition from free to paid parking. Our approach balances operational excellence with community responsiveness, ensuring that residents and visitors embrace the new system while municipalities realize their policy, mobility, and financial objectives.

Our Core Capabilities Include:

- **Paid Parking Program Implementation:** Introducing modern pay stations and mobile payment platforms that provide customers with multiple convenient payment options while maximizing revenue capture for municipalities.
- **Parking Enforcement Operations:** Deploying professional enforcement personnel equipped with handheld citation technology and license plate recognition systems to ensure accuracy, compliance, and efficiency.
- **Secure Revenue Collection & Reconciliation:** Applying rigorous audit controls, proven cash-handling procedures, and transparent reporting tools that safeguard revenue and provide municipalities with full financial accountability.



Case Study: City of Burbank, CA

LAZ Parking partnered with the City of Burbank to design and implement a full-service parking program that introduced paid parking in busy commercial districts. The program integrated new pay stations, mobile payment options, and professional enforcement operations. Within the first year, the City experienced a **30 percent increase in compliance**, stronger turnover in high-demand curbside areas, and improved financial performance that generated sustainable revenue to reinvest in the community.



Case Study: Ventura Harbor, CA

The Ventura Port District engaged LAZ Parking to convert Ventura Harbor from a free-parking environment into a structured paid parking system. LAZ deployed modern multi-space pay stations, mobile payment platforms, and dedicated enforcement personnel. The transition achieved **over 50 percent customer adoption of mobile payments** within six months, while parking revenue exceeded projections by **20 percent**, providing critical funding for harbor operations and visitor amenities.

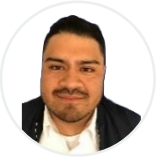


Case Study: City of San Bruno, CA

The City of San Bruno partnered with LAZ Parking to launch its first comprehensive parking management program. LAZ introduced a fully integrated system of pay stations, mobile payments, and enforcement operations, supported by public education and outreach to ensure a smooth rollout. The result was a **25 percent increase in paid occupancy** and a measurable reduction in parking violations, leading to improved curbside access for local businesses and visitors while strengthening long-term program sustainability.

Team Experience

Our Local Parking Experts



David Duran, Proposed Manager

With over 16 years of parking enforcement experience, David Duran will be assigned as the manager for the Hawthorne Parking Program. He began his parking career with West Hollywood Parking Enforcement in September 2008 as a Parking Enforcement Officer but quickly moved up to take on the role of PEO II as a specialized tow officer and then a bike officer. He was promoted to take the AM Supervisor position in December 2017.

As Shift Supervisor for the AM shift, he managed a staff of eight (8) officers and two (2) bike officers. David oversaw the street cleaning enforcement team and deployed officers who are specifically trained on this type of violation. His areas of expertise involve creative beat designs, violation capture analysis, and officer field training. David has been the main lead in training all PEOs on the LPR system and helps troubleshoot and resolve issues as they arise. He has created bike patrol beats and has been instrumental in providing feedback for the WEHO Violations Overview Manual, used as a reference for the officers. After his time at West Hollywood, he became the supervisor for LAZ at the City of Manhattan Beach Parking Enforcement location from 2022-2023. He managed a group of 4 parking enforcement officers and worked with the Police Department and community to provide effective street sweeping enforcement. He has become well-versed in many enforcement technology solutions. Currently, he is working as one of the supervisors at LAZ's Burbank Parking Enforcement operation. He was instrumental in developing the enforcement strategy when the City launched its paid-parking program in early 2025.



Florezel Jose PTMP, Director of Operations, Municipal Division

With almost 20 years of parking experience, Florezel has extensive experience spearheading various implementations with direct oversight of overall operations to meet contract compliance and maintain client relations. Prior to joining LAZ in 2021 as the Program Manager for the West Hollywood enforcement contract, she managed the citation processing and collections contracts for Beverly Hills, Santa Monica, and West Hollywood. In 2023, Florezel became Portfolio Manager, overseeing municipal contracts in the Los Angeles region. With the expansion of the municipal services footprint in the Los Angeles area, Florezel was promoted to Director of Operations in early 2025. Florezel has worked with various parking and transportation industry leaders throughout Southern California and has often reached out to her professional network to exchange ideas and best practices. Her understanding of the California Vehicle Code (CVC), citation processing background, and enforcement technology has been instrumental in improving overall operations. She received her PTMP certification in 2022 and is a member of the IPMI Education Development Committee.



Matthew Laferriere, Senior Portfolio Manager, Municipal Division

Matthew Laferriere has 18 years of experience in the parking industry, working both as a frontline employee and manager. As Senior Portfolio Manager for municipal operations, he oversees all municipal parking contracts. Prior to his promotion to Regional Municipal Parking Portfolio Manager, Matt was the project manager for the City of Long Beach, where his leadership and experience were invaluable to the growth and success of the program. A passionate sports fan, Matthew enjoys football, baseball, and basketball. Outside of work, he spends time with his dad and serves as President of the Sean Blair Foundation, a nonprofit honoring his late brother. He is excited about the future of the industry and looks forward to connecting with colleagues. Matt is also studying for his PTMP certification.



Ivan Hern, Senior Regional General Manager, Los Angeles Region

Ivan Hern joined in 2012 as a Location Parking Manager, overseeing operations. He has been recognized by past clients for his accomplishments in outstanding all-round service performance and quickly became General Manager with LAZ Parking. With his dedication to service, and his years of experience leading to his Senior General Manager title, Ivan will spearhead regional support for the parking team regarding all operational aspects of the On-Street Paid Parking, Parking Enforcement and Revenue Collection program for Hawthorne.



Conrad Midolo, Regional Vice President, Los Angeles Region

Conrad Midolo joined LAZ Parking in 2013 as General Manager of the Commercial Division in Los Angeles, bringing over 30 years of local parking industry experience. His expertise in operations, industry relationships, and employee development has contributed to significant growth, with the Los Angeles region now surpassing 2,700 employees and 400 locations. As Regional Vice President, Conrad oversees business operations, including development, capital improvements, financial analysis, IT, and strategic planning. He stays informed on industry trends and technology and is an active member of organizations such as BOMA, IREM, NPA, and several Los Angeles BIDs. He will be the direct senior leader contact, supporting the City of Hawthorne contract.



Rio Lupisan, Special Projects Manager, Los Angeles Region

Rio is another available resource to Hawthorne. While based out of LAZ's Los Angeles office, Rio commonly provides consulting services for our clients across the country. He has been in the parking industry for 30 years, with his consulting experience stemming from his architectural background and 8 years having been spent with a national parking consulting firm, Walker Consultants, prior to finding a home with the LAZ family. During his time at Walker, Rio performed an array of parking services, including functional layout design, operations analysis, capacity studies, and PARCS studies and design for various facilities and layouts.



Anthony Carey, HR Business Partner, Los Angeles Region

Anthony Carey Jr. is an accomplished Human Resources Leader with over 20 years of experience driving HR strategies and fostering organizational development. Currently serving as the Regional HR Business Partner for LAZ Parking in Los Angeles, he leads a team of five, supporting over 2,800 employees. Anthony provides strategic HR guidance, tackles complex employee relations issues, and enhances talent management practices. Previously, he held senior HR roles at Securitas Security Services, Superior Grocers, and Walmart, where he excelled in employee retention and development. Anthony holds a BA in Business Administration from Morehouse College and multiple HR and DEI certifications.



Maria Ayala, Community Relations Manager, Los Angeles Region

Maria is a seasoned parking professional with over 9 years of experience in operations across the entertainment, hospitality, and parking industries. With a strong background in sales operations, customer service, and community engagement, Maria excels in fostering positive relationships and facilitating effective outreach initiatives. Her expertise lies in managing stakeholder relationships, ensuring transparent communication, and identifying opportunities to improve both client satisfaction and community involvement. Maria's approach focuses on creating value through strategic collaboration with local stakeholders and organizations. She will bring her experience in community relations and stakeholder management to ensure a seamless implementation phase and long-term success throughout the contract cycle.

LAZ Government Services Team

Our Municipal Parking Experts



Carrie Ann Verge, Director of Finance & Compliance

Carrie Ann Verge joined LAZ Parking in 2021 as part of the acquisition of Serco Parking Services. In her role as Director of Finance, she plays a vital role in ensuring the financial oversight and compliance of our national municipal portfolio. With over two decades of experience in the Transportation Industry, Carrie Ann has a strong background in supporting and managing government, state, and local contracts. She has a proven track record in developing price-to-win strategies, conducting P&L forecasting and analysis, ensuring contract compliance, and overseeing internal audits. Carrie Ann holds a Bachelor of Science degree from Middle Tennessee State University (MTSU). Her expertise and dedication make her an invaluable asset to our team, contributing to our continued success.



Peter Cho, PTMP Transition Manager & Senior Operations Manager

During his 30 years of parking management experience, Peter has been instrumental in providing measured leadership and guidance to his operational team by implementing proven systems to achieve optimal efficiency. Peter has implemented multiple municipal programs including first-time outsourced enforcement and paid parking programs. He has worked closely with clients to develop policies and procedures that provide the operations with a consistent level of service. Peter has assisted in the transition of several municipal programs, most notably, Ventura Harbor, Santa Ana, Newport Beach, San Marcos, San Leandro and San Mateo. His local knowledge and in-depth experience working in similar environments make him a valuable resource to Hawthorne. Peter will serve in the dual role of a Transition Manager and then as the Operations Resource Manager for this program.



Muhammad Mansoor PTMP, Vice President, Municipal Operations

In his 22-year parking career, Muhammad has led the implementation of dozens of parking programs across the U.S. He started his parking career with Central Parking System. While at Central Parking, he was responsible for the management of multiple municipal parking management contracts including Newport Beach, Santa Ana, Long Beach, Anaheim, Carson, and Riverside. Since joining LAZ, Muhammad has spearheaded transitions of several notable California based programs including citywide parking systems for the cities of Los Angeles, San Francisco, Inglewood, South SF, Palo Alto, Salinas, Manhattan Beach, San Leandro, San Marcos, and San Mateo. As a subject matter expert across a broad range of parking programs, Muhammad is often called on to assess operational efficiencies and the application of new technologies. He will provide regional project oversight required to ensure Hawthorne's needs are met throughout the life of the contract. Muhammad has access to all LAZ's parking contracts, bringing best practices and lessons learned to the City of Hawthorne parking program.



Conor Buckley, Vice President, Municipal Operations

Conor joins the LAZ Family from Passport where he was one of their most tenured and trusted Client Success and Sales Executives. Conor prides himself on adopting the client's perspective to secure a full analysis and delivery of enterprise solutions. Since 2015, Conor has worked closely with some of Passport's largest and most complex municipal clients, including the cities of Toronto, Portland, Boston, and Montreal. As an Account Executive, Conor has built

lasting partnerships with public and private parking operators by offering innovative technology and scalable solutions that are focused on client success. His impact on the industry goes beyond helping cities adopt technologies that address their parking and mobility needs. Conor has worked directly with Parking Authorities and City Councils throughout North America to gain approval and support for modern curb management policies and practices aimed at improving accessibility, reducing congestion, and enhancing customer experience. Conor is from Chapel Hill, NC, and received his bachelor's degree from the University of North Carolina, Wilmington. Conor will provide an extra layer of technical support for the Hawthorne Management Plan (PMP) with a main focus on ensuring the successful implementation of the citation management and permit systems.



Robert Maroney PTMP, EVP, Government Services

Rob Maroney joined LAZ Parking in 2015 as the Vice President of Government Services. Rob is responsible for overseeing and supporting our rapidly expanding Government Services market, which includes municipal agencies and public private partnerships. With over 20 years of experience, Rob brings extensive experience in government operations, management, and consulting. He started his career in municipal government, and during his 12+ year career with Norfolk, VA, he served as the Director of Parking. Rob was also the Director of Parking and Transportation for Virginia Commonwealth University, overseeing the university's parking, transportation, and fleet management programs. Rob has access to all municipal contracts currently managed by LAZ and will bring his expertise to the Hawthorne's On-Street Paid Parking, Parking Enforcement and Revenue Collection program, if LAZ is awarded this contract.

Organization Chart



Project Organization & Key Personnel

LAZ Parking is committed to delivering a successful implementation and ongoing management of the City of Hawthorne's parking program through a highly experienced and locally engaged team. Our project organization is designed to ensure accountability, responsiveness, and operational excellence from day one.

Key Personnel & Roles:

- **David Duran, Project Manager** – David will serve as the primary point of contact for the City, overseeing day-to-day operations, implementation milestones, and performance metrics. He is fully available for this project and has no conflicting commitments, ensuring focused leadership throughout the program.
- **Matt Laferriere, Sr. Portfolio Manager** – Matt will take a hands-on role in supporting the implementation and ongoing operations. He brings extensive experience from recent launches in Burbank and Ventura Harbor and is available to dedicate time as needed throughout the project lifecycle.
- **Florezel Jose, Director of Operations** – Florezel will provide strategic oversight and ensure alignment with LAZ Parking's standards and the City's goals. She will be actively involved in key decision-making and resource allocations, with flexible availability to support the program.
- **Peter Cho & Muhammad Mansoor, Government Services Team** – Both team members are **local residents** and will play an active role in implementation and ongoing consultative support. Their proximity to Hawthorne allows for rapid response, community engagement, and continuity of service. Their availability is prioritized for this project, with capacity to support both launch and long-term success.

Availability & Commitment:

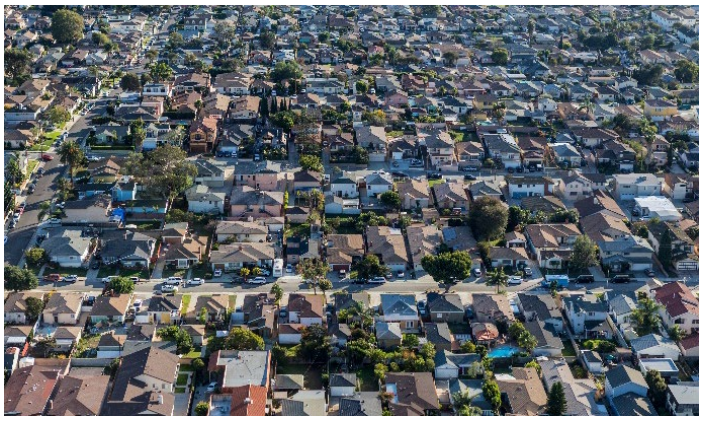
All key personnel have been evaluated for availability and capacity. Each team member has sufficient bandwidth to support the Hawthorne program without compromising existing responsibilities. Our staffing model ensures that resources are scalable and adaptable to meet the City's evolving needs.

Relevant Experience:

Our recent successful launches in the **City of Burbank** and **Ventura Harbor**—both first-time paid parking and enforcement programs—have strengthened our implementation strategy and operational approach. These experiences have equipped our team with the insights and agility needed to deliver a seamless rollout in Hawthorne.

Timeline & Schedule

LAZ Parking is prepared to initiate services promptly upon contract award, with a structured implementation plan designed to ensure a smooth and efficient rollout of parking management operations in the City of Hawthorne. Our timeline includes all critical tasks, deliverables, milestones, and resource allocations necessary to launch paid parking and enforcement services.



We anticipate a **lead time of approximately 60 days** following contract execution to mobilize resources, finalize system configurations, and coordinate with City staff and stakeholders. This period allows for procurement, installation, staff onboarding, and public outreach to ensure community awareness and support.



To ensure a seamless launch of the paid parking program, thorough planning and preparation are essential. We will start by conducting a public awareness campaign well in advance, using various channels such as social media, local newspapers, and marketing by using our website. Once the hardware arrives on-site, we will ensure comprehensive testing is conducted to all of the pay stations prior to installation to guarantee a smooth and efficient rollout of the paid parking program. This includes thorough quality assurance of both hardware and software components to ensure reliability, accuracy, and ease of use. Each pay station will undergo functionality testing in a controlled environment to verify that payment processing, display screens, printers, and connectivity systems operate seamlessly.

Software will be programmed and configured in advance to align with the City of Hawthorne's specific requirements, including customized rate structures, time limits, enforcement integration, and user interface preferences. We will also ensure compatibility with various payment methods—credit/debit cards, coins, and mobile payment platforms—to provide flexibility for users.

LAZ will also work closely with the city to develop a comprehensive analysis for sign design and placement. Clear signage is crucial to communicate with the public regarding parking zones, available payment methods, rates, and time limits. During our previous implementations in Burbank and Ventura Harbor, we provided guidance on how many signs should be posted and how much distance there should be in between each sign. For example, we will work closely with the city to determine what is the appropriate number of signs in the lots along Hawthorne Blvd. that clearly communicates to the public of the paid parking program.



We will have additional ambassadors available to assist users during the initial days, ensuring smooth transitions and answering questions. This is in addition to the onsite team regularly monitoring system performance to allow for quick adjustments in response to feedback. Additionally, maintaining strong enforcement ensures compliance while reinforcing the credibility of the program. Properly executing these steps ensures a successful and smooth launch.

Implementation Schedule

LAZ Parking proposes a comprehensive, phased implementation plan designed to ensure the successful launch of Hawthorne's first paid on-street parking and enforcement program within 60 calendar days from contract execution. As the Prime Contractor, LAZ Parking will provide overall project management, coordination, and quality assurance. Flowbird will serve as our subcontractor for pay stations, Passport will act as our permit management consultant, and LAZGo will be deployed as the mobile payment solution, all unified through LAZ Business Intelligence (BI) as the central reporting and analytics platform.

Our approach minimizes disruption, ensures full stakeholder alignment, and delivers a seamless transition to paid parking operations.

Implementation Schedule at a Glance

Phase / Task	Deliverables / Milestones	Responsible Party	Timeline (Days)
Contract Execution & Kick-Off	Notice to Proceed, Kick-off meeting, project governance established	**City & LAZ**	**Day 1**
Mobilization & Planning	Mobilization & Installation Plan, Operating & Parking Management Plan, enforcement staffing model, signage plan submitted	**LAZ**	**Days 1–10**
Technology Procurement & Configuration	Pay station order, mobile payment zones configured, permit system set up, BI dashboard framework	**LAZ, Flowbird, Passport**	**Days 11–25**
Installation & System Integration	48 pay stations installed, signage installed, LAZGo zones deployed, Passport permits live, BI dashboard connected to enforcement & LPR	**LAZ, Flowbird, Passport**	**Days 26–40**
Training & Outreach	Enforcement officer training, City staff training, customer service protocols, website & call center live, community outreach campaign launched	**LAZ, Passport**	**Days 41–50**
Final Testing & Readiness Review	End-to-end testing of systems, soft launch transactions, readiness review with City	**City & LAZ, Flowbird, Passport**	**Days 51–59**
Commercial Operations Date (Go-Live)	Full public launch of paid parking system across Hawthorne	**City & LAZ**	**Day 60**

Implementation Timeline (60 Days)

Day 1 – Contract Execution & Notice to Proceed

- City issues Notice of Award and Contract Execution.
- LAZ assigns dedicated Project Manager and establishes project governance structure.
- Kick-off meeting with City staff to finalize communication protocols, reporting, and approval workflows.

Days 1–10: Mobilization & Planning

- Develop and submit Mobilization and Installation Plan (staffing, equipment deployment, communication).
- Finalize Operating and Parking Management Plan with City input.
- Define enforcement staffing model and patrol routes in line with turnover rates.
- Confirm final pay station locations with City (based on Attachment 1).
- Finalize signage plan for City review and approval.
- Begin public outreach planning and City branding integration.

Days 11–25: Technology Configuration & Procurement

- Flowbird: Manufacture and prepare shipment of 48 multi-space pay stations.
- Passport: Configure digital permitting platform, including residential and employee permit rules.
- LAZGo: Configure mobile payment system, zone setup, and City branding.
- LAZ BI: Establish centralized dashboard framework for real-time reporting.
- Order and prepare enforcement vehicles, handhelds, and license plate recognition integration.
- Draft customer service protocols, website templates, and call center integration.

Days 26–40: Installation & Integration

- Deliver and begin installation of Flowbird pay stations.
- Deploy LAZGo mobile payment zones with QR codes and web app functionality.
- Integrate all platforms (Flowbird, Passport, LAZGo) into LAZ BI dashboard.
- Configure enforcement handhelds and connect to existing systems (Data Ticket, Vigilant LPR).
- Conduct internal system testing and preliminary financial reconciliation validation.

Days 41–50: Training & Outreach

- Provide in-person training for City staff on dashboard reporting, pay station management, and enforcement tools.
- Train enforcement officers on technology, customer engagement, and standard operating procedures.
- Launch public outreach campaign (signage installation, website, social media, community meetings).
- Test public-facing systems (pay stations, mobile payments, permit portal).

Days 51–60: Final Testing & Go-Live

- Complete end-to-end testing of the entire ecosystem (payment, enforcement, permitting, reporting).
- Execute soft launch with test transactions and enforcement validations.
- Conduct joint City-LAZ readiness review.
- Day 60: Commercial Operations Date – System fully live for the public.

Deliverables & Milestones



- **Day 10:** Mobilization & Operating Plan delivered to City.
- **Day 25:** Technology platforms configured, enforcement staffing plan finalized.
- **Day 40:** Pay stations installed, systems integrated into LAZ BI dashboard.
- **Day 50:** Staff trained, public outreach launched.
- **Day 60:** System Go-Live, Hawthorne's first paid on-street parking program operational.

Resources & Lead Times

- **Flowbird Pay Stations:** Approx. 3–4 weeks lead time for delivery after order. LAZ has secured advance allocation to meet 60-day schedule.
- **Passport Permitting & LAZGo Mobile Payment:** Configurations completed in under 30 days; no physical lead times required.
- **LAZ Enforcement Resources:** Officers recruited & onboarded in parallel with system installation.
- **LAZ Business Intelligence (BI):** Cloud-based; configuration completed within 20 business days.

Commitment to On-Time Delivery

LAZ Parking has successfully executed comparable municipal transitions including Ventura Harbor, Long Beach, Newport Beach, and Glendale within aggressive timelines. Our proven methodology, combined with our deep bench of resources, ensures Hawthorne's program will be fully operational within 60 days of contract execution, with all systems, staff, and community engagement in place to guarantee success.



Management Plan

Staffing Approach

Parking Enforcement

In our due diligence phase, our team drove all areas of the City to determine the best staffing schedule that would provide a level of service to meet the scope of service the City requires. Building a culture of compliance requires a consistent level of parking enforcement that can be achieved with reliable and well-trained parking enforcement officers. We understand the scope of the project and can also foresee the need for additional enforcement services that may not have been realized with a minimum level of staffing. We have witnessed firsthand the increase in enforcement services in the cities of Santa Ana, Burbank, Salinas, San Mateo, and Palo Alto where each were first time outsourced programs.

In the proposed schedule, the scope of work will be divided among:

- Operations Manager
- Assistant Manager
- Administrative Assistant
- AM, PM, and GY Supervisors
- AM, PM, and GY Leads
- AM, PM, and GY Parking Enforcement Officer (PEO)
- Meter Technicians



The Operations Manager, David Duran, will have direct oversight of all day-to-day operations for both paid parking and parking enforcement management. Given this is a 24/7 operation, his Assistant Manager will provide management presence during the PM shift and will touch base with the GY staff before the start of their shift. Our Supervisors and Leads will spend most of their time in the field whenever possible to assist with calls for service and additional assistance with permit and meter enforcement.

We propose 3 different shifts, AM, PM, and GY, with 1 PEO. Each shift will have either a supervisor or lead to help support the PEO. In addition, we can leverage our nearby enforcement operation in Inglewood to help supplement staffing, if needed. Our plan also took into consideration the patrol frequencies listed in the RFP to avoid any lapse in coverage.

	Proposed Schedule						
	SUN	MON	TUE	WED	THUR	FRI	SAT
Manager		6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	
Assistant Manager		12:00PM - 8:00PM	12:00PM - 8:00PM		12:00PM - 8:00PM	4:00PM - 12:00AM	4:00PM - 12:00AM
Admin		8:45AM - 5:15PM	8:45AM - 5:15PM	8:45AM - 5:15PM	8:45AM - 5:15PM	8:45AM - 5:15PM	
AM Supervisor	8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM		
AM Lead			8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM	8:30AM-4:30PM
AM PEO 1	8:30AM-4:30PM	8:30AM-4:30PM				8:30AM-4:30PM	8:30AM-4:30PM
PM Supervisor	4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM		
PM Lead			4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM	4:00PM - 12:00AM
PM PEO 1	4:00PM - 12:00AM	4:00PM - 12:00AM				4:00PM - 12:00AM	4:00PM - 12:00AM
GY Supervisor	11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM		
GY Lead			11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM	11:45PM - 7:15AM
GY PEO 1	11:45PM - 7:15AM	11:45PM - 7:15AM				11:45PM - 7:15AM	11:45PM - 7:15AM
Meter tech 1		6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	
Meter tech 2			6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM	6:45AM - 3:15PM

Meter Management

For the paid parking management, we plan to hire (2) meter technicians whose responsibility will be to provide preventative maintenance, follow a cleaning schedule, and maintain meter and spare parts inventory. In addition, we allocated one meter technician to be on-site during Saturday so that they can troubleshoot any issues if they occur.

Preventative Maintenance

While the Scheduled Maintenance Plan will focus on addressing issues reported by the City and Meter MMS, we will place high priority in developing a Preventative Maintenance Plan which will include regular upkeep of the meter mechanisms and associated parts. This will include regular, scheduled, ongoing cleaning of coin validators, card readers, screens, and oiling of the locks and doors four (4) times a year. A comprehensive checklist of maintenance tasks will be maintained targeting each zone and sub zone to ensure that every meter is touched at least weekly. As part of their scheduled tasks, our crew will also install and replace meter decals as necessary including credit card decals, meter number decals and meter holiday decals.

Our proposed Assistant Manager will develop detailed written procedures that will become part of our SOP/Concept of Operations manual with step-by step instructions for use by our meter technicians to upload corrected programs; provides technical expertise and guidance to our meter tech team regarding installation, maintenance, troubleshooting, repair, operation, and provide training for installing software upgrades and rate changes.

Cleaning Schedule

Like our approach to preventative maintenance of all meters, we will develop a regular meter cleaning schedule on a regular cycle. This will include wiping down and cleaning each mechanism and housing of dust, debris, soot, grime, graffiti, and stickers. Our crew will implement a schedule to cover cleaning of pay stations to achieve weekly cleaning of all pay stations. This schedule will be submitted to the City for approval prior to implementation.

Meter & Spare Parts Inventory Management

Our team will stock and maintain inventory of spare parts including collection keys, locks, collection cards, tools and installation hardware. LAZ Parking will plan to maintain a surplus inventory meter parts, including meter batteries and meter housings. In addition, we will maintain a sufficient stock of frequently used parts such as coin validators, credit card readers, screen covers, and credit card decals.

Revenue Collections

We expect a higher adoption of mobile pay and credit card usage in the City. Coin collection frequency is determined by analyzing the percentage of coin revenue. In our experience, with less than 20% of coin revenue, collecting meters once a week with occasional on demand collection for high coin usage areas is more than sufficient. Once revenue is collected (always by 2 staff members), it is taken to our secure coin facility that is under surveillance 24/7. Coins are counted using a coin counting and sorting machine. All counted coin revenue is transferred into secure coin bags and stored in a locked safe until Armored pickup arrives on site (same day). Revenue is taken to a secure vault and deposited into City's designated bank account (typically the same day or the following morning). A three-step reconciliation process follows where collected revenue is reconciled against Meter Management System (MMS), coin sorting machine reports and the deposit receipts from the armored service for the bank deposit. All reconciliation reports will be provided to the City.

Communication Strategy

LAZ believes the key to a successful parking program is a strong relationship between all stakeholders. Our teams across the country, including here in the Los Angeles region, actively participate in community building events and meetings. Understanding the needs of the community and working with City staff builds a sense of trust. We work hard to change the narrative of the stereotypical “meter maids” to more customer service-based enforcement.



In Manhattan Beach, the supervisor frequently met with business leaders to come up with solutions for improved street sweeping enforcement. In West Hollywood, we participate in National Night Out, where we send our team of supervisors and managers to neighborhood block parties to answer any questions, address concerns, and just be a part of the community.

When we launched our operation in Burbank, we made it a point to participate in community events such as Police and Fire Day, National Night Out, and “Coffee with Cops” to introduce ourselves to the residents and businesses. We had our patrol cars displayed and gave out LAZ swag so that we could get to know the community. We were well received and many residents we happy to see that the City allocated additional resources to assist with parking challenges they faced.



At our most recent paid-parking and enforcement program launch in Ventura Port District earlier this year, we worked with various stakeholders, including District staff, Harbor Patrol, and Harbor Village business tenants. During the first month of the program launch, we provided 10 parking ambassadors each weekend to assist visitors with the new payment options and provide customer service. We also helped the District design a new parking website that provided information regarding the parking program.

With all our clients, we keep in constant communication and have weekly meetings to provide updates and discuss ways to improve the operations. We also review transaction and revenue statistics to identify opportunities for improvement and increased efficiency.

Other Information & Services

As the City embarks on a partnership with a reputable company to provide essential paid parking management and enforcement services to its residents, stakeholders, and visitors, we at LAZ are confident that our team of experts are well-suited to deliver the highest quality services that are needed and expected by this world-renowned City.

Over the decades, LAZ Parking has developed the knowledge to successfully implement and deliver parking enforcement services for its many clients, many of whom outsourced the service for the first time. LAZ Parking has the experience and depth of support that will ensure a successful launch of the program as well as garner continued support from the community.

LAZ Parking works with communities that have similar parking challenges to Hawthorne. In West Hollywood, our enforcement team is considered a vital part of the city's services that help regulate and promote equitable parking for the residents, stakeholders, and visitors. Our job is not to issue as many citations but to enforce compliance through fair and consistent practices.

LAZ is accustomed to providing paid parking management and enforcement that is flexible based on client needs. Implementing and managing a program of this size and magnitude is a major undertaking for any organization, with substantial change for the organization and the people involved. Where there is major change, there is complexity and risk, many interdependencies to manage, and conflicting priorities to resolve. City of Hawthorne needs a partner who has the right experience, proven track record, and vision to work with the City to achieve stated current and future goals. Throughout this proposal, we have highlighted our experience and knowledge gained from 40 years of managing similar complex parking enforcement programs that are operated round the clock, 365 days a year. Working closely with the local law enforcement, City departments, and other public safety entities is a crucial part in our partnership with the City.



A crucial part of managing an operation like this is finding the right personnel and providing them with the right training. At LAZ, we have a systematic approach in recruiting, onboarding, and training the right people to deliver the results the City expects.

Our approach to meeting and exceeding all the requirements that are outlined in the RFP begins with our three principles: having an experienced supervisor overseeing the day-to-day operations, initial and ongoing training of staff, and utilizing technology to streamline the enforcement process.

Personnel - Recruiting, Onboarding & Training

Employee Requirements

Building a strong, skilled workforce that understands their roles and responsibilities is just part of what LAZ Parking does. We continue to foster the employees we have throughout our projects and carefully select new employees as positions become available. All new employees will meet all City and LAZ Parking employment requirements. LAZ Parking will comply with all existing Government Code and City policies. LAZ Parking will also comply with all the City's standards and requirements for employees.

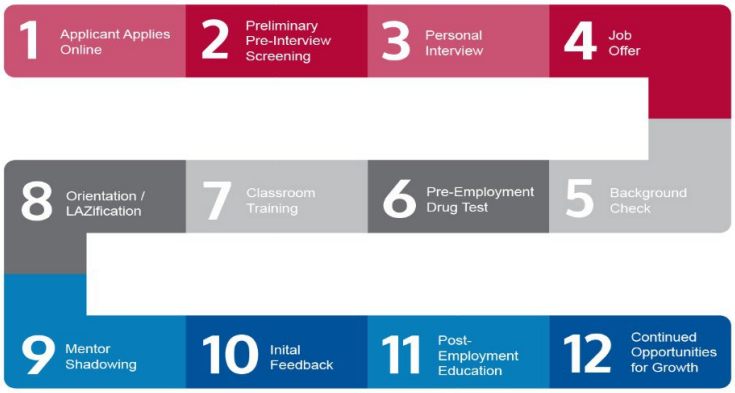


Recruiting & Hiring Process

Pre-Employment Process

LAZ Parking has a comprehensive pre-employment screening program in place to make sure that only the most qualified candidates are chosen for employment. Pre-employment screening is an effective risk management tool that promotes a safe and profitable workplace by helping to limit the uncertainty inherent in the hiring process.

Our pre-screening techniques significantly reduce potential violence, theft, financial loss, sexual harassment, and other workplace problems.



Preliminary Pre-Interview Screening

At the front-end of the process, LAZ Parking has a dedicated LA-based talent acquisition team to pre-screen candidates before they are invited in for formal interviews. Hiring managers are trained in how to narrow down the potential pool of applicants to qualified individuals, and how to thoroughly check employment and personal references.

Background Checks

All candidates for employment, prior to receiving an employment offer, must successfully pass a criminal background check. Depending on the preference of our client at any given location, candidates may also have to pass a pre-employment drug test. In addition, to comply with City of Hawthorne requirements, each applicant will be Livescanned.

Third-Party Record Checks

LAZ Parking uses the services of American Background Information Services, Inc., to perform background checks (including criminal record searches, credit history and motor vehicle record searches) on all prospective entry-level and management candidates. Screening of all management-level candidates, including supervisors, specifically covers criminal records, credit violations, motor vehicle driving infractions (if the positions involve driving), educational credentials and prior employment. Candidates for non-management positions that involve driving are screened for criminal and motor vehicle driving infractions. If the position does not involve driving, the candidate is screened for a criminal record.

Pre-Employment Drug Tests

Pre-employment drug testing is required of all candidates for employment. We administer similar drug screening tests at all managed locations.

Initial Employment

All new hires, full or part-time, are required to conform to the rules and regulations of LAZ and are expected to perform their duties in the best interests of LAZ and its customers. The Human Resources Department performs a criminal background check for all new hires and follows the guidelines set forth by state and local government. All new hires participate in LAZ Parking's orientation program. Federal laws require that every employee must show proof of citizenship or a right-to-work document.

Proactive Recruiting & Continuous Hiring

Our local HR team is continuously recruiting and on-boarding to ensure staffing fills any turn-over. This allows us to have a large pool of candidates readily available to fill shifts. This proactive strategy mitigates the risk of being short-staffed due to turnover. In addition, LAZ hosts municipal specific job fairs at least twice a year to consolidate candidates for the various job positions available across all our locations. Each job fair has yielded at least 7-8 on-the-spot job offers.



Parking Enforcement Personnel & Training

LAZ Parking is aware of the impact initial and ongoing training has on the performance of our enforcement officers. We believe well- trained officers will ensure a high rate of enforcement resulting in increased compliance and reduce negative backlash from citizens who may protest effective enforcement. We will provide extensive in-house training with a formal induction program for new employees, continuing on-the-job training, and participation in training. An important aspect of our training program is a dedicated Regional Training Manager that is responsible for providing customer service, de-escalation, and enforcement training.

LAZ Parking staff working on this project will go through a 24-hour classroom style initial training course and 32 hours of on-the-job training including field training with LAZ Parking supervisory staff.



As needed, we will also provide re-training and/or follow-up training required to correct deficiencies in performance. LAZ Parking will also provide staff with at least eight (8) hours of annual refresher courses and training. Topics will include, but are not limited to, Standard Operating Procedures (SOPs), changes in the law, new aspects of the City's parking program, refresher or expanded training in customer relations, conflict de-escalation, and safety.

Continuing training, subject matter, and schedules will be reviewed and approved by the City representative prior to any training taking place.

New hires go through a combination of classroom and field training, including ride-along training with supervisors. New hire training typically lasts 1-2 weeks, following the curriculum shown in the table below.

WEEK 1: CLASSROOM TRAINING	• LAZ Parking on-boarding and orientation • Officer expectations and responsibilities • Professional Demeanor • Safety Guidelines • Driving • Uniform and personal appearance guidelines • City policies and procedures • Attendance & shift start/end expectations • Handheld/Printer equipment overview • City introduction • Injury/Vehicle accident reporting • Radio etiquette and NATO codes
WEEK 2: CLASSROOM/ FIELD TRAINING	• Beat assignment maps • Municipal Code and C.V.C. overview • Permit Enforcement • Call logs • Officer's daily assignment sheet • Appeals process and guidelines • Introduction to Officer Performance Reviews • Citation issuance overview and equipment training • Field training

Customer Service & Public Relations

We have a strong record of success in providing exceptional service to our customers. LAZ Parking provides excellent service to its government partners and to the end users (motorists) and believes that investment in our people strengthens the ability to excel in customer service. LAZ Parking employees are ambassadors for the cities they represent, and they are regularly recognized by the public and LAZ Parking customers for their efforts.



During this extensive training, LAZ Parking team members are taught the entire range of customer service skills necessary for their jobs and how to deal with difficult customers and/or situations. To make the training session more interactive, attendees engage in roleplaying and group activities. We focus on their customer service skills; given our presence in the field, we work very hard to ensure that our team is always ready to display a positive approach and a professional appearance. They are also trained in how to leave a positive impression on the residents of and visitors to the City. Some of the topics covered under our customer service training are:

- First Impressions
- Aggressive Hospitality
- Major Dos and "Don'ts"
- Conflict Resolution
- Service Recovery
- Telephone Etiquette
- Communication





We are also committed to continuous training throughout the year. Wellness checks and monthly officer reviews allow management to assess refresher training opportunities for the staff. In addition, LAZ conducts annual training sessions for all officers to review core principles such as conflict de-escalation and resolution, driving safety, traffic control, customer service, and LAZ Code of Conduct.

We understand that our employees will have considerable interaction with the public. In most cases, these motorists will be under the impression these employees are City employees. As such, the LAZ Parking team recognizes the City is entrusting them with its reputation, and we take this responsibility very seriously.

Our goal will be to ensure that all personnel serve as ambassadors of the City. This goal will be accomplished by hiring good people, training them well, treating them with respect, and providing them with the training and the tools they need to do a good job. In turn, the expectation is they will, without fail, conduct themselves in a professional manner and treat the City's citizens politely and in a helpful manner.

It is understood that despite our best efforts, complaints may arise. Motorists have the legal right to report unprofessional or illegal behavior by LAZ Parking staff. Staff members are trained and expected to respond in a professional and courteous manner during complaints. In the event a motorist is not satisfied with the actions of behavior of a staff member, the LAZ Parking employee will provide the motorist with his/her name, badge number, and the name and telephone number of the office upon request.

Each officer's complaint will be handled by the Site Supervisor. The supervisor will speak with the complainant and document the encounter. Then, the officer will have the opportunity to respond to the complaint. Based on the information at hand, including any data reports that would add more information, if the officer was not found to have done anything wrong, then the investigation will be closed. However, if there was fault found with the officer, appropriate action and counseling will take place, including disciplinary action if a policy or procedure was not followed. The results of the investigation, whether the officer was found to be at fault, will be filed into the officer's personnel file.



Expertise in Residential Parking Permit Enforcement

As Hawthorne converts from physical hangtags to virtual license plate-based permits, LAZ will collaborate with all technology partners to ensure all integrations are configured and tested thoroughly prior to launch. We worked together with West Hollywood and Burbank when those cities converted to virtual permitting and can provide Hawthorne with our expertise and lessons learned. This included community outreach and a warning citation enforcement period to notify residents of the parking change. Being part of the process from day one allowed LAZ to really understand the complexities of each district and identify strategies to enforce efficiently using technology. In 2024, our West Hollywood parking enforcement team issued close to 41,500 residential parking permit citations. In Burbank, the enforcement team issued 6,700 citations. Staff will be trained to recognize Hawthorne residential parking signs and any vehicles who may be exempt from restrictions, such as ADA placard holders.

Parking Enforcement Vehicles

To ensure safe and professional field operations, LAZ will supply a dedicated fleet of enforcement vehicles assigned exclusively to the City of Hawthorne contract. All vehicles will be Toyota eco-friendly **hybrid** model or similar fully equipped with Vigilant mobile LPR. Each vehicle will be clearly identified with City-approved markings and outfitted with all required safety equipment, including:

- Permanent amber/white LED warning lightbars
- Road triangles, flares, and traffic safety cones
- Direct communication devices (cellular or radio) for field connectivity

A full inventory including make, model, year, color scheme, unit numbers, and license plates will be submitted to the City.

Fueling Enforcement Vehicles

LAZ will ensure all enforcement vehicles are fueled and operational before each shift. Our operations team will monitor readiness daily to prevent downtime and support uninterrupted service delivery during scheduled enforcement hours.



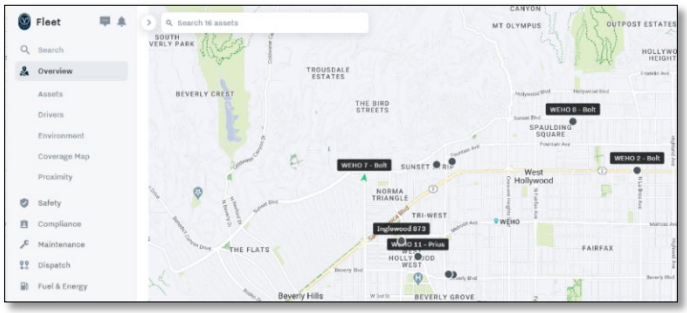
Contractor Identification Signage

All LAZ enforcement vehicles will carry professional signage that complies with City requirements. Signage will include the language "Authorized Contractor, City of Hawthorne," the LAZ name, and a contact telephone number. The lettering will meet or exceed the City's minimum size standards, and all signage materials will be approved by the City prior to fabrication. We commit to maintaining clean, legible, and graffiti-free signage throughout the contract term.

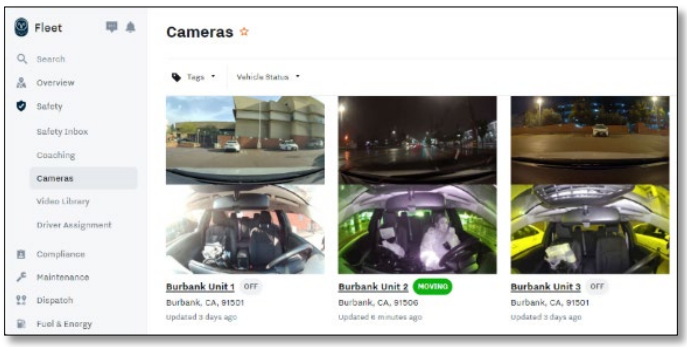
Global Positioning System (GPS)

To support operational transparency and route verification, LAZ will install GPS tracking units in all enforcement vehicles. Our system provides full telematics including real-time location tracking, route mapping, and historical data on miles traveled and areas covered. LAZ will grant the City access to view GPS activity via a secure web portal, and full reports will be made available upon request.

As part of LAZ's commitment to safety, each vehicle will be equipped with GPS tracking units and dash cameras. LAZ utilizes Samara, a state-of-the-art vehicle telematics system. This type of tracking system will provide up to 60-second updates on vehicle movement, driving behavior, and idle times and send alerts to emails and cell phones for infraction of a set rule.



The ability to monitor movement and driving behavior and patterns of enforcement officers will allow management to address issues promptly, create efficiencies, and improve officer productivity. Not only does the system provide a live feed of vehicle activity, but also records are archived in case of complaints (e.g., for driving over the speed limit or skipping violating vehicles). The record can be traced back to the driving officer's activity for that day and time.



Dash cameras, both driver-facing and street facing, are essential tools for any site supervisor. Infractions such as inattentive driving, mobile device usage, and no seat belt, are different alerts sent to the site supervisor to coach employees on the importance of safe driving.

Uniforms & Appearance

LAZ Parking will provide all staff with professional uniforms that reflect the standards and image of the City of Hawthorne. Uniform components will include shirts (short and long sleeve), trousers, appropriate footwear, jackets and hats for inclement weather, and high visibility safety gear for field operations. Each employee will also be issued photo identification, a name badge, and an insignia clearly displaying their role.



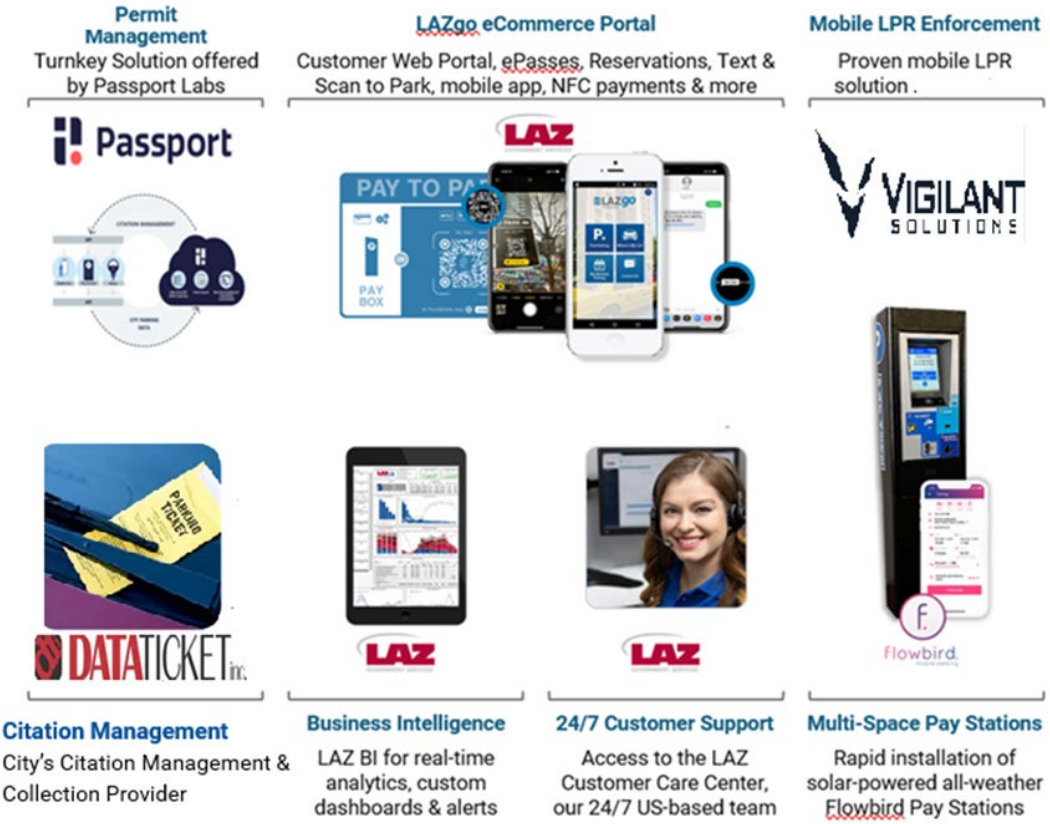
Uniform style, colors, and insignia will be submitted for City review and approval prior to deployment. For enforcement staff, we propose an ambassador-style uniform consisting of City-approved shirts, dark trousers or shorts, black leather footwear and belt, a silver nameplate, high visibility traffic vests, weather-appropriate rain gear, and a dark cap embroidered with "Parking Enforcement."

As ambassadors of the City, LAZ staff will always present a professional, consistent appearance that reinforces public trust. Our uniforms are designed not only to convey professionalism but also to ensure employee comfort, safety, and visibility while performing their duties.

Technical Documentation

Technology Overview – *Our Technology Solution for Hawthorne*

LAZ Parking leverages industry-leading technologies to deliver efficient, user-friendly, and scalable parking solutions that meet the evolving needs of municipalities. For the City of Hawthorne, we are proposing a **fully integrated ecosystem** designed to streamline operations, enhance the customer experience, and provide the City with unmatched transparency and control.



Our solution brings together:

- **Flowbird Multi-Space Pay Stations** – durable, solar-powered devices that support cash, credit/debit, and contactless payments while seamlessly integrating with enforcement and back-office platforms.
- **LAZGo Mobile Payment Solution** – a customer-friendly app and web portal offering multiple ways to pay (app, QR code, text-to-park, NFC), reservations, and digital validations, all branded for the City of Hawthorne.
- **Passport Labs Permit Management System** – a turnkey, cloud-based solution for digital residential and employee permits, ensuring simple, paperless application and renewal processes fully integrated with enforcement systems.
- **LAZ Business Intelligence (BI) Dashboard** – a centralized reporting and analytics platform that consolidates all pay station, mobile, and permit data into one real-time interface, providing actionable insights, financial reporting, and system monitoring.

This suite of technologies provides a comprehensive, unified platform that not only meets the City's technical requirements but also creates a foundation for long-term scalability, policy adaptability, and customer convenience. While we have selected best-in-class solutions for Hawthorne, LAZ maintains a vendor-agnostic philosophy, ensuring our recommendations always reflect the best fit for each municipality's operational and community goals.

The following subsections provide detailed technical documentation, specifications, and sample visuals for each core technology—including the recommended Flowbird pay station model, the LAZGo mobile payment interface, Passport's permit management system, and the LAZ BI reporting dashboard—demonstrating how these tools work together as a **fully integrated and future-ready parking management system**.

Flowbird Multi Space Pay Stations

The City will benefit from the installation of Flowbird multi space pay stations, which are solar powered, durable, and designed for high reliability in all weather conditions. These units accept coins, credit and debit cards, and contactless payments. They integrate seamlessly with enforcement systems and the LAZ Business Intelligence dashboard to provide accurate revenue collection and real-time operational monitoring.



Flowbird CWT S4+ Multi-space Meter

The CWT S4+ MSM Pay Station (CWT MSM) allows for a one-of-a-kind experience, from the beginning to the end of a transaction. The full-color touchscreen gives the City of Hawthorne the ability to customize the user interface, ensuring simplicity and speed.

CTW S4+ Hardware Features

- Long life batteries on solar power
- 9.7" high-definition color touch display
- Secure, PCI Level 1 card processing
- EMV and NFC Credit Card Readers
- 4G wireless communications
- Anti-fishing of coins / Coin escrow
- Anti-card skimming
- Graphical Printer & E-Receipts
- Upgradeable design

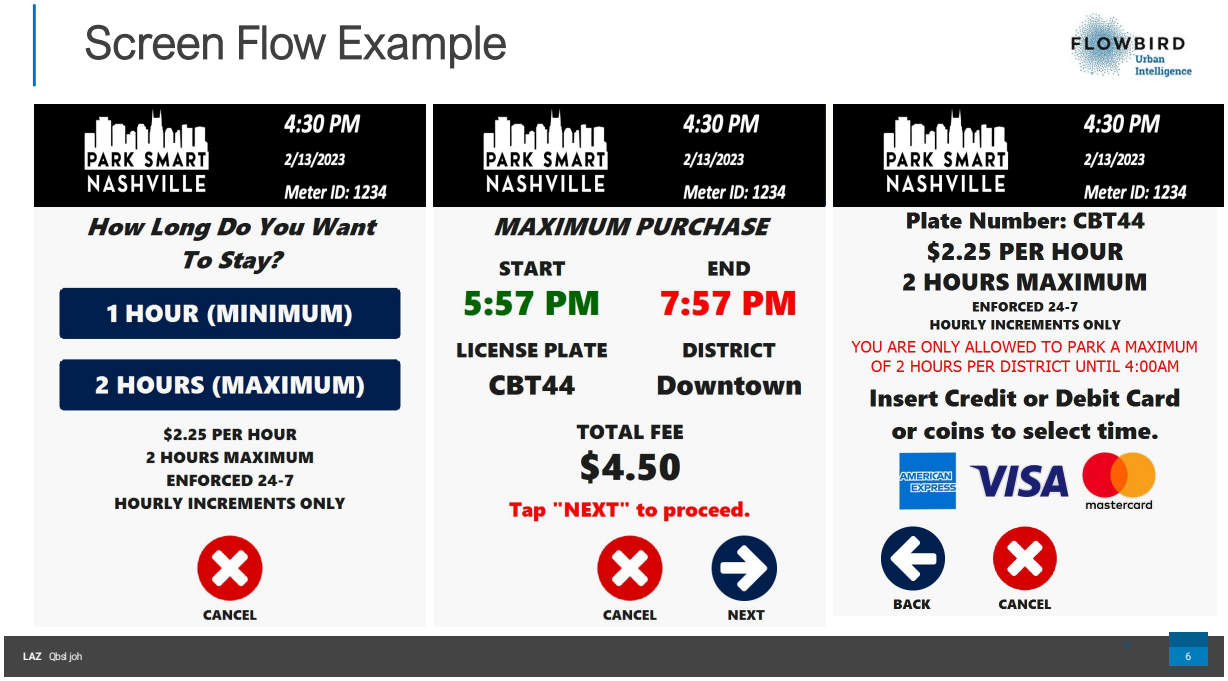


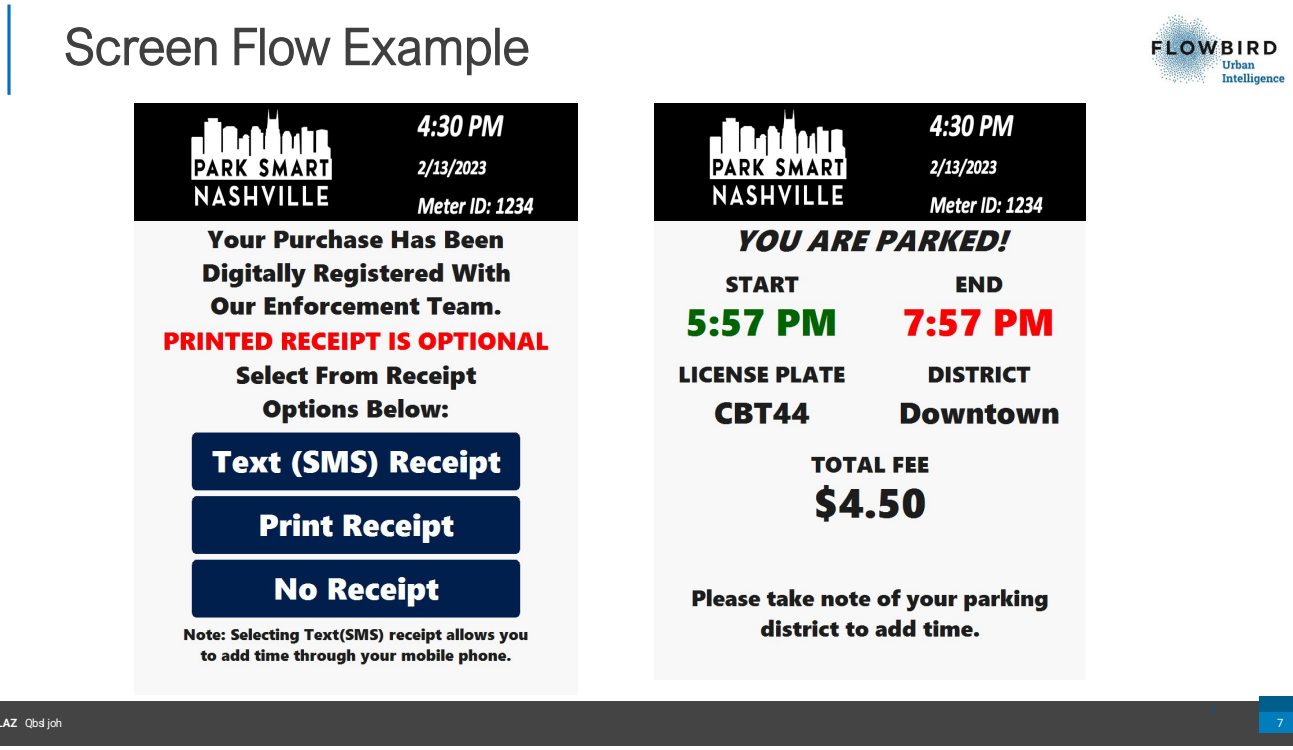
CWT S4+ Software Features

- Complex rate structures
- Strong parking rights management
- Progressive pricing & Forced rotation
- Special rates per plate
- Free time
- Remote software downloads
- Citation payments
- Validation code acceptance
- Advertising / Local News
- Extend by Text option

Meter Housing

The CWT MSM is designed to be visually pleasing and easy to use for customers while reducing the necessary space required for installation. The cabinet is made with 304 stainless steel. A graffiti-resistant powder coating is applied to the inside and outside of the cabinet. This protects against the elements, including human (vandalism) and environmental (weather). The powder coating makes it easier to remove unwanted paint, marker tags and adhesive materials. Our standard pay station color on the CWT is black (RAL 9005). Additional RAL colors and custom wraps are available at additional cost.

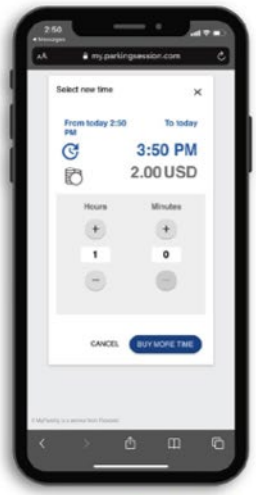




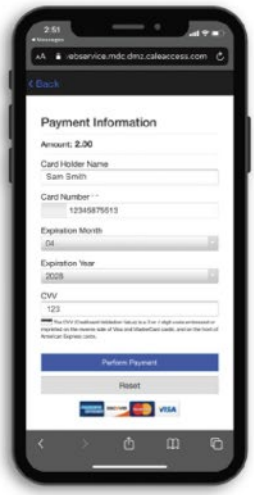
EXTEND BY TEXT OPTION

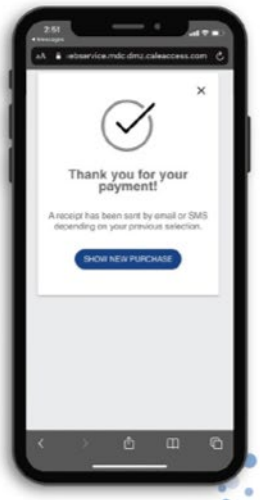


Text message with digital receipt is sent after purchase at Pay Station



Reminder text sent before time expiration. Contains link to payment portal.

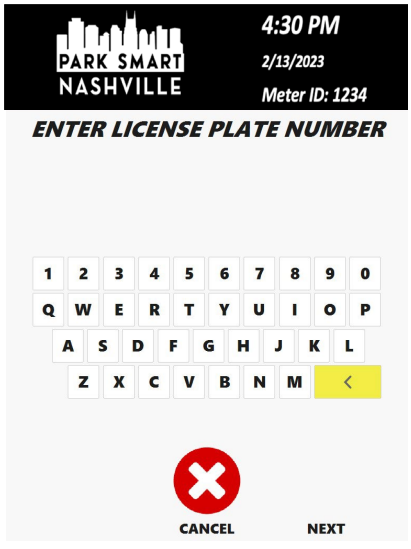


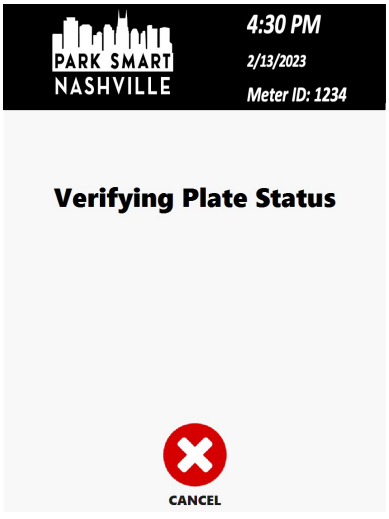


Payment portal allows user to extend their time

Screen Flow Example







Mobile/Virtual Payment Solutions

LAZ proposes our proprietary Mobile Pay solution, LAZgo. Our robust plan integrates seamlessly with the Passport enforcement platform and provides customers with an easy and quick way to pay for parking on the go. Our transaction fees are the lowest in the industry, charging customer only one fee even when the parking session is extended. LAZgo meets all the requirements set forth with the exception of the IVR option. If this is a firm requirement, LAZ Parking is agnostic and will work with any Mobile Pay provider the District is currently working with.



Diverse Mobile Payment Solution

The LAZ Parking commitment to innovation extends beyond conventional parking management, embracing the digital landscape with a proven track record of elevating mobile adoption rates. Through strategic and effective marketing initiatives, we've successfully implemented groundbreaking strategies that not only increase mobile adoption but also enhance the overall user experience. LAZ Parking has built a powerful mobile payment tool that allows parkers to search, view and pay for parking online, via phone, tablet or desktop. With LAZgo, your residents and visitors can find and pay for parking right from their phones.

This suite of solutions provides powerful and secure mobile, web and app-based search and payments for ungated and gated locations. Capabilities include:

- **LAZ Parking App:** The LAZ Parking app is free to download from the Apple or Android store and gives our customers the fastest, simplest and most secure way to get guaranteed parking at the best, direct prices.
- **Text to Park:** Text to Park is a quick, convenient cashless parking experience. At un-gated locations, the customer simply sends a text to start their session. No attendants, no cash, no kiosks, not even an app. They get a customizable return text, and their stay is checked by license plate.
- **Web Widget:** The LAZ Parking web widget is a simple, small and powerful add-on that turns virtually any website or app into an online sales driver for your parking spaces. This solution is fast, secure and direct, with no third party required.
- **Pay as You Go:** Customers scan in and out with their phone or license plate and we take care of everything else. Their registered payment method is only charged for the time they park. Our use of ticketless, touchless digital payments offers ultimate flexibility and convenience.

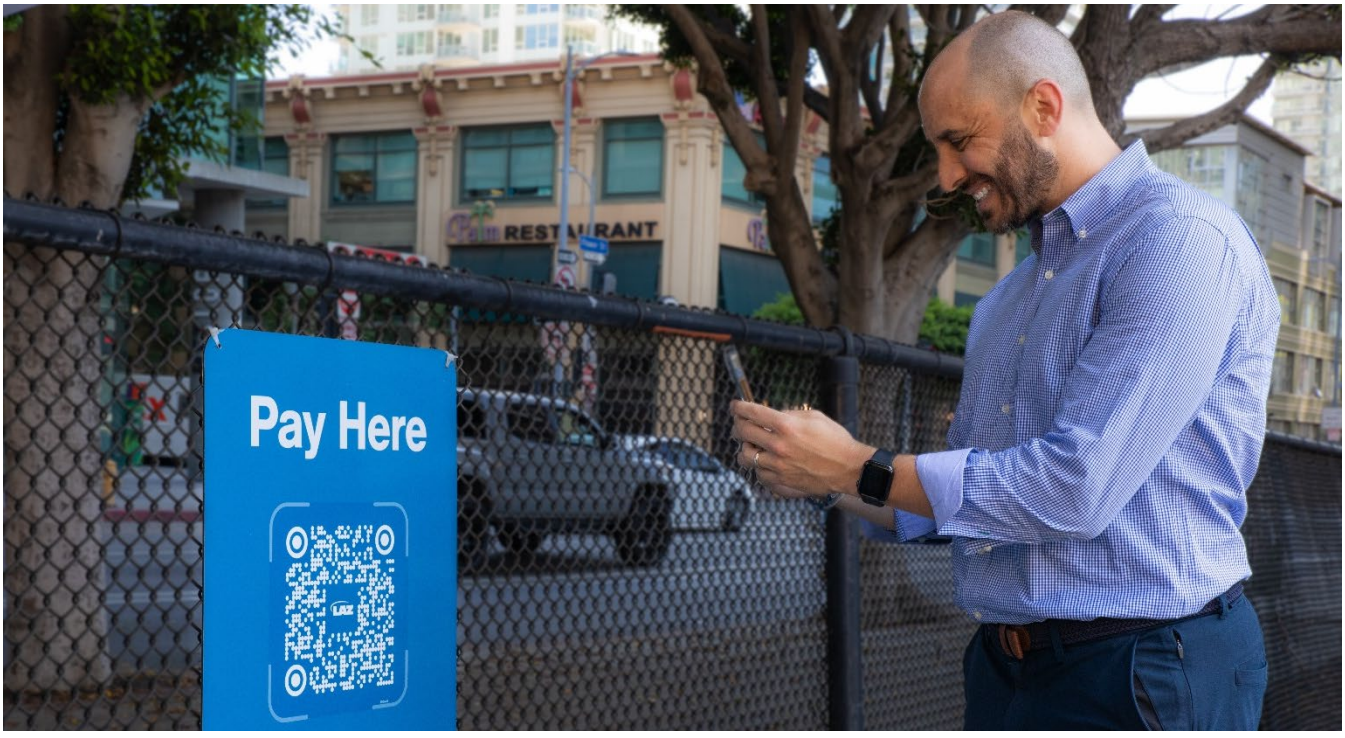
Success by the Numbers

- LAZgo at over 1900 locations and over 2200 sales channels
- While specific figures remain confidential, it's worth noting that LAZ Parking consistently achieves substantial annual parking sales through our platform, reaching tens of millions of dollars. This remarkable success is a testament to our commitment to providing unparalleled parking solutions and contributing significantly to the industry's digital landscape.
- While specific volume details are held confidential, it's noteworthy that LAZ Parking processes tens of millions of transactions annually through our platform. This substantial transaction volume underscores the widespread adoption of our parking solutions and the trust our clients place in our efficient and seamless transaction processes.
- LAZ Parking serves airports, stadiums, on-street, commercial garages, valet, residential and event parking with digital parking solutions and LAZgo technology.
- Customers can pay via Reserve Ahead or at most locations they can Park Now using LAZgo.

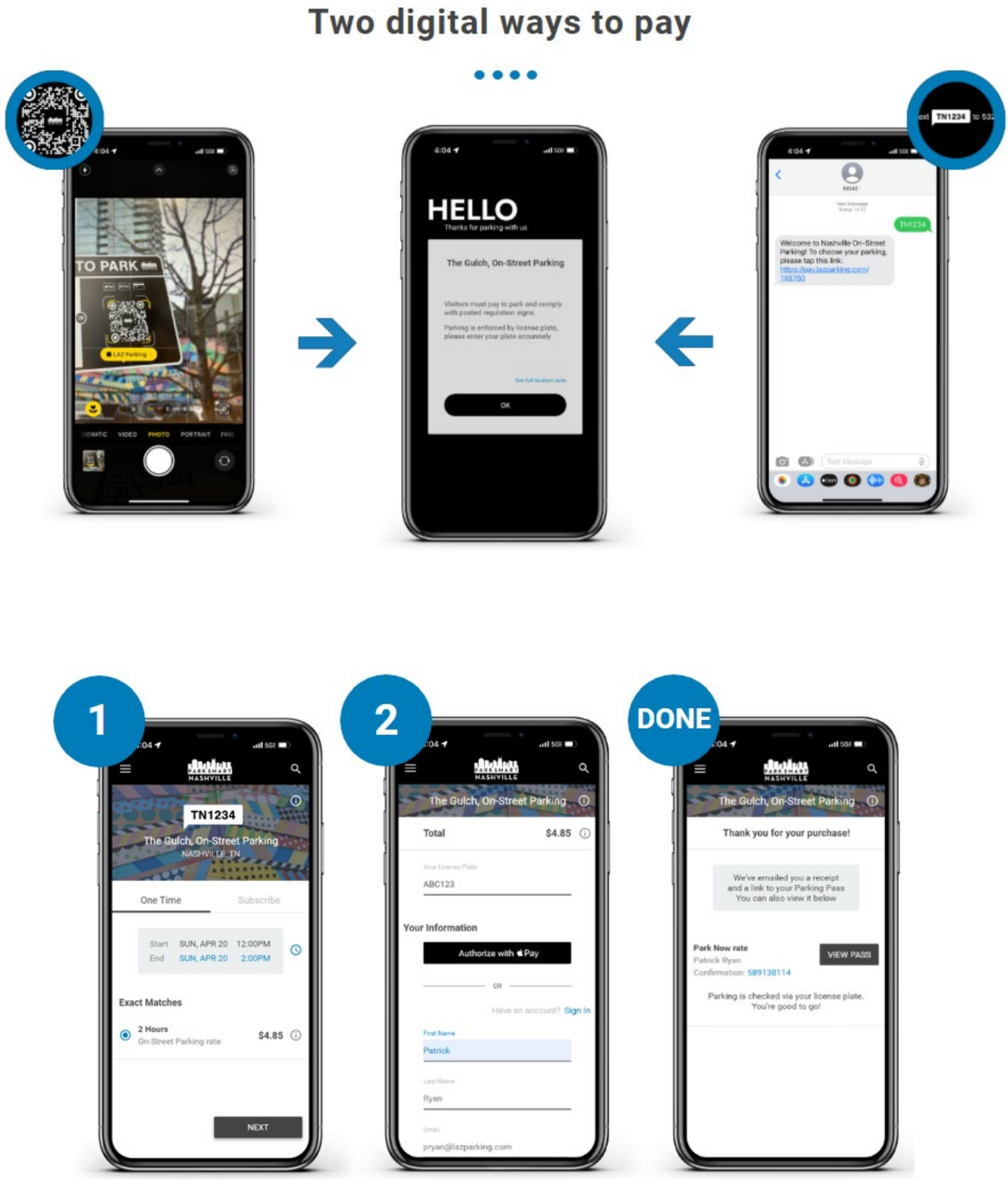


One Transaction. One Fee. Zero Stress!

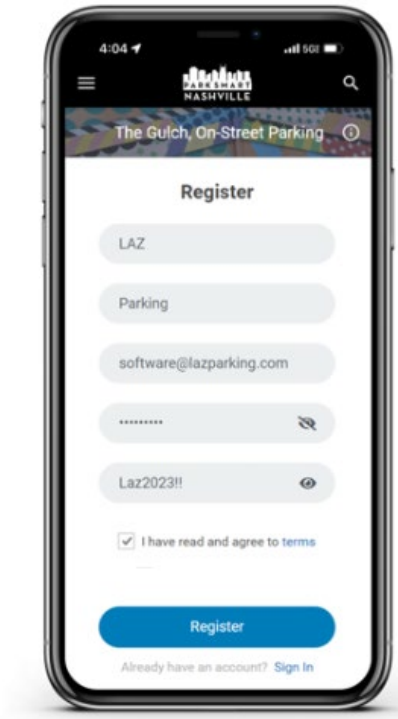
Unlike 3rd party services, LAZ Parking won't bury your customers in multiple fees for each extension. There is only one transaction charge and one fee, that's it! Extensions are charged to the original payment method used to start the session (Apple Pay, Google Pay, or credit card). Payments will be finalized and collected at the end of the session.



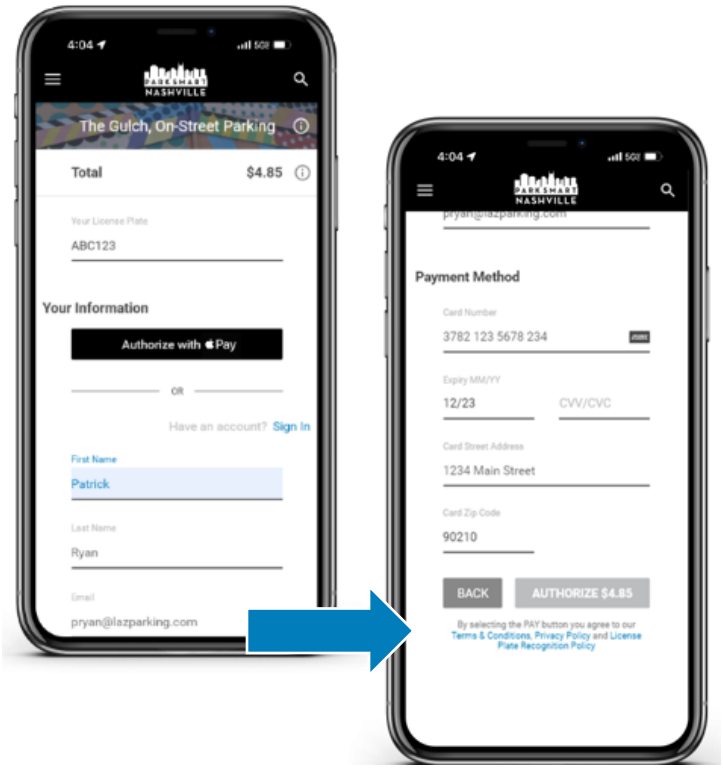
Customer Experience



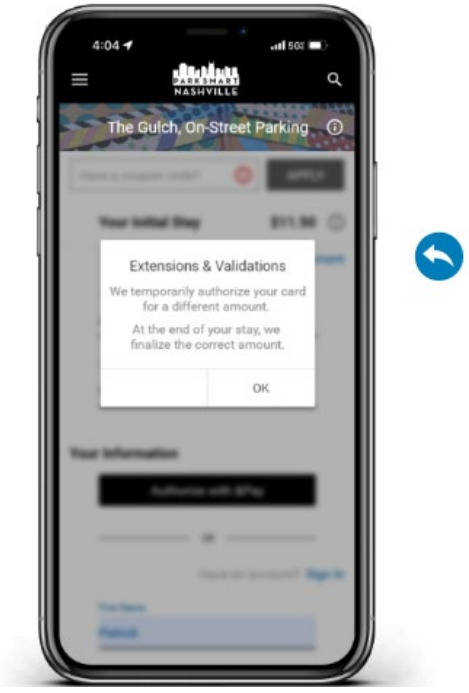
Registration (optional)



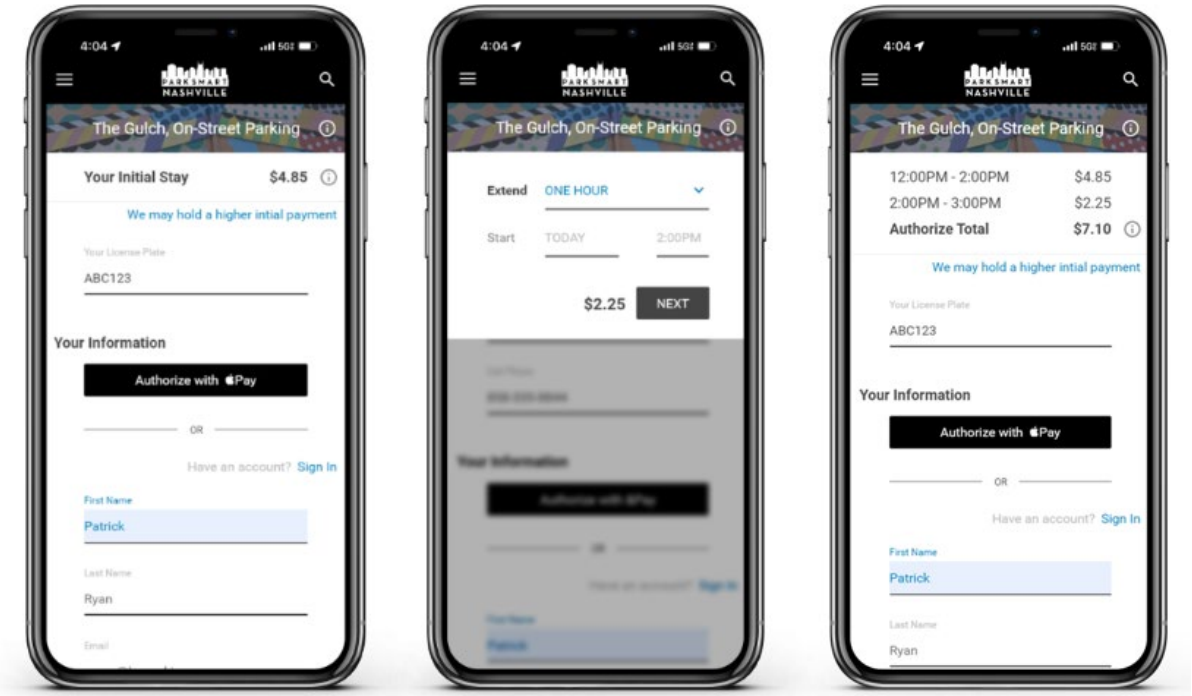
Checkout Screen Details



Extend Time – pre-authorizing card



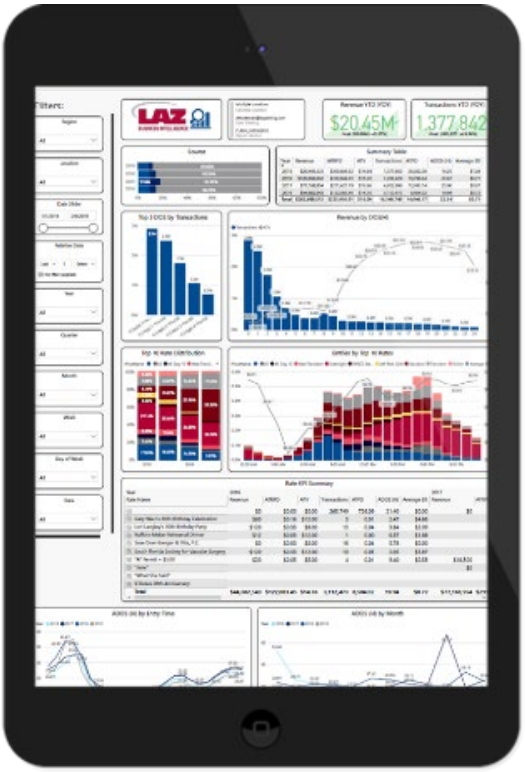
Customer Journey – Extend Time



LAZ Business Intelligence & LAZalytics

We also offer City of Hawthorne operation with our LAZ Business Intelligence (LAZ BI) platform, the parking industry's most powerful enterprise platform for delivering actionable data.

LAZ Parking will provide the City with a tailored BI dashboard built specifically for the City's parking program. This includes occupancy scoreboards, interactive visualizations, among others. Developed internally, this "LAZalytics" LAZ BI tool provides a single view of the most critical data points that drive your parking business. By creating custom KPIs, the City can monitor your assets as an entire unit or as a single property in real time. You also can drill down from high-level views, with granularly if needed. As a result, strategic, data-driven decisions can be made with regard to how to best manage parking operations and drive revenues to the bottom line.



Power & Simplicity Combined

LAZ BI integrates with hundreds of custom, in-house data sources built using Azure Data Factory, leveraging the cloud computing power of Microsoft Power BI. The City will benefit from thousands of interactive dashboards, giving you instant access to KPIs and real-time reporting from any device. It's intuitive, easy to customize, and simple to use. You can visualize the "what-if" scenarios, drill down into the data, and model outcomes to guide your future strategy and decisions.



Its underlying "PowerBI" software used has long been an industry leading platform and it's used by organizations large and small, from multinational corporations to smaller companies and public sector agencies. This software has been fully customized for the parking industry. This is a tool we provide for our managers to manage their operations to maximize revenue and productivity.



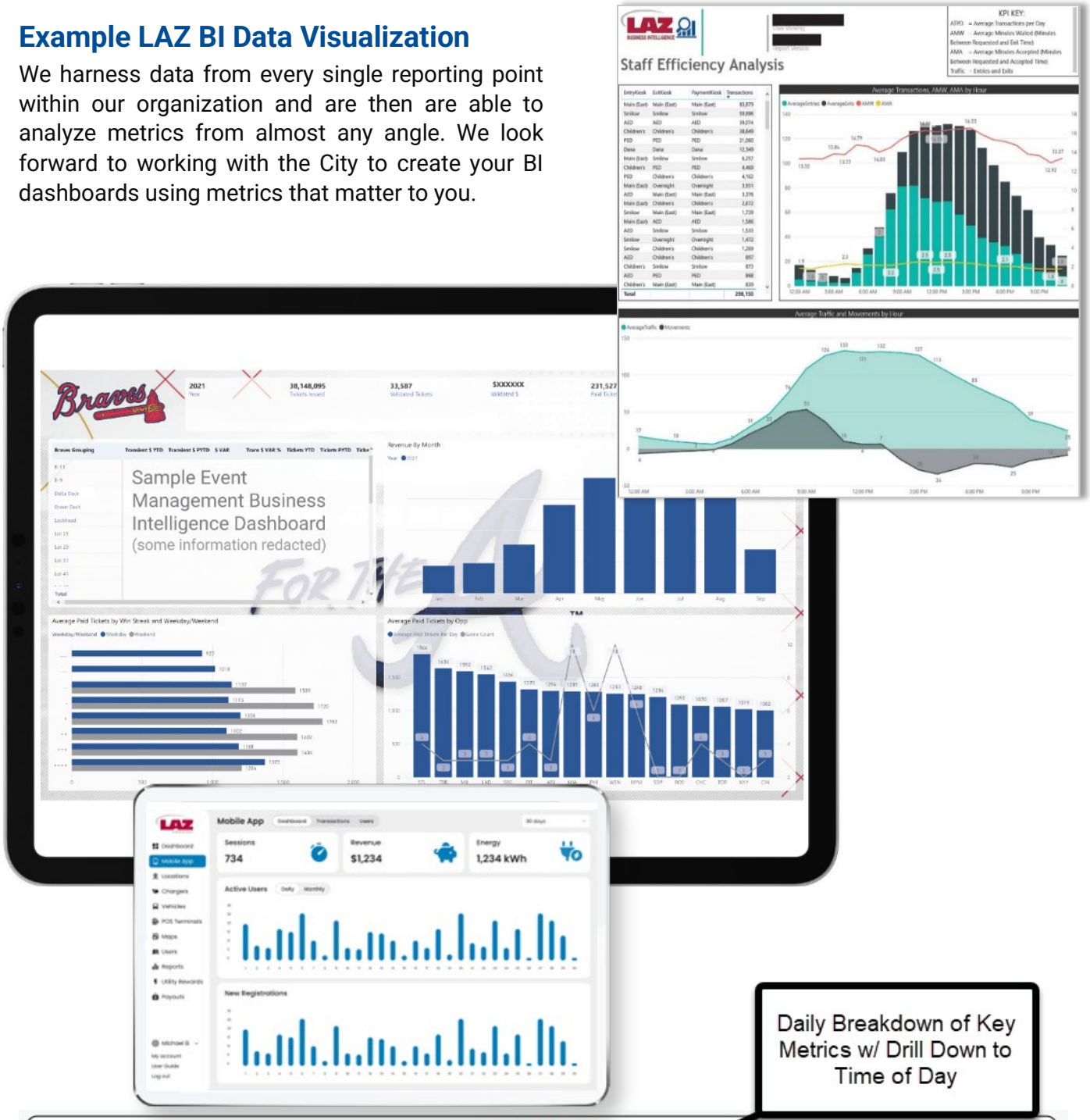
What You'll Receive

For the City, we propose custom dashboards with occupancy scoreboards, interactive visualizations, side-by-side performance comparisons, and powerful predictive analytics. Our integrations with all technologies in use within the City's parking program will help maximize parking revenue without guesswork, ensuring that every decision is data-driven and optimized for your property's needs.

- **Multiple data sources consolidated under one roof**, across all assets (including integration with any future EV chargers for revenue metrics)
- **Customized, dynamic reporting** with dashboards and ad-hoc analysis
- **Advanced analytics** with industry-leading predictive / forecasting analytics
- **First-of-its-kind dynamic revenue and yield management optimization** tool for all products, including transient and monthly parking
- **Real-time performance tracking** for smarter decision-making
- **Historical data analysis** to improve financial forecasting
- **Financial performance metrics** to support stronger asset valuation
- **Time savings** by eliminating manual processes—one system for all parking data
- **Clear identification of demand for drivers**, maximizing revenue per space
- **Improved staffing efficiency** through transaction and payroll data integration
- **Proactive parking management** with key performance metrics at your fingertips
- **Advanced yield pricing** and dynamic occupancy variable pricing

Example LAZ BI Data Visualization

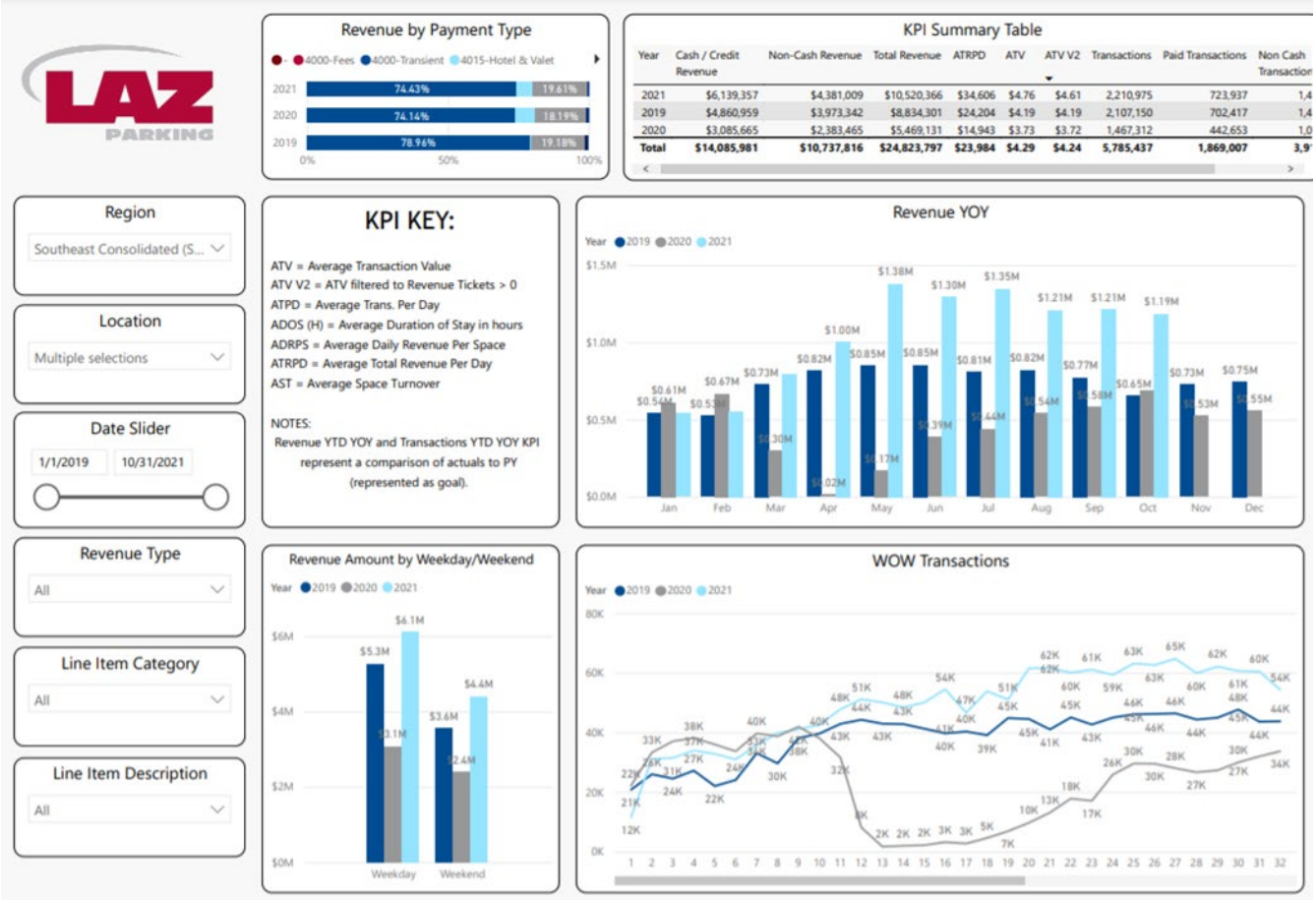
We harness data from every single reporting point within our organization and are then are able to analyze metrics from almost any angle. We look forward to working with the City to create your BI dashboards using metrics that matter to you.



Daily Breakdown of Key Metrics w/ Drill Down to Time of Day

Daily KPI Summary

Year	2020						Total					
# - Day	Revenue	ATRPD	ATV	Transactio...	ATPD	ADOS	Revenue	ATRPD	ATV	Transactions	ATPD	ADOS
1 Monday	$31,009.00	$596.33	$11.06	2,804	53.92	11.22	$31,009.00	$596.33	$11.06	2,804	53.92	11.22
2 Tuesday	$34,969.00	$672.48	$11.15	3,136	60.31	11.11	$34,969.00	$672.48	$11.15	3,136	60.31	11.11
3 Wednesday	$36,009.00	$679.42	$11.32	3,180	60.00	10.45	$36,009.00	$679.42	$11.32	3,180	60.00	10.45
4 Thursday	$33,512.00	$632.30	$10.94	3,064	57.81	10.89	$33,512.00	$632.30	$10.94	3,064	57.81	10.89
5 Friday	$33,800.00	$650.00	$9.51	3,553	68.33	10.96	$33,800.00	$650.00	$9.51	3,553	68.33	10.96
6 Saturday	$18,569.00	$357.10	$6.03	3,081	59.25	12.04	$18,569.00	$357.10	$6.03	3,081	59.25	12.04
7 Sunday	$11,407.00	$219.37	$6.28	1,817	34.94	13.45	$11,407.00	$219.37	$6.28	1,817	34.94	13.45
Total	**$199,275.00**	**$544.47**	**$9.66**	**20,635**	**56.38**	**11.31**	$199,275.00	$544.47	$9.66	20,635	56.38	11.31



Permit Management System by Passport Labs

For residential and employee permits, Passport provides a turnkey digital platform that eliminates paper-based processes. Residents and employees can apply, upload documents, and renew permits online, while City staff can manage zones, quotas, and approvals in real time. This system integrates with enforcement handhelds and license plate recognition technology, ensuring efficient compliance management across all zones.

With Passport's scalable, online parking permit solution, the City will save time and money by providing an easy-to-use online system for its customers and enforcement officers. Passport's Digital Parking Permits solution allows permit programs to be digitally transformed, reducing the number of in-office visits or phone calls and allowing operators to leverage further integrated solutions, such as enforcement.

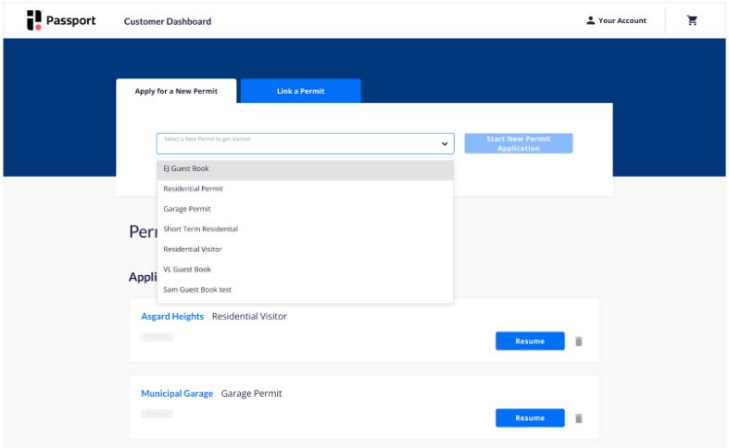
Passport's technology portfolio includes an end-to-end internet-based parking permit solution, which comprises 2 different portals:

- **Front-end, online customer portal** where applicants/holders can securely apply, renew, purchase, and manage their permit(s).
- **Back-end, client-facing portal** manages the entire permitting environment, including permit approval, issuing, robust researching functions, dynamic reporting and configuring renewal notices.



Passport's Customer Portal

The City will receive a user-friendly customer portal where customers can easily apply for, purchase, renew and manage their permits. The customer portal will be completely branded to the City with City colors and logos and will be configured with its specific permit types, permit cycles and permissions; the web-based customer portal can be linked to the City's existing website.



Any modern browser can reach this customer portal, and it is mobile-optimized for access by any smartphone with access to the internet.

Apply for Permit

Passport offers a streamlined application process that allows customers to easily apply for and purchase permits via any mobile or web-enabled device. Passport's customer portal includes these key features:

- **Self-Service Account Management:** Permit accounts can be managed anytime from the customer portal. Once logged in, customers can view their current permits with options to renew, manage, or change their current permit, as well as add a new permit.
- **Flexible Application Process:** Customers can start and stop their permit application via the "Applications in Progress" option within their account online.
- **Address-Based Eligibility:** Address-based residential eligibility verification can be enabled to ensure that only permits available to that customer based on their specific address can be purchased.
- **Seamless Transition:** Passport enables a seamless transition from the City's previous permit management provider so that customers can "Link a Permit," using a City-provided link that pulls in the information from the customer's existing permit with the City's previous permit management provider.

Cashiering

Passport's customer portal can also support walk-in or mail-in permit applications via its "Issue Permit" module. The same restrictions and configurations that prevent purchases on the website will also apply to offline transactions. Regardless of the method of purchase, all permits are issued digitally and associated with the customer's License Plate Number (LPN) instead of physical hang tags or decals, eliminating the need to display a permit or interact with physical inventory.

Payment Options

Passport's digital parking permits solution allows convenient payment options and accepts credit and debit card payment options. Permit holders can pay using Visa, Mastercard, Discover, and AMEX cards as well as credit-card issuer-backed debit cards (i.e., the Visa/MasterCard logo is present on the card). Following payment, a confirmation receipt will be emailed. Please note that Passport's portal does not process payments; all in-person payments are recorded in the portal. Passport's customer portal can, however, process payments.

Passport's Portal

Permit Setup & Configuration

Passport's digital permit solution offers extensive configurations to meet the City's permitting needs and reflect the community using its permitted facilities. Permit configurations are defined and executed during implementation with the option for later edits by a main administrator, as needed. Within Passport's portal, City staff can establish Permit types (e.g., customer, staff, visitor), Cycles (e.g., daily, weekly, monthly, annually), Zones, Pricing and other prerequisites or limits to purchasing permits designated by the City.

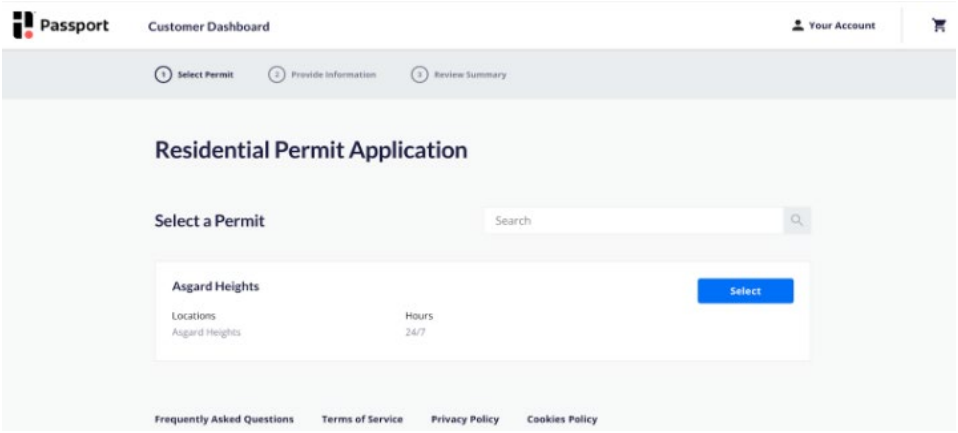
Passport's portal also can support the following components of the City's permitting program:

- **Configure Permit Eligibility Requirements:** City can implement a variety of eligibility requirements and prerequisites that must be met in order to purchase a permit; these can include proof of residence or employment status. The portal allows applicants to upload documentation as a requirement to submit their application.
- **Permit Issuance Limitations:** Limits can be set to control the number of permits issued according to specific parameters, such as permit types, cycles or zones. If an applicant reaches his/her limit, subsequent applicants will be added to a waitlist, which the City can set up to automatically add or remove applicants.
- **Rate Overrides:** Once a permit is set up according to the City's specifications, Passport can override the price in specific zones which allows the City to keep a single permit type but adjust the pricing in areas with higher demand.
- **Custom Fields:** Based on the permit type, custom fields can be created and designated as 'required.' The additional information gathered as a result of customizing fields enables the City to collect the information required to issue a specific permit and also provides additional customer insight.

Permit Issuance & Approval

As permit applications are received via the Passport customer portal, all information will flow in real time to Passport's portal "Permit Approval Queue," where new permit applications and renewals for all permit types are managed. Administrators will review the permit details (permit type, cost, permissions), application information (name, address, email, LPN) and any supplemental application documents (e.g., proof of residency, employment, etc.) that are submitted with the application.

From there, an administrator can choose to approve, deny or request more information for that application. All actions will email the contact on the application informing them of their permit status and any next steps.



Waitlisting

Passport's digital permit solution also offers automated waitlisting functionality, which automatically offers a permit to an applicant at the top of a waitlist based on availability. Authorized users can manually override the waitlist as needed, and the City will have full control over waitlist configurations, including the number of available spots and the applicant's length of time to complete a purchase. Applicants can view their position on the waitlist via the customer portal.

Permit Management

After permits are issued, Passport's portal provides the tools to manage active permit accounts.

- **Search Permits:** Quickly search permits by different parameters with the ability to drill down on specifics such as permit details, vehicles, payments, documents and notes.
- **Permit Reporting:** See details across the entire permit solution, including payments, refunds, permit zones and issuance data. All reports are exported to Microsoft Excel for further analysis.
- **Message Permit Holders:** Search for permit holders based on various filters and email a message to that group (e.g., permit lot construction or an event).
- **Automated Functions:** Functions such as automatically emailing renewal letters, auto-renewable permit types and changes to the waitlists can be automated to reduce burdensome management tasks for the City staff.

Communication with Permit Holders

Passport's system can notify customers via mail or email of an impending renewal cycle. Based on the expiration date for a particular permit type, the system can automatically generate a notification a few weeks before expiration, encouraging customers to renew their permit online with instructions on how to do so.

The City will also be able to communicate with permit holders via the Passport's portal "Message Permit Holders" functionality. Here, users can search for a particular permit holder(s) using filters for permit type, permissions, date, and status. Results will be returned, and users can select the users they wish to message, with an option to 'select all.' Once a permit population is selected, the user will select "Write Message" and input a Subject and a Message they wish to convey.

Digital Parking Permit Reporting

Passport designed its digital parking permit reporting to address most permitting situations, enabling the City to get insights into its permitted parking environment. City users will be fully trained on Passport's reporting module to optimize existing reporting to pull the information needed. Should the City require a data view that is not available through the system, Passport's Product Support team will work with the City to build additional custom reports, within reason. Several reports will allow City staff to report on system data, with the option to apply additional filters to drill down on granular details.

- Permit Detail Report
- Permit Issuance Report
- Trail Report
- Permit Type Sales Total Report

Branding, Wayfinding and Signage Plan Experience

LAZ has partnered with various municipalities to enhance urban mobility, optimize parking assets, and improve the customer experience. Our deep expertise in implementing parking wayfinding programs has helped cities across the country reduce congestion, increase parking utilization, and improve accessibility.



LAZ has successfully deployed integrated wayfinding systems in cities across the U.S., combining real-time data, dynamic signage, and mobile app integration to guide drivers to available parking. These programs have resulted in measurable improvements in traffic flow and user satisfaction. Our approach is rooted in collaboration with city stakeholders, leveraging smart technology and data analytics to tailor solutions to each community's unique needs.

With a proven track record of delivering innovative, scalable, and customer-focused parking solutions, LAZ is uniquely positioned to support the City of Hawthorne in enhancing its parking infrastructure and wayfinding capabilities. Shown here are a few examples of branding and signage examples from our recent projects.











4. REFERENCES

Similar Services & Operations

Municipal References

Agency:	**City of Inglewood / Inglewood Police Department**
Address:	1 West Manchester Blvd., Inglewood, CA 90301
Contract Value & Term:	$54M – Continuously serving since May 2014
Scope of Services:	Turnkey parking enforcement services 24 hours/day-365 days/year (all MCs & CVCs), traffic control services, traffic & crowd control during special events, traffic dispatch services, front counter customer service representatives. Street Sweeping Enforcement, parking meters, permits, timed parking, posted signs, RPP, curb violations, scofflaw and school detail.
Contact:	Luis Atwell, Assistant City Manager
Phone:	310-412-5333
Email:	latwell@Cityofinglewood.org

Agency:	**City of Santa Ana / Santa Police Department**
Address:	20 Civic Center Plaza, Santa Ana, CA 92701
Contract Value & Term:	$4.7M – Continuously serving since July 2018
Scope of Services:	Citywide parking enforcement services including all MCs and CVCs (Street Sweeping Enforcement, parking meters, RPP, alleys, blocked driveways, lawn parking, 24/7 operation with commercial street sweeping covered during graveyard).
Contact:	Yolanda Bautista
Phone:	714-245-8225
Email:	ybautista@santa-ana.org

Agency:	**City of Burbank / Burbank Police Department**
Address:	200 N. 3rd Street, Burbank, CA 91502
Contract Value & Term:	$6.5M – Continuously serving since April 2023
Scope of Services:	Citywide parking enforcement services including all MCs and CVCs (Street Sweeping Enforcement, RPP, timed zones and posted signs).
Contact:	Lieutenant John Pfrommer
Phone:	818-238-3106
Email:	jpfrommer@burbankca.gov

Agency:	**City of West Hollywood**
Address:	8300 Santa Monica Blvd., West Hollywood, CA 90069
Contract Value & Term:	$14M – Continuously serving since July 2020
Scope of Services:	Turnkey Parking Enforcement Services 24 hours/day-365 days/year (all MCs & CVCs), Vehicle/Bike/Foot Patrol, Traffic Control, Dispatch Services, Front Counter Customer Service, Encroachment/Temp Permit Placement, Towing, Court Appearances. Street Sweeping Enforcement.
Contact:	Vince Guarino
Phone:	323-848-6426
Email:	vguarino@weho.org

Agency:	**City of San Mateo / San Mateo Police Department**
Address:	200 Franklin Parkway, San Mateo, CA 94403
Contract Value & Term:	$7.1M – Continuously serving since November 2019
Scope of Services:	Citywide parking enforcement service including all MCs and CVCs. Street Sweeping & Citywide Parking Enforcement, including parking meters, RPP, timed zones, and posted signs.
Contact:	Sgt. Craig Collum
Phone:	650-522-7742
Email:	ccollom@cityofsanmateo.org

Agency:	**City of Malibu**
Address:	23825 Stuart Ranch Road | Malibu, CA 90265
Contract Value & Term:	$1.1M – Continuously serving since June 2024
Scope of Services:	Citywide parking enforcement service including all MCs and CVCs including timed zones and posted signs.
Contact:	Susan Duenas
Phone:	(310) 456-2489 ext. 313
Email:	sduenas@malibucity.org



5. COST & FEE SCHEDULE

All Pricing Information
Has Been Included
In a Separate Document



6. ATTACHMENTS

In compliance with the guidelines of this RFP, all necessary forms have been signed and included.

A. Proposer's Response **48**

B. Proposer's Affidavit **50**

C. Hawthorne Insurance Requirements **51**

D. Sample Certificate of Insurance **53**

E. Company Resolution **55**

A. PROPOSER'S RESPONSE

SECTION IV - PROPOSAL

FAILURE TO COMPLETE ALL ITEMS IN THIS SECTION MAY INVALIDATE PROPOSAL

In accordance with your "Request for Proposal," the following proposal is submitted to the City of Hawthorne.

Proposal Submitted By:

LAZ Parking California, LLC

Name of Company

1200 Wilshire Blvd •Suite 100B•

Address

Los Angeles, CA 90017

City / State / Zip Code

Conrad Midolo, Regional Vice President, Los Angeles Conrad Midolo

Printed Name / Title

O: (310) 759-0223, F: (510) 345-3478

Telephone Number / Fax Number

Form of Business Organization:

Please indicate the following (check one):

Corporation___ Partnership___ Sole Proprietorship___

Other: Limited Liability Company

Business History:

How long have you been in business under your current name and form of business organization?

44 years

If less than three (3) years and your company was in business under a different name, what was that name?

List any pending or previous litigation over the past five years related to your firm's work:

N/A

Contact for Additional Information:

Please provide the name of the individual at your company to contact for any additional information

Conrad Midolo

Name

Regional Vice President, Los Angeles Conrad Midolo

Title

O: (310) 759-0223, F: (510) 345-3478

Telephone Number/Fax Number

Addenda Received:

Please indicate addenda information you have received regarding this proposal:

Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____
Addendum No.____ Date Received: _____

✓ No Addenda received regarding this proposal.
(only the Q&A document on 9/17)

B. PROPOSER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Conrad Midolo being first duly sworn, deposes and says:

1. That he/she is the Regional VP, LA of LAZ Parking California, LLC
   (Title of Office) *(Name of Company)*
   hereinafter called "Proposer," who has submitted to the City of Hawthorne a proposal for On-Street Paid Parking, Parking Enforcement and Revenue Collection.

2. That the proposal is genuine; that all statements of fact in the proposal are true;

3. That the proposal was not made in the interest of behalf of any person, partnership, company, association, organization or corporation not named or disclosed;

4. That the Proposer did not, directly or indirectly, induce solicit or agree with anyone else to submit a false or sham proposal, to refrain from proposing, or to withdraw his proposal, to raise or fix the proposal price of the Proposer or of anyone else, or to raise or fix any overhead, profit or cost element of the Proposer's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Hawthorne, or of any other Proposer, or anyone else interested in the proposed contract;

5. That the Proposer has not in any other manner sought by collusion to secure for itself an advantage over the other Proposer or to induce action prejudicial to the interests of the City of Hawthorne. Or of any other Proposer or of anyone else interested in the proposed contract;

6. That the Proposer has not accepted any proposal from any subcontractor or materialman through any proposal depository, the bylaws, rules or regulations of which prohibit or prevent the Proposer from considering any proposal from any subcontractor or materialman, which is not processed through that proposal depository; or which prevent any subcontractor or materialman from proposing to any contractor who does not use the facilities of or accept proposals from or through such proposal depository;

7. That the Proposer did not, directly or indirectly, submit the Proposer's proposal price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof, or to any individual or group of individuals, except to the City of Hawthorne, or to any person or persons who have a partnership or other financial interest with said Proposer in its business.

8. That the Proposer has not been debarred from participation in any State or Federal works project.

Dated the 22nd day of September, 20 25.

Conrad Midolo
(Proposer's Signature)

Regional VP, Los Angeles
(Title)

C. HAWTHORNE INSURANCE REQUIREMENTS

Insurance Requirements:

Below you will find the City of Hawthorne's Insurance Requirements:

1) Commercial General Liability

Commercial General Liability (equivalent in coverage scope to Insurance Services office, Inc. (ISO) form CG 00 01 11 85 or 11 88) an amount not less than $2,000,000 per occurrence and $4,000,000 general aggregate. Such insurance shall include products and completed operations liability, independent contractor's liability, broad from contractual liability, and cross liability protection. The "City of Hawthorne, its officials, employees, and agents" must be separately endorsed to the policy as additional insureds on an endorsement equivalent to the Insurance Services Office, Inc. (ISO forms CG20 10 11 85 of CG 20 26 1185.

2) Automobile Liability

Automobile Liability (equivalent in coverage scope to ISO form CA 00 01 06 92) in an amount not less than $1,000,000 combined single limit per accident for bodily injury and property damage covering Auto Symbol 1 (Any Auto). If an automobile is not used in connection with the services provided by the contractor or consultant, the contractor or consultant should provide a written request for waiver of this requirement.

3) Workers' Compensation and Employer's Liability

Workers' Compensation as required by the California Labor Code and Employer's Liability in an amount not less than $1,000,000 per accident.

SPECIAL INSURANCE REQUIREMENTS:

1. City of Hawthorne named as additional insured.
2. 30-day non-equivocal clause stating the insurance will not be cancelled or materially changed prior to written notification to the City Clerk of the City of Hawthorne.
3. Strike the equivocal line of your cancellation clause which reads "… endeavor to …" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company."

ENDORSEMENT:

Notwithstanding any inconsistent expression in the policy to which this endorsement is attached, or any other endorsement now or hereafter attached thereto, or made a part thereof, the protection afforded by said policy shall:

1. Include the City of Hawthorne as an additional insured covering all operations of the insured or contractors and subcontractors or anyone acting on their behalf under the contract with the City for work in or about the said City, whether liability is attributable

to the insured or the City. (To include the elected officials, appointed officials, and employees.)

2. Not be cancelled or changed, except by written notice to the City Clerk and City Attorney of the City of Hawthorne at least thirty (30) days prior to the date of such cancellation.

3. No exclusion relating to the risks of underground hazard, collapse, or explosion shall act to the limit the benefits of coverage, as they shall apply to the City of Hawthorne as provided in this endorsement.

4. The insurance afforded the City, Boards, Officers, Agents and Employees shall be primary insurance and not contributing with any other insurance of the City.

If you should have any questions, please contact Public Works at 310-349-2980.

D. SAMPLE CERTIFICATE OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SterlingRisk P.O. Box 9017 Woodbury NY 11797 License#: BR-1418528	CONTACT NAME: PHONE (A/C, No, Ext): 800-767-7837 FAX (A/C, No): 516-487-0372 E-MAIL ADDRESS: request@sterlingrisk.com
INSURED LAZPARKING LAZ Parking California, LLC 1200 Wilshire Boulevard Suite 100B Los Angeles CA 90017	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : National Union Fire Ins Co of Pittsburgh, PA — 19445 INSURER B : Federal Insurance Company — 20281 INSURER C : AIU Insurance Company — 19399 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1624256535 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	3609369	7/31/2025	7/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	3135689	7/31/2025	7/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	See Schedule	7/31/2025	7/31/2026	EACH OCCURRENCE AGGREGATE	$ 100,000,000 $ 100,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	014111735	7/31/2025	7/31/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Garagekeepers Liability	Y	Y	3609369	7/31/2025	7/31/2026	Limit	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
See Page 2 for Additional Information.

See Attached...

CERTIFICATE HOLDER

LAZ Parking California LLC
1200 Wilshire Bld., Ste 100B
Los Angeles CA 90017

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

AGENCY CUSTOMER ID: LAZPARKING

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
SterlingRisk	LAZ Parking California, LLC 1200 Wilshire Boulevard Suite 100B Los Angeles CA 90017
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Additional Insurers Affording Coverage:
Insurer Letter C Allianz Global Risk US Insurance Company (NAIC 35300)
Insurer Letter D Federal Insurance Company (Chubb) (NAIC 20281)
Insurer Letter E Everest National Insurance Company (NAIC 10120)
Insurer Letter F United Specialty Ins. Co. (NAIC 112537)
Insurer Letter G RSUI Indemnity Company (NAIC 22314)
Insurer Letter H Endurance American Insurance Company (NAIC 10641)
Insurer Letter I American Guarantee and Liability Insurance Company (Zurich) (NAIC 26247)
Insurer Letter J Westfield Specialty Insurance Company (NAIC 16992)
Insurer Letter K Great American Assurance Company (NAIC 26344)
Insurer Letter L Lexington Insurance Company (NAIC 19437)
Insurer Letter M Westchester Surplus Lines Insurance (NAIC 10172)

C: Excess General Liability --- USL03085025 --- 7/31/25-7/31/26 --- Aggregate $4,000,000
D: Primary Umbrella Liability --- 79863543 --- 7/31/25-7/31/26 --- Aggregate $15,000,000
E: Excess Liability --- XW5EX00131251 --- 7/31/25-7/31/26 --- Aggregate $5,000,000
F: Excess Liability --- BTM2513227 --- 7/31/25-7/31/26 --- Aggregate $5,000,000
G: Excess Liability --- NHA608117 --- 7/31/25-7/31/26 --- Aggregate $7,500,000
H: Excess Liability --- EXC30065353301 --- 7/31/25-7/31/26 --- Aggregate $7,500,000
I: Excess Liability --- AEC011173111 --- 7/31/25-7/31/26 --- Aggregate $10,000,000
J: Excess Liability --- XSL345214K02 --- 7/31/25-7/31/26 --- Aggregate $10,000,000
F: Excess Liability --- BTM2513226 --- 7/31/25-7/31/26 --- Aggregate $5,000,000
K: Excess Liability --- EXC 5867707 --- 7/31/25-7/31/26 --- Aggregate $10,000,000
L: Excess Liability --- 20744112 --- 7/31/25-7/31/26 --- Aggregate $10,000,000
M: Excess Liability --- G48749781001 --- 7/31/25-7/31/26 --- Aggregate $15,000,000

30 Days' Notice of Cancellation provided, 10 days for non-payment of premium. . If agreed upon in a written contract or agreement, the certificate holder is included as an additional insured for general liability, but only with respect to the operations of the named insured. This insurance is primary and non-contributory to the additional insureds if agreed upon in a written contract or agreement. Waiver of subrogation applies in favor of the additional insureds if agreed upon in a written contract or agreement

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E. COMPANY RESOLUTION

COMPANY RESOLUTION

OF

MEMBERS OF LAZ PARKING CALIFORNIA, LLC

THE UNDERSIGNED, LAZ KARP ASSOCIATES, LLC, being the sole member of LAZ PARKING CALIFORNIA, LLC, a limited liability company organized and existing under the laws of the State of Connecticut and authorized to do business in the State of California (the "Company") hereby represents that:

A Meeting of the Members of the Company was held on September 16, 2025.

At said meeting after motion duly made and seconded, the following Resolutions were unanimously adopted:

RESOLVED, that the Company is hereby authorized to sign any and all documents, contracts and agreements in regard to the City of Hawthorne, On-Street Paid Parking, Parking Enforcement and Revenue Collection (RFP).

FURTHER RESOLVED, that Conrad Midolo, Regional Vice President and Robert Maroney, Vice President, and/or are authorized to sign such documents, contracts and other agreements and such, documents, contracts and agreements shall be binding upon the Company.

DATED at Hartford, Connecticut, this 16th day of September, 2025



Glenn T. Terk, General Counsel



Supplemental Proposal Response – On-Street Paid Parking, Parking Enforcement and Revenue Collection

• City of Hawthorne – November 21, 2025 •

LAZ
GOVERNMENT SERVICES

Supplemental Proposal Response

City of Hawthorne Follow Up Questions

1. Initial Outreach Support During Program Launch

LAZ Parking confirms that our launch plan will include a dedicated outreach team to support the community through the transition to paid parking. In addition to our baseline staffing, LAZ will assign ten (10) additional ambassadors for the first fourteen consecutive weekdays following the go-live date. These ambassadors will be on site for a minimum of eight hours per day and will focus entirely on customer assistance rather than enforcement.

Primary responsibilities during this period will include

- ✓ Assisting customers with pay station use, mobile payment setup, and permit questions
- ✓ Offering real-time guidance on payment rules, time limits, and rate structures
- ✓ Providing printed materials and directing customers to the City's parking website
- ✓ Collecting community feedback and documenting trends for the City's review
- ✓ Serving as visible, friendly resources to ease the transition into the new program

These additional staff will work alongside supervisors to ensure broad coverage across the paid parking zones and maintain a consistent presence during the initial adoption phase.

As outlined below, our Ambassador deployment will cover the key areas where paid parking will be implemented:

Jack Northrop Avenue – Since this is a location where parking enforcement will eventually be 24/7, it is important for motorists who usually park in this area to understand the new parking regulations. We recommend having two different shifts to cover the entire day starting early in the morning. We assume motorists parking here are employees of either SpaceX or Starlink.

Memorial Park North and Jim Thorpe Park – Having an ambassador placed at each lot provides the opportunity for the public to engage with the ambassador to learn more about the new parking payment options when they patronize the parks.

Hawthorne Boulevard – With the largest footprint for the new paid parking program, it is essential to have enough ambassador coverage. We propose dividing Hawthorne Blvd. into 4 sections, as outlined in our deployment proposal. In doing so, it allows an ambassador to cover all 3 key sections – west curbside, east curbside, and the median.

With (10) total ambassadors, we will have ample opportunities for our ambassadors to engage with the community and educate them on the new paid parking program and the positive benefits it will bring to the City.

	City of Hawthorne Paid Parking Launch LAZ Ambassador Deployment Proposal				
	MON	TUE	WED	THURS	FRI
Jack Northrop Ave (Prairie to Yukon)	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM
Jack Northrop Ave (Yukon to Crenshaw)	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM	(1) 7AM - 1:30PM (1) 1PM - 7:30PM
Memorial Park North	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM
Jim Thorpe Park	(1) 11:30AM - 8:00PM	(1) 11:30AM - 8:00PM	(1) 11:30AM - 8:00PM	(1) 11:30AM - 8:00PM	(1) 11:30AM - 8:00PM
Hawthorne Blvd. West and East Curbsides and Median W El Segundo Blvd. to W 133rd St. (Includes 129th and 130th Lots)	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM
Hawthorne Blvd. West and East Curbsides and Median W 133rd St. to W 136th St.	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM
Hawthorne Blvd. West and East Curbsides and Median W 136th St. to 138th St .	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM
Hawthorne Blvd. West and East Curbsides and Median W 138th St. to Rosecrans	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM	(1) 9AM - 5:30PM
# of Ambassadors	10	10	10	10	10

2. Implementation Schedule Confirmation and Adjustments

LAZ Parking confirms that the original sixty-day implementation schedule remains feasible. However, the first 60 days should be considered the initial phase of technology deployment, and an additional 30 days should be allocated for final testing and fine-tuning of all technologies and systems in place.

LAZ's technology partners Flowbird (Pay Stations), Passport Labs (Permit Management) and the LAZGo (LAZ Mobile Payment) teams have reaffirmed delivery timelines that support a full launch within sixty calendar days of contract execution (notice to proceed). All procurement, configuration, and installation tasks align with current vendor lead times.

From the start of the contract, LAZ will conduct weekly meetings with all stakeholders to:

- ✓ Review of the implementation plan.
- ✓ Discuss policies and procedures.
- ✓ Outline customer service strategies.
- ✓ Monitor progress to ensure milestones and deadlines are met

As the paid parking and enforcement programs go live, we will continue holding weekly meetings to maintain consistent communication and promptly address any issues that arise. Since our LAZ implementation and operations teams are local, we also propose meeting at least once a month in-person with key City stakeholders.

As requested by the City, LAZ is prepared to adjust the public outreach timeline to begin earlier in the implementation period. Community engagement will now begin during days 25–30, rather than days 41–50. This expanded lead time supports broader public awareness and gives all stakeholders, including residents, employees, and visitors, adequate time to understand the upcoming program changes before the Go Live date.

IMPLEMENTATION PHASES AT A GLANCE

- **Phase 0** — Project kickoff, stakeholder meetings, community engagement and extensive public outreach.
- **Phase 1** — Pilot area with new hardware + ambassadors. 30-day evaluation with the city.
- **Phase 2** — Full deployment (scheduling, communications, signage, physical install).
- **Phase 3** — Post-launch stabilization (30–90-day "hyper care phase") with daily reporting and dedicated city liaison and/or city management team.

3. Staffing, Uniforms, and Field Coverage Expectations

LAZ Parking will enhance field presence during the first 3 months following launch to ensure strong communication, customer support, and visible program guidance. Supervisors, leads, and meter technicians will allocate approximately fifty percent (50%) of their shifts to field-based public assistance during Month 1 – Month 3, with an option for the City to extend this enhanced presence through Month 6 (post program launch). These temporary field responsibilities will help strengthen early community acceptance and help the City build a positive foundation for long-term compliance.

LAZ will also implement uniform distinctions between enforcement officers and customer support staff. Uniform samples are being provided as part of this supplemental response document for City's review and approval. Public outreach ambassadors and support staff will wear uniforms that differ in color from enforcement personnel, ensuring that community members can easily identify which staff are present for customer assistance rather than enforcement.

During the early implementation period, supervisors, meter technicians and outreach ambassadors will perform the following functions in the field:

- ✓ Provide customer support at pay stations and high activity zones
- ✓ Support troubleshooting and real-time technical escalations
- ✓ Assist with early outreach engagement and distribution of educational materials
- ✓ Monitor adoption trends and report observations to the LAZ Project Manager
- ✓ Reinforce program messaging and provide guidance to residents and business owners

During the implementation phase and beyond, as part of their daily responsibilities, LAZ Parking Meter Supervisor and Meter Technicians will closely monitor system uptime and ensure constant data communication. In addition, they will make sure the new equipment is clean and free from any graffiti, decals, checking for credit card skimmers or other forms of vandalism. A part of the ongoing maintenance, we will keep spare parts on hand so we can address system repair needs with minimal to no downtime.

4. Community Engagement and Reporting Commitments

LAZ Parking designates our proposed Project Manager, David Duran, and our Director of Operations, Florezel Jose, as the primary representatives responsible for ongoing community engagement and reporting. In addition, two Senior Executives of LAZ Parking will attend one or two City events per month or as requested by the City, including at least one City Council meeting when requested. During these engagements, LAZ management team will present program updates, community feedback summaries, enforcement trends, and outreach results. Additional members of the LAZ leadership team including the Regional Vice President and Vice President, Government Services will attend City events and City Council meetings as needed to support deeper discussions regarding policy adjustments or operational enhancements.

LAZ will also develop monthly summaries that consolidate customer feedback captured by ambassadors, supervisors, and field staff. These summaries will be shared with City staff and can be incorporated into public presentations and Council updates.



5. COST & FEE SCHEDULE

Pricing Narrative

LAZ Parking has developed a detailed pricing proposal that is aligned with the City of Hawthorne's Scope of Work and reflects the resources, technology, and staffing required to successfully implement and manage the City's paid parking program. Our budget is based on a careful review of the RFP requirements and our proven experience operating comparable municipal programs across California and the United States.

We recognize that certain elements of the program are based on initial assumptions regarding transaction volumes, staffing levels, equipment quantities, and enforcement schedules. For this reason, LAZ's cost proposal is designed to be flexible and collaborative. We will work closely with the City during contract negotiations and program implementation to refine any expense items and ensure the final budget accurately reflects operational realities and City priorities.

Alignment with Scope of Work

Our pricing structure directly supports each major component of the Scope of Work outlined in the RFP:

1. **Parking Pay Stations and Collections**
    - Costs include procurement, installation, and maintenance of Flowbird multi-space pay stations as the City's recommended hardware solution.
    - Budget covers revenue collection services, routine servicing, and remote monitoring to ensure maximum uptime and customer convenience.
2. **Mobile Payment Solution**
    - There is no added cost to the City for the deployment of LAZGo, our customer-friendly mobile payment solution.
    - Deployment will include zone configuration, City branding, transaction processing, and ongoing customer support.

3. **Permit Management**
    - Our budget accounts for Passport Labs' turnkey permit management system, including configuration of permit types, digital applications, renewals, and integrations with enforcement handhelds and license plate recognition systems.
4. **Parking Enforcement**
    - Proposed costs include recruitment, training, and deployment of parking enforcement officers.
    - Budget covers uniforms, vehicles, handheld enforcement devices, license plate recognition technology, and ongoing supervision to ensure consistent, customer-focused enforcement.
5. **Customer Service and Outreach**
    - Budget includes development of educational materials, signage, and public outreach efforts to help the community transition into a paid parking environment.
    - Our centralized LAZ Customer Care Center provides 24/7 support for parkers and permit holders.
6. **Business Intelligence and Reporting**
    - Costs reflect deployment and configuration of the LAZ Business Intelligence dashboard, which consolidates data from pay stations, mobile payments, and permits into a unified reporting system.
    - Pricing includes setup, City staff training, and ongoing support for dashboard reporting and analytics.
7. **Program Management**
    - The proposed budget includes dedicated project management and City liaison services to oversee all aspects of program delivery.
    - Costs cover labor and associated costs, contract administration, financial reconciliation, reporting, and regular meetings with City staff.

Flexibility and Partnership

We recognize that this is Hawthorne's first introduction of a comprehensive paid parking management program. As such, actual program activity may differ from initial projections. LAZ Parking is committed to maintaining flexibility in our cost structure and will collaborate with the City to adjust assumptions, right-size staffing, and refine equipment quantities as necessary. Our goal is to ensure that the program is financially sustainable while delivering maximum value to the community.

In summary, the pricing proposal submitted with this response reflects a comprehensive, scalable, and transparent budget that covers all elements of the City's Scope of Work. By combining advanced technology platforms, customer service resources, and experienced operations management, LAZ Parking ensures that Hawthorne will receive a best-in-class parking management solution at a cost that is both fair and adaptable. We welcome the opportunity to refine our assumptions with the City to finalize a mutually agreed upon budget that meets the City's financial and operational goals.

Cost Proposal: Revenue Collection & Pay Station Management Services

REVENUE COLLECTION AND PAY STATION MANAGEMENT SERVICES						
	Year 1		Year 2		Year 3	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
Payroll Labor & Benefits*						
Labor	$11,473	$137,674	$11,817	$141,804	$12,171	$146,058
Load (Benefits & Taxes)	$4,371	$52,454	$4,599	$55,184	$4,843	$58,111
**Includes PTO, Taxes, Benefits, W/C, and 401k*						
Total Payroll Labor & Benefits*	**15,844**	**$190,127**	**16,416**	**$196,987**	**17,014**	**$204,169**
Other Direct Charges						
Professional Services (Audit, HR, IT, Payroll)	$1,339	$16,070	$1,379	$16,553	$1,421	$17,049
Business Intelligence Tool (BI)	$250	$3,000	$258	$3,090	$265	$3,183
GKL - Liabilty Insurance	$850	$10,200	$876	$10,506	$902	$10,821
Management Fee	$2,500	$30,000	$2,500	$30,000	$2,500	$30,000
Communication/Cellular	$78	$936	$80	$964	$83	$993
Uniforms	$58	$700	$60	$721	$62	$743
Vehicle Lease (with LPR)	$1,097	$13,159	$1,097	$13,159	$1,097	$13,159
Vehicle M&O (fuel, wash, GPS, insurance)	$1,660	$19,925	$1,720	$20,641	$1,784	$21,404
Armored Service	$600	$7,200	$618	$7,416	$637	$7,638
Paystation Operating Expenses (Backoffice)	$4,800	$57,600	$4,944	$59,328	$5,092	$61,108
Signage	$42	$500	$42	$500	$42	$500
Rent	$1,600	$19,200	$1,680	$20,160	$1,764	$21,168
Misc. Supplies	$50	$600	$52	$618	$53	$637
Total Other Direct Charges	**$14,924**	**$179,091**	**$15,305**	**$183,655**	**$15,700**	**$188,403**
CapEx						
Start-Up Costs (one time cost)		$21,344		$0		$0
Paystations (48)		$134,802		$134,802		$134,802
Total CapEx		**$156,146**		**$134,802**		**$134,802**
Total Labor and Other Costs		**$525,364**		**$515,445**		**$527,375**

Cost Proposal: Parking Enforcement Services

PARKING ENFORCEMENT SERVICES						
	Year 1		Year 2		Year 3	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
Payroll Labor & Benefits*						
Labor	$49,635	$595,619	$51,124	$613,487	$52,658	$631,892
Load (Benefits & Taxes)	$18,911	$226,931	$19,895	$238,742	$20,951	$251,408
**Includes PTO, Taxes, Benefits, W/C, and 401k*						
Total Payroll Labor & Benefits*	**68,546**	**$822,550**	**71,019**	**$852,229**	**73,608**	**$883,300**
Other Direct Charges						
Professional Services (Audit, HR, IT, Payroll)	$2,688	$32,258	$2,769	$33,226	$2,852	$34,223
Business Intelligence Tool (BI)	$1,000	$12,000	$1,030	$12,360	$1,061	$12,731
GKL - Liabilty Insurance	$1,275	$15,300	$1,313	$15,759	$1,353	$16,232
Management Fee	$3,750	$45,000	$3,750	$45,000	$3,750	$45,000
Communication/Cellular	$312	$3,744	$321	$3,856	$331	$3,972
Uniforms	$233	$2,800	$240	$2,884	$248	$2,971
Vehicle Lease (with LPR)	$1,916	$22,998	$1,916	$22,998	$1,916	$22,998
Vehicle M&O (fuel, wash, GPS, insurance)	$5,542	$66,500	$5,785	$69,416	$6,044	$72,527
Website Miantenance	$417	$5,000	$429	$5,150	$442	$5,305
Subscription / Permits	$833	$10,000	$833	$10,000	$833	$10,000
Signage	$167	$2,000	$167	$2,000	$167	$2,000
Rent	$2,400	$28,800	$2,520	$30,240	$2,646	$31,752
Misc. Supplies	$50	$600	$52	$618	$53	$637
Total Other Direct Charges	**$20,583**	**$247,000**	**$21,126**	**$253,507**	**$21,695**	**$260,345**
CapEx						
Start-Up Costs (one time cost)		$29,629		$0		$0
Total CapEx		**$29,629**		**$0**		**$0**
Total Labor and Other Costs		**$1,099,179**		**$1,105,736**		**$1,143,645**

Startup Costs: Revenue Collection & Pay Station Management Services

Start-Up Collections	QTY	Unit	Extension
Office Furniture	1	$ 1,100.00	$ 1,100.00
Computers / Laptops	1	$ 2,100.00	$ 2,100.00
Supplies / Printer	1	$ 600.00	$ 600.00
Time Clock	1	$ 333.60	$ 333.60
Security Cameras	1	$ 140.00	$ 140.00
Backgound checks	3	$ 470.00	$ 1,410.00
Coin Counter	1	$13,500.00	$13,500.00
Safe	1	$ 1,200.00	$ 1,200.00
Signage	1	$ 960.00	$ 960.00
Permit Implementation Passport	1		$ -
Hand Held Device and Printer	5		$ -
Sub Total			**$21,343.60**

Startup Costs: Parking Enforcement Services

Start-Up Enforcement	QTY	Unit	Extension
Office Furniture	1	$ 4,400.00	$ 4,400.00
Computers / Laptops	3	$ 2,100.00	$ 6,300.00
Supplies / Printer	1	$ 2,400.00	$ 2,400.00
Time Clock	1	$ 1,334.40	$ 1,334.40
Security Cameras	1	$ 560.00	$ 560.00
Backgound checks	11	$ 470.00	$ 5,170.00
Coin Counter	1		$ -
Safe	1		$ -
Signage	1	$ 3,840.00	$ 3,840.00
Permit Implementation Passport	1	$ 1,000.00	$ 1,000.00
Hand Held Device and Printer	5	$ 925.00	$ 4,625.00
Sub Total			**$29,629.40**

Additional Services Fee Schedule

LAZ Parking's Proposed Cost Proposal has been structured to cover all requirements outlined in the City of Hawthorne's Scope of Work. The City can be assured that no additional charges will be incurred for any services specifically included in the base scope.

To provide flexibility, LAZ has also developed an itemized hourly fee schedule for optional services that may be requested by the City beyond the defined scope. These rates are included solely to accommodate unanticipated needs or special projects and will only apply if such services are authorized by the City.

Proposed Hourly Rates by Job Classification

- Parking Enforcement Officer (PEO) **$43.27 Per Hour**
- Meter Technician **$41.84 Per Hour**
- Supervisor **$50.95 Per Hour**
- Data Analyst **$59.77 Per Hour**



RESOLUTION NO. 8567

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A CONSULTANT AGREEMENT FOR ON-STREET PAID PARKING, PARKING ENFORCEMENT AND REVENUE COLLECTION WITH LAZ PARKING CA, LLC

WHEREAS, the City of Hawthorne has a high population density and many multi-generational households; and

WHEREAS parking near commercial centers is often inefficiently used, as spaces are dominated by employee vehicles, limiting availability for shoppers and visitors; and

WHEREAS, the City of Hawthorne Department of Public Works has been coordinating with Kimley-Horn and Associates, its consultant for the Citywide Parking Study, to address the growing parking challenges; and

WHEREAS, the City requires professional services to assist with the implementation, enforcement, management, and revenue collection associated with the paid parking program; and

WHEREAS, the City seeks to implement a pilot on-street paid parking program to improve parking turnover, support local businesses, enhance neighborhood access, and manage curb space more effectively; and

WHEREAS, the City issued Request for Proposals (RFP) for qualified firms to provide such services; and

WHEREAS, after evaluating proposals and conducting interviews, City staff recommends entering into a Consultant Services Agreement with LAZ Parking CA, LLC to provide professional services for on-street paid parking implementation, parking enforcement, citation processing, meter operations, revenue collection, customer service support, and related program management.

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

SECTION 1. The City Council of the City of Hawthorne, California hereby incorporates by reference above recitals and finds that they are true and correct.

SECTION 2. The City Council hereby approves the Consultant Agreement between LAZ Parking CA, LLC and the City.

SECTION 3. The City Manager is hereby authorized to execute the Consultant Agreement with LAZ Parking CA, LLC and make any minor amendments thereto.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution and shall cause this resolution and this certification to be entered in the Book of resolutions of the Council of the City of Hawthorne.

SECTION 5. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
DAVID CACERES, Interim City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 8.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8568 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF CEDAR AVENUE AND 122ND STREET.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve Resolution No. 8568

DISCUSSION:
Public Works Staff was asked to evaluate the existing traffic control at the intersection of Cedar Ave and 122nd St. The City received requests to convert the existing two-way-stop-control to a four-way-stop-control. After observing the intersection and evaluating the existing conditions, staff recommends the conversion to a four-way stop per the CA MUTCD Section 2B.07 Option B: Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop. Staff has prepared a resolution for the installation of two (2) stop signs on 122nd Street. These stop signs create a four-way stop at the intersection of Cedar Avenue and 122nd Street.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This will enhance the quality of life for residents and visitors by allowing them to travel safely.

FISCAL IMPACT:
None. The construction cost of $800 for stop signs and pavement markings are available in the current fiscal year's adopted budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Resolution 8568

RESOLUTION NO. 8568

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ESTABLISHING A FOUR-WAY STOP AT THE INTERSECTION OF CEDAR AVENUE AND 122nd STREET

WHEREAS, the intersection of Cedar Avenue and 122nd Street is an intersection with two-way stop signs in the City of Hawthorne; and

WHEREAS, concerned members of the community have raised the issue of improving safety at the intersection of Cedar Avenue and 122nd Street; and

WHEREAS, the City Council of the City of Hawthorne desires to establish a four-way stop at the intersection of Cedar Avenue and 122nd Street and pursuant to the authority established by California Vehicle Code section 21351.

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

SECTION 1. The foregoing recital is incorporated herein.

SECTION 2. For traffic control purposes, there shall be two (2) additional stop signs installed on Cedar Avenue at 122nd Street in the City of Hawthorne, California, creating a four-way stop at this intersection.

SECTION 3. The Director of Public Works is hereby instructed to install the appropriate signs and markings in the north and south approach of the subject intersection giving effect to the said four-way stop.

SECTION 4. All other resolutions in conflict herewith are repealed.

SECTION 5. The City Attorney is authorized to make all minor and typographical changes to this Resolution that does not change the substance of the Resolution.

SECTION 6. This Resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, Interim City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Human Resources

City Manager: Department Head:



SUBJECT:
RESOLUTION NO. 8569 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING WAGE TERMS OF THE EMPLOYMENT OF THOSE EMPLOYEES REPRESENTED BY THE HAWTHORNE MUNICIPAL EMPLOYEE ASSOCIATION PART-TIME (HMEA-PT).

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Resolution No. 8569 approving the wage terms of employment for employees represented by the Hawthorne Municipal Employee Association Part-Time (HMEA - PT)

DISCUSSION:
The State of California has announced an increase in the minimum wage from $16.50 per hour to $16.90 per hour, effective January 1, 2026. The City's Memorandum of Understanding for its part-time employees of the Hawthorne Municipal Employee Association needs to reflect the new minimum wage.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not Applicable.

FISCAL IMPACT:
A minimal increase in salary for some part-time employees who are currently at the 2025 minimum wage.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Reso 8569
Part-time Salary Schedule 2026

RESOLUTION NO. 8569

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, PROVIDING FOR THE TERMS AND CONDITIONS OF EMPLOYMENT OF THOSE EMPLOYEES REPRESENTED BY THE HAWTHORNE MUNICIPAL EMPLOYEE ASSOCIATION – PART-TIME (HMEA-PT)

WHEREAS, the State of California minimum wage will increase to $16.90 per hour effective January 1, 2026; and

WHEREAS, the City of Hawthorne wishes to comply with the State of California minimum wage regulations; and

WHEREAS, this changes the previously approved and ratified Part-Time Hawthorne Municipal Employees Association (HMEA) Memorandum of Understanding (MOU) for the period from July 1, 2024, to June 30, 2027, regarding the salary schedule.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, hereby resolves as follows:

SECTION 1. The foregoing recitals in Resolution No. 8569 are true and correct.

SECTION 2. The amended salary schedule of the HMEA – PT is attached and will be incorporated in the HMEA - PT MOU from July 1, 2024, to June 30, 2027.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and this certification to be entered in the Book of Resolutions of the Council of the City.

SECTION 4. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED, and ADOPTED this 9th day of December 2025.

Alex Vargas, Mayor
City of Hawthorne, California

ATTEST:

Dayna Williams-Hunter, City Clerk
City of Hawthorne, California

David Caceres
Interim City Attorney
City of Hawthorne, California

HMEA Part-time Salary Schedule Effective January 1, 2026

Position	Rate	**Rate**	**Comment**
	1/1/2025	**1/1/2026**	If hired for part-time, use
Administrative Aide I			Range 15 HMEA
Administrative Aide II			Range 17 HMEA
Administrative Analyst			Range 33 HMEA
Administrative Intern	$ 16.50	$ 16.90	
Animal Control Officer			Range 22 HMEA
Assistant Director Plan/Comm. Development			Range 25 HEG
Attorney I (civil litigation)		$ 17.86	
Attorney II (civil litigation)		$ 23.11	
Attorney Ill (civil		$ 31.52	
Attorney I (land use)		$ 36.77	
Attorney II (land use)		$ 52.53	
Aquatics Director		$ 21.96	
Background Investigator II		$ 36.77	
Buyer		$ 47.28	
Cable TV Administrator		$ 48.15	
Clerk Typist			Range 5
Code Enforcement Officer I			Range 22 HMEA
Deputy City Attorney			Range 25 HEG
Engineering Trainee		$ 22.16	
Emergency Preparedness Coordinator		$ 33.62	
Facility Cashier	$ 16.50	$ 16.90	
File Clerk	$ 16.75	$ 16.90	
Forensics Technician		$ 24.27	
Graffiti Worker	$ 16.50	$ 16.90	
Graffiti Lead Worker	$ 16.75	$ 18.10	
Graffiti Senior Lead Worker		$ 21.99	
Graphic Artist/Editor		$ 25.47	
Helicopter Pilot		$ 50.00	
Housing Specialist			Range 26 HMEA
Human Resources Analyst			Range 35 HMEA
Human Resources Assistant			Range 26 HMEA
Human Resources Clerk	$16.75	$ 16.90	
Human Resources Specialist			Range 32 HMEA

Information Systems Manager			Range 19 HEG
Information Service Technician			Range 27 HMEA
Interim Planning Director			Range 45 HEG
Legal Assistant I			Range 35 HMEA
Legal Assistant II			Range 37 HMEA
Legal Intern	$ 16.50	$ 16.90	
Legal Clerk			Range 22 HMEA
Lifeguard	$17.04	$ 18.50	
Maintenance Aide		$ 21.34	
Maintenance Clerk	$16.75	$ 16.90	
Maintenance Technician		$ 19.24	
Maintenance Worker I		$ 23.79	
Management Analyst		$ 29.81	
Mechanic			Range 22 HMEA
Office Clerk I	$ 16.75	$ 16.90	
Office Clerk II		$ 24.70	
Park Maintenance Aide		$ 19.87	
Parking Enforcement Officer			Range 10 HPCA
Passport Clerk	$ 16.75	$ 16.90	
Police Cadet	$ 16.75	$ 16.90	
Police Records Aide		$ 21.44	
Police Reserve - Level I		$ 19.35	
Police Reserve - Level II		$ 16.90	
Producer		$ 21.35	
Production Assistant	$ 16.50	$ 16.90	
Production Assistant I	$ 16.75	$ 17.15	
Production Assistant II	$ 17.32	$ 17.55	
Prosecutor I	$ 16.50	$ 16.90	
Prosecutor II		$ 23.11	
Prosecutor III		$ 25.22	
Prosecutor IV		$ 27.32	
Prosecutor V		$ 28.37	
Public Information Clerk		$ 24.16	
Public Information Officer		$ 39.92	
Recreation Coordinator		$ -	
Recreation Leader I	$ 16.50	$ 17.00	
Recreation Leader II	$ 16.75	$ 17.25	
Recreation Leader III	$ 17.00	$ 17.50	
Recreation Leader IV		$ 19.11	

Recreation Specialist		$ 23.61	
Reporter I	$ 16.50	$ 17.00	
Reporter II	$ 17.50	$ 17.90	
Senior Center Specialist I	$ 16.50	$ 17.00	
Senior Center Specialist II	$ 17.50	$ 17.90	
Senior Deputy Clerk			Range 35 HMEA
Senior Human Resources Analyst			Range 41 HMEA
Senior Life Guard		$ 19.60	
Street Maintenance Aide		$ 19.87	
Survey Technician		$ 28.19	
Swimming Pool Aide	$ 16.50	$ 16.90	
Video Specialist I	$ 16.75	$ 17.25	
Video Specialist II		$ 18.85	
Web Coordinator		$ 28.89	

* Note - Yellow highlight indicates changes effective January 1, 2026

AGENDA ITEM NO. 10.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
RESOLUTION NO. 8570 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADOPTING A TRANSFER AGREEMENT BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND HAWTHORNE AGREEMENT NO. 2024MP31 SAFE, CLEAN WATER PROGRAM - MUNICIPAL PROGRAM.

RECOMMENDED MOTION:
Approve Resolution No. 8570 adopting the Transfer Agreement.

DISCUSSION:
On June 25, 2020, the County of Los Angeles Flood Control District ("LACFCD") completed and approved its Measure W Municipal Program transfer agreement, which supports local governments to address local storm water and urban runoff challenges and opportunities. LACFCD administers and allocates Measure W municipal funding to each city within the District. The funds will be expended for the implementation, operation and maintenance, and administration of storm water, urban runoff capture and runoff pollution reduction projects and programs. The term of the agreement begins in June 2024, and expires in June 2028.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Policy 8.5: The City shall continue to work closely with funding and regulatory agencies that support our infrastructure. City departments shall continue to work cooperatively to ensure that improvements to the infrastructure are kept apace of wear and tear as well as technological advances.

FISCAL IMPACT:
There will be no impact to the City's General Fund. Annual revenues from Measure W are anticipated to total $800,000 in Fiscal Year 2023-2024, 2024-2025, 2025-2026, 2026-2027 and 2027-2028.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Resolution No. 8570
Transfer Agreement

RESOLUTION NO. 8570

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A TRANSFER AGREEMENT BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND HAWTHORNE AGREEMENT NO. 2024MP31 SAFE, CLEAN WATER PROGRAM – MUNICIPAL PROGRAM

This Transfer Agreement, hereinafter referred to as "Agreement", is entered into as of July 1, 2024 by and between the Los Angeles County Flood Control District, hereinafter referred to as "District," and the City of Hawthorne, hereinafter referred to as "Municipality."

WHEREAS District, pursuant to the Los Angeles Region Safe, Clean Water (SCW) Program ordinance (Chapter 16 of the Los Angeles County Flood Control District Code) and the SCW Program Implementation Ordinance (Chapter 18 of the Los Angeles County Flood Control District Code), administers the SCW Program for the purpose of funding Projects and Programs to increase stormwater and urban runoff capture and reduce stormwater and urban runoff pollution in the District; and

WHEREAS, pursuant to Section 16.04.A.2. of the Los Angeles County Flood Control District Code, forty percent (40%) of annual SCW Program tax revenues shall be allocated to Municipalities within the District, in the same proportion as the amount of revenues collected within each Municipality, to be expended by those cities within the cities' respective jurisdictions and by the County within the unincorporated areas that are within the boundaries of the District, for the implementation, operation and maintenance, and administration of Projects and Programs, in accordance with the criteria and procedures established in this Chapters 16 and 18 of the Los Angeles County Flood Control District Code; and

WHEREAS, pursuant to Section 16.05.A.1. of the Los Angeles County Flood Control District Code, prior to their receipt of SCW Program funds, Municipalities must enter into an agreement with the District to transfer SCW Program funds; and

WHEREAS, the County of Los Angeles Board of Supervisors has approved a standard template Agreement, as required by and in accordance with Section 18.09 of the Los Angeles County Flood Control District Code, for the transfer of SCW Program funds to Municipalities.

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

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. Certifies that *City of Hawthorne* understands the attached agreement No. 2024MP31 and entering the agreement.

SECTION 3. Certifies that *City of Hawthorne* will have the allocated and transferred fund for the implementation, operation and maintenance, and administration of Projects and Programs.

SECTION 4. Appoints the Director of Public Works, or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the execution of the aforementioned transfer agreement.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Hawthorne, State of California this 9th day of December, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
DAVID CACERES, Interim City Attorney
City of Hawthorne, California

**TRANSFER AGREEMENT BETWEEN
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND HAWTHORNE
AGREEMENT NO. 2024MP31
SAFE, CLEAN WATER PROGRAM – MUNICIPAL PROGRAM**

This Transfer Agreement, hereinafter referred to as "Agreement," is entered into as of

7/1/2024 by and between the Los Angeles County Flood Control District, hereinafter referred to as "District," and Hawthorne, hereinafter referred to as "Municipality."

WHEREAS, District, pursuant to the Los Angeles Region Safe, Clean Water (SCW) Program ordinance (Chapter 16 of the Los Angeles County Flood Control District Code) and the SCW Program Implementation Ordinance (Chapter 18 of the Los Angeles County Flood Control District Code), administers the SCW Program for the purpose of funding Projects and Programs to increase stormwater and urban runoff capture and reduce stormwater and urban runoff pollution in the District;

WHEREAS, pursuant to Section 16.04.A.2. of the Los Angeles County Flood Control District Code, forty percent (40%) of annual SCW Program tax revenues shall be allocated to Municipalities within the District, in the same proportion as the amount of revenues collected within each Municipality, to be expended by those cities within the cities' respective jurisdictions and by the County within the unincorporated areas that are within the boundaries of the District, for the implementation, operation and maintenance, and administration of Projects and Programs, in accordance with the criteria and procedures established in this Chapters 16 and 18 of the Los Angeles County Flood Control District Code;

WHEREAS, pursuant to Section 16.05.A.1. of the Los Angeles County Flood Control District Code, prior to their receipt of SCW Program funds, Municipalities must enter into an agreement with the District to transfer SCW Program funds;

WHEREAS, the County of Los Angeles Board of Supervisors has approved a standard template Agreement, as required by and in accordance with Section 18.09 of the Los Angeles County Flood Control District Code, for the transfer of SCW Program funds to Municipalities.

NOW, THEREFORE, in consideration of the promises, mutual representations, covenants and agreements in this Agreement, the District and the Municipality, each binding itself, its successors and assigns, do mutually promise, covenant, and agree as follows:

I. DEFINITIONS

The definitions set forth in Sections 16.03 and 18.02 of the Los Angeles County Flood Control District Code shall apply to this Agreement. In addition, the following definitions shall also apply:

"Agreement" means this Transfer Agreement, including all exhibits and attachments hereto.

"Annual Plan" means the plan referred to in Section 18.09.B.5 of the Code that includes the contents specified in Exhibit A.

"Code" means the Los Angeles County Flood Control District Code. "Days" means calendar days unless otherwise expressly indicated.

"Fiscal Year" means the period of twelve (12) months terminating on June 30 of any year.

"Safe Clean Water (SCW) Program Payment" means the Municipality's annual allocation of SCW Program funds as described in Section 16.04.A.2. of the Code disbursed by the District to the Municipality.

"Year" means calendar year unless otherwise expressly indicated.

II. PARTY CONTACTS

The District and the Municipality designate the following individuals as the primary points of contact and communication regarding the Municipal Program and the administration and implementation of this Agreement.

Los Angeles County Flood Control District		Municipality: Hawthorne	
Name:	Haris Harouny	Name:	David Esfandi
Address:	900 S Fremont Ave, Alhambra, CA 91803	Address:	4455 W. 126th Street, Hawthorne, CA 90250
Phone:	(626) 300-2620	Phone:	310-439-2984

Email:	hharouny@dpw.lacounty.gov	Email:	MEsfandi@cityofhawthorne.org

Either party to this Agreement may change the individual identified as the primary point of contact above by providing written notice of the change to the other party.

III. EXHIBITS INCORPORATED BY REFERENCE

The following exhibits to this Agreement, including any amendments and supplements hereto, are hereby incorporated herein and made a part of this Agreement:

EXHIBIT A – ANNUAL PLAN CONTENTS
EXHIBIT B – GENERAL TERMS AND CONDITIONS
EXHIBIT C – NATURE-BASED SOLUTIONS (Best Management Practices)
EXHIBIT D – OPERATIONS AND MAINTENANCE GUIDANCE DOCUMENT

IV. MUNICIPAL PROGRAM IMPLEMENTATION

A. The Municipality shall annually prepare and submit to the District, an Annual Plan. The Annual Plan shall be submitted not later than 90-days prior to the start of the Fiscal Year for which the Plan is prepared.
B. The Municipality shall utilize the SCW Program Payments in compliance with Chapters 16 and 18 of the Code.
C. The Municipality shall comply with the terms and conditions in Exhibits B, C, and D, of this Agreement, and all applicable provisions of Chapters 16 and 18 of the Code, specifically including, without limitation, Section 18.06.

V. SCW PROGRAM PAYMENTS TO MUNICIPALITIES

A. SCW Program Payments will generally be available for disbursement by December 31, provided a duly executed transfer agreement is in effect and subject to the Municipality's compliance with the conditions described in paragraph B, below; however the District may, in its discretion, change the date and number of the actual disbursements for any Fiscal Year based on the amount and timing of revenues actually collected by the District.
B. The District shall disburse the Municipality's SCW Program Payment upon satisfaction of the following conditions: (1) the District has received the Annual Progress/Expenditure Report required pursuant to Section 18.06.D of the Code; (2) the District has received Municipality's Annual Plan for that Fiscal Year, and (3) the Municipality has complied with the audit requirements of Section B-6 of Exhibit B.
C. Notwithstanding any other provision of this Agreement, no disbursement shall be made at any time or in any manner that is in violation of or in conflict with federal, state, County laws, policies, or regulations.
D. All disbursements shall be subject to and be made in accordance with the terms and conditions in this Agreement and Chapters 16 and 18 of the Code.

VI. TERM OF AGREEMENT

This Agreement shall expire at the end of the 2027-28 Fiscal Year. The parties shall thereafter enter into a new agreement based on the most recent standard template agreement approved by the Board.

VII. EXECUTION OF AGREEMENT

This Agreement may be executed simultaneously or in any number of counterparts, including both counterparts that are executed manually on paper and counterparts that are in form of electronic records and are executed electronically, whether digital or encrypted, each of which shall be deemed an original and together shall constitute one and the same instrument.

The District and the Municipality hereby agree to regard facsimile/electronic representations of original signatures of authorized officers of each party, when appearing in appropriate places on this Agreement and on any addenda or amendments thereto, delivered or sent via facsimile or electronic mail or other electronic means, as legally sufficient evidence that such original signatures have been affixed to this Agreement and any addenda or amendments thereto such that the parties need not follow up facsimile/electronic transmissions of such documents with subsequent (non-facsimile/electronic) transmission of “original” versions of such documents.

Further, the District and the Municipality: (i) agree that an electronic signature of any party may be used to authenticate this Agreement or any addenda or amendment thereto, and if used, will have the same force and effect as a manual signature; (ii) acknowledge that if an electronic signature is used, the other party will rely on such signature as binding the party using signature, and (iii) hereby waive any defenses to the enforcement of the terms of this agreement based on the foregoing forms of signature.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

By: _____

Name: Vontray Norris

Title: City Manager

Date: _____

LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT:

By: _____

Name:

Title:

Date: _____

EXHIBIT A – ANNUAL PLAN CONTENTS

A-1. Description of all projects anticipated to be funded using the SCW Program Payment. Include a discussion of how the projects will result in the achievement of one or more SCW Program Goals, including quantitative targets and corresponding metrics for subsequent reporting of all applicable parameters.

A-2. Description of all programs anticipated to be funded using the SCW Program Payment. Include a discussion of how the programs will result in the achievement of one or more SCW Program Goals; including quantitative targets and corresponding metrics for subsequent reporting of all applicable parameters.

A-3. Description of all operation and maintenance activities anticipated to be funded using the SCW Program Payment. Include a discussion of how those activities will result in the achievement of one or more SCW Program Goals. Additional operation and maintenance activities, even if funded by other sources, should be referenced to provide an overview of anticipated overall project approach.

A-4. Description of the stakeholder and community outreach/engagement activities anticipated to be funded with the SCW Program Payment, including discussion of how local NGOs or CBOs will be involved, if applicable, and if not, why. Additional outreach/engagement activities, even if funded by other sources, should be referenced to provide an overview of anticipated overall project approach.

A-5. Description of post-construction monitoring for projects completed using the SCW Program Payment. Additional post-construction monitoring activities, even if funded by other sources, should be referenced to provide an overview of anticipated overall project approach.

A-6. Provide the status of any projects that have been awarded (or are seeking award of) Institute for Sustainable Infrastructure (ISI) verification, if applicable.

A-7. Provide the budget for the activities described in provisions A1 through A-5 SCW Program Payment.

EXHIBIT B – GENERAL TERMS AND CONDITIONS

B-1. Accounting and Deposit of Funding Disbursement

1. SCW Program Payments distributed to the Municipality shall be held in a separate interest-bearing account and shall not be combined with other funds. Interest earned from each account shall be used by the Municipality only for eligible expenditures consistent with the requirements of the SCW Program.
2. The Municipality shall not be entitled to interest earned on undisbursed SCW Program Payments; interest earned prior to disbursement is property of the District.
3. The Municipality shall operate in accordance with Generally Accepted Accounting Principles (GAAP).
4. The Municipality shall be strictly accountable for all funds, receipts, and disbursements for their SCW Program Payment.

B-2. Acknowledgement of Credit and Signage

The Municipality shall include appropriate acknowledgement of credit to the District's Safe, Clean Water Program for its support when promoting activities funded with SCW Program funds or using any data and/or information developed SCW Program funds. When the SCW Program Payment is used, in whole or in part, for construction of an infrastructure Project, signage shall be posted in a prominent location at Project site(s) or at the Municipality's headquarters and shall include the Safe, Clean Water Program color logo and the following disclosure statement: "Funding for this project has been provided in full or in part from the Los Angeles County Flood Control District's Safe, Clean Water Program." At a minimum the sign shall be 2' x 3' in size. The Municipality shall also include in each of its contracts for work under this Agreement a provision that incorporates the requirements stated within this paragraph.

When the SCW Program Payment is used, in whole or in part, for a scientific study, the Municipality shall include the following statement in the study report: "Funding for this study has been provided in full or in part from the Los Angeles County Flood Control District's Safe, Clean Water Program." The Municipality shall also include in each of its contracts for work under this Agreement a provision that incorporates the requirements stated within this paragraph.

B-3. Acquisition of Real Property - Covenant

Any real property acquired in whole or in part with SCW Program funds shall be used for Projects and Programs that are consistent with the SCW Program Goals and with the provisions of Chapter 16 and 18 of the Code.

Any Municipality that acquires the fee title to real property using, in whole or in part, SCW Program funds shall record a document in the office of the Registrar-Recorder/County

Clerk containing a covenant not to sell or otherwise convey the real property without the prior express written consent of the District, which consent shall not be unreasonably withheld.

B-4. Amendment

Except as provided in Section II of the Agreement, no amendment or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties. No oral or written understanding or agreement not incorporated in this Agreement is binding on any of the parties.

B-5. Assignment

The Municipality shall not assign this Agreement.

B-6. Audit and Recordkeeping

1. The Municipality shall retain for a period of seven (7) years, all records necessary in accordance with Generally Accepted Accounting Principles to determine the amounts expended, and eligibility of Projects implemented using SCW Program Payments. The Municipality, upon demand by authorized representatives of the District, shall make such records available for examination and review or audit by the District or its authorized representatives. Records shall include accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files, including documentation covering negotiated settlements, invoices, and any other supporting evidence deemed necessary to substantiate charges related to SCW Program Payments and expenditures.
2. The Municipality is responsible for obtaining an independent audit to determine compliance with the terms and conditions of this Agreement and all requirements applicable to the Municipality contained in chapters 16 and 18 of the Code. Municipality shall obtain an independent audit of their SCW Program Payments every three (3) years. Audits shall be funded with Municipal Program funds.
3. Municipality shall file a copy of all audit reports by the ninth (9^{th}) month from the end of each three (3) year period

to detail the preceding three (3) years of expenditures. Audit reports shall be posted on the District's publicly accessible website. Due date example below.

Every Third Fiscal Year		
Fiscal Year	**Audit Begins**	**Audit Report Due to District**
2023-24	7/1/2027	No later than 3/31/2028

4. Upon reasonable advanced request, the Municipality shall permit the Chief Engineer to examine the infrastructure Projects using SCW Program Payments. The Municipality shall permit the authorized District representative, including the Auditor-Controller, to examine, review, audit, and transcribe any and all audit reports, other reports, books, accounts, papers, maps, and other records that relate to the SCW Program Payments. Examination activities are considered District administration of the SCW Program.
5. Expenditures determined by an audit to be in violation of any provision of Chapters 16 or 18 of the Code, or of this Agreement, shall be subject to the enforcement and remedy provisions of Section 18.14 of the Code.

B-7. Availability of Funds

District's obligation to disburse the SCW Program Payment is contingent upon the availability of sufficient funds to permit the disbursements provided for herein. If sufficient funds are not available for any reason including, but not limited to, failure to fund allocations necessary for disbursement of the SCW Program Payment, the District shall not be obligated to make any disbursements to the Municipality under this Agreement. This provision shall be construed as a condition precedent to the obligation of the District to make any disbursements under this Agreement. Nothing in this Agreement shall be construed to provide the Municipality with a right of priority for disbursement over any other Municipality. If any disbursements due to the Municipality under this Agreement are deferred because sufficient funds are unavailable, it is the intention of the District that such disbursement will be made to the Municipality when sufficient funds do become available, but this intention is not binding. If this Agreement's funding for any Fiscal Year is reduced or deleted by order of the Board, the District shall have the option to either cancel this Agreement with no liability occurring to the District or offer an amendment to the Municipality to reflect the reduced amount.

B-8. Choice of Law

The laws of the State of California govern this Agreement.

B-9. Claims

Any claim of the Municipality is limited to the rights, remedies, and claims procedures provided to the Municipality under this Agreement. Municipal expenditures of a SCW Program Payment that involves the District shall utilize a separate and specific agreement to that Project that includes appropriate indemnification superseding that in this Agreement.

B-10. Compliance with SCW Program

The Municipality shall comply with and require its contractors and subcontractors to comply with all provisions of Chapters 16 and 18 of the Code.

B-11. Compliance with Law, Regulations, etc.

The Municipality shall, at all times, comply with and require its contractors and subcontractors to comply with all applicable local, state and federal laws, rules, guidelines, regulations, and requirements.

B-12. Continuous Use of Municipal Projects; Lease or Disposal of Municipal Projects

The Municipality shall not abandon, substantially discontinue use of, lease, or dispose of all or a significant part or portion of any Project funded in whole or in part with SCW Program Payments during the useful life (defined as 30 years unless specified otherwise in annual plans and subsequent reports) of the Project without prior written approval of the District. Such approval may be conditioned as determined to be appropriate by the District, including a condition requiring repayment of a pro rata amount of the SCW Program Payments used to fund the Project together with interest on said amount accruing from the date of lease or disposal of the Project.

B-13. Disputes

Should a dispute arise between the parties, the party asserting the dispute will notify the other parties in writing of the dispute. The parties will then meet and confer within 21 calendar days of the notice in a good faith attempt to resolve the dispute.

If the matter has not been resolved through the process set forth in the preceding paragraph, any party may initiate mediation of the dispute. Mediation will be before a retired judge or mediation service mutually agreeable to the parties.

All costs of the mediation, including mediator fees, will be paid one-half by the District and one-half by the Municipality. SCW Program Payments shall not be used to pay for any costs of the mediation.

The parties will attempt to resolve any dispute through the process set forth above before filing any action relating to the dispute in any court of law.

B-14. Final Inspection and Certification of Registered Professional

Upon completion of the design phase and before construction of a project, the Municipality shall provide certification by a California Registered Professional (i.e., Professional Civil Engineer, Engineering Geologist) that the design has been completed.

Upon completion of the project, the Municipality shall provide for a final inspection and certification by a California Registered Professional (i.e., Professional Civil Engineer, Engineering Geologist), that the Project has been completed in accordance with submitted final plans and specifications and any modifications thereto and in accordance with this Agreement.

B-15. Force Majeure.

In the event that Municipality is delayed or hindered from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials not related to the price thereof, riots, insurrection, war, or other reasons of a like nature beyond the control of the Municipality, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

B-16. Funding Considerations and Exclusions

1. All expenditures of SCW Program Payments by Municipality must comply with the provisions of Chapters 16 and 18 of the Los Angeles County Flood Control District Code, including but not limited to the provisions regarding eligible expenditures contained in Section 16.05.A.2 and the provision regarding ineligible expenditures contained in Section 16.05.A.3.
2. SCW Program Payments shall not be used in connection with any Project implemented as an Enhanced Compliance Action ("ECA") and/or Supplemental Environmental Project ("SEP") as defined by State Water Resources Control Board Office of Enforcement written policies, or any other Project implemented pursuant to the settlement of an enforcement action or to offset monetary penalties imposed by the State Water Resources Control Board, a Regional Water Quality Control Board, or any other regulatory authority; provided, however, that SCW funds may be used for a Project implemented pursuant to a time schedule order ("TSO") issued by the Los Angeles Regional Water Quality Control Board if, at the time the TSO was issued, the Project was included in an approved watershed management program (including enhanced watershed management programs) developed pursuant to the MS4 Permit.

B-17. Indemnification

The Municipality shall indemnify, defend and hold harmless the District, the County of Los Angeles and their elected and appointed officials, agents, and employees from and against any and all liability and expense, including defense costs, legal fees, claims, actions, and causes of action for damages of any nature whatsoever, including but not limited to bodily injury, death, personal injury, or property damage, arising from or in conjunction with: (1) any Project or Program implemented by the Municipality, in whole or in part, with SCW Program Payments or (2) any breach of this Agreement by the Municipality.

B-18. Independent Actor

The Municipality, and its agents and employees, if any, in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of the District.

The Municipality shall not contract work with a contractor who is in a period of debarment from any agency within the District. (LACC Chapter 2.202)

B-19. Integration

This is an integrated Agreement. This Agreement is intended to be a full and complete statement of the terms of the agreement between the District and Municipality, and expressly supersedes any and all prior oral or written agreements, covenants, representations and warranties, express or implied, concerning the subject matter of this Agreement.

B-20. Lapsed Funds

1. The Municipality shall be able to carry over uncommitted SCW Program Payments for up to five (5) years from

the end of the fiscal year in which those funds are transferred from the District to the Municipality.
2. If the Municipality is unable to expend the SCW Program Payment within five (5) years from the end of the fiscal year in which those funds are transferred from the District to the Municipality, then lapsed funding procedures will apply. Lapsed funds are funds that were transferred to the Municipality but were not committed to eligible expenditures by the end of the fifth (5th) fiscal year after the fiscal year in which those funds were transferred from the District.
3. Lapsed funds shall be allocated by the Watershed Area Steering Committee of the respective Watershed Area to a new Project with benefit to that Municipality, if feasible in a reasonable time frame, or otherwise to the Watershed Area.
4. In the event that funds are to lapse, due to circumstances beyond the Municipality's control, then the Municipality may request an extension of up to twelve (12) months in which to commit the funds to eligible expenditures. Extension Requests must contain sufficient justification and be submitted to the District in writing no later than three (3) months before the funds are to lapse.
5. The decision to grant an extension is at the sole discretion of the District.
6. Funds still uncommitted to eligible expenditures after an extension is granted will be subject to lapsed funding procedures without exception. Example Below.

Fiscal Year Transferred	**Funds Lapse After**	**Extension Request Due**	**Commit By**
2019-20	6/30/2025	No later than 3/31/2025	No later than 6/30/2026

B-21. Municipal Project Access

Upon reasonable advance request, the Municipality shall ensure that the District or any authorized representative, will have safe and suitable access to the site of any Project implemented by the Municipality in whole or in part with SCW Program Payments at all reasonable times.

B-22. Non-Discrimination

The Municipality agrees to abide by all federal, state, and County laws, regulations, and policies regarding non-discrimination in employment and equal employment opportunity.

B-23. No Third-Party Rights

The parties to this Agreement do not create rights in, or grant remedies to, any third party as a beneficiary of this Agreement, or of any duty, covenant, obligation, or undertaking established herein

B-24. Notice

1. The Municipality shall notify the District in writing within five (5) working days of the occurrence of the following:
   a. Bankruptcy, insolvency, receivership or similar event of the Municipality; or
   b. Actions taken pursuant to State law in anticipation of filing for bankruptcy.
2. The Municipality shall notify the District within ten (10) working days of any litigation pending or threatened against the Municipality regarding its continued existence, consideration of dissolution, or disincorporation.
3. The Municipality shall notify the District promptly of the following:
   a. Any significant deviation from the submitted Annual Plan for the current Fiscal Year, including discussion of any major changes to the scope of funded projects or programs, noteworthy delays in implementation, reduction in benefits or community engagement, and/or modifications that change the SCW Program Goals intended to be accomplished.
   b. Discovery of any potential archaeological or historical resource. Should a potential archaeological or historical resource be discovered during construction, the Municipality agrees that all work in the area of the find will cease until a qualified archaeologist has evaluated the situation and made recommendations regarding preservation of the resource, and the District has determined what actions should be taken to protect and preserve the resource. The Municipality agrees to implement appropriate actions as directed by the District.
   c. Any public or media event publicizing the accomplishments and/or results of this Agreement and provide the opportunity for attendance and participation by District representatives with at least fourteen (14) days' notice to the District.

B-25. Municipality's Responsibility for Work

The Municipality shall be responsible for all work and for persons or entities engaged in work performed pursuant to this Agreement including, but not limited to, contractors, subcontractors, suppliers, and providers of services. The Municipality shall be responsible for responding to any and all disputes arising out of its contracts for work on the Project. The District will not mediate disputes between the Municipality and any other entity concerning responsibility for

performance of work.

B-26. Reporting

The Municipality shall be subject to and comply with all applicable requirements of the District regarding reporting requirements. Municipalities shall report available data through the SCW Reporting Module, once available.

1. Annual Progress/Expenditure Reports. The Municipality shall submit Annual Progress/Expenditure Reports, using a format provided by the District, within six (6) months following the end of the Fiscal Year to the District to detail the activities of the prior year. The Annual Progress/Expenditure Reports shall be posted on the District's publicly accessible website and on the Municipality's website. The Annual Progress/Expenditure Report shall include:
   a. Amount of funds received;
   b. Breakdown of how the SCW Program Payment has been expended;
   c. Documentation that the SCW Program Payment was used for eligible expenditures in accordance with Chapters 16 and 18 of the Code;
   d. Description of activities that have occurred, milestones achieved, and progress made to date, during the applicable reporting period including comparison to the Annual Plan and corresponding metrics;
   e. Discussion of any existing gaps between what was planned and what was achieved for the prior year, include any lessons learned;
   f. Description of the Water Quality Benefits, Water Supply Benefits, and Community Investment Benefits and a summary of how SCW Program Payments have been used to achieve SCW Program Goals for the prior year, including graphical representation of available data and specific metrics to demonstrate the benefits being achieved through the years' investments.
   g. Discussion of alignment with other local, regional, and state efforts, resources, and plans, as applicable. This includes discussion of opportunities for addressing additional SCW Program Goals, leveraging SCW Program Goals, and increasing regional capacity to supplement the SCW Program.
   h. Additional financial or Project-related information in connection with activity funded in whole or in part using SCW Program Payments as required by the District.
   i. Certification from a California Registered Professional (Civil Engineer or Geologist, as appropriate), that projects implemented with SCW Program Payments were conducted in accordance with Chapters 16 and 18 of the Code.
   j. Report on annual and total (since inception of program) benefits provided by programs and projects funded by SCW Program Payment. This includes comparisons to annual plans and alignment with corresponding specific quantitative targets and metrics (note that SCW Reporting Module will facilitate calculation of benefits and graphical representation of pertinent data):
      i. Annual volume of stormwater captured and treated
      ii. Annual volume of stormwater captured and reused
      iii. Annual volume of stormwater captured and recharged to a managed aquifer
      iv. Annual creation, enhancement, or restoration of Community Investment Benefits. If none, discuss considerations explored and reasons to not include.
      v. Annual acreage increases in Nature-Based Solutions and claimed level of NBS (with matrix demonstrating determination of good, better, best, as outlined in Exhibit C). If none, discuss considerations explored and reasons to not include.
      vi. Annual expenditures providing DAC Benefits. If none, discuss considerations explored and reasons to not include.

2. Documentation of the Community Outreach and Engagement utilized for and/or achieved with the SCW Program Payment described in the Annual Plan Exhibit A. This information must be readily accessible to members of the public.
3. As Needed Information or Reports. The Municipality agrees to promptly provide such reports, data, and information as may be reasonably requested by the District including, but not limited to material necessary or appropriate for evaluation of the SCW Program or to fulfill any reporting requirements of the County, state or federal government.

B-27. Representations, Warranties, and Commitments

The Municipality represents, warrants, and commits as follows:

1. Authorization and Validity. The execution and delivery of this Agreement, including all incorporated documents, by the individual signing on behalf of Municipality, has been duly authorized by the governing body of Municipality, as applicable. This Agreement constitutes a valid and binding obligation of the Municipality, enforceable in accordance with its terms, except as such enforcement may be limited by law.
2. No Violations. The execution, delivery, and performance by the Municipality of this Agreement, including all incorporated documents, do not violate any provision of any law or regulation in effect as of the date set forth on the first page hereof, or result in any breach or default under any contract, obligation, indenture, or other instrument

to which the Municipality is a party or by which the Municipality is bound as of the date set forth on the first page hereof.

3. No Litigation. There are no pending or, to the Municipality's knowledge, threatened actions, claims, investigations, suits, or proceedings before any governmental authority, court, or administrative agency which affect the Municipality's ability to complete the Annual Plan.
4. Solvency. None of the transactions contemplated by this Agreement will be or have been made with an actual intent to hinder, delay, or defraud any present or future creditors of the Municipality. As of the date set forth on the first page hereof, the Municipality is solvent and will not be rendered insolvent by the transactions contemplated by this Agreement. The Municipality is able to pay its debts as they become due.
5. Legal Status and Eligibility. The Municipality is duly organized and existing and in good standing under the laws of the State of California. The Municipality shall at all times maintain its current legal existence and preserve and keep in full force and effect its legal rights and authority.
6. Good Standing. The Municipality must demonstrate it has not failed to comply with previous County and/or District audit disallowances within the preceding five years.

B-28. Travel

Any reimbursement for necessary ground transportation and lodging shall be at rates not to exceed those set by the California Department of Human Resources; per diem costs will not be eligible expenses. These rates may be found at http://www.calhr.ca.gov/employees/Pages/travel-reimbursements.aspx. Reimbursement will be at the State travel amounts that are current as of the date costs are incurred by the Municipality. No travel outside the Los Angeles County Flood Control District region shall be reimbursed unless prior written authorization is obtained from the Program Manager.

B-29. Unenforceable Provision

In the event that any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

B-30. Withholding of Disbursements and Material Violations

Notwithstanding any other provision of this Agreement, the District may withhold all or any portion of the SCW Program Payment for any Fiscal Year in the event that:

1. The Municipality has violated any provision of this Agreement; or
2. The Municipality fails to maintain reasonable progress in achieving SCW Program Goals, following an opportunity to cure.
3. Failure to remain in Good Standing, described in Section B-26 of Exhibit B.
4. Failure to submit annual reports on meeting SCW Program Goals.

EXHIBIT C – NATURE BASED SOLUTIONS (NBS) BEST MANAGEMENT PRACTICES

Municipalities shall consider incorporation of Nature-based solutions (NBS) into their projects. NBS refers to the sustainable management and use of nature for undertaking socio-environmental challenges, including climate change, water security, water pollution, food security, human health, and disaster risk management. As this environmental management practice is increasingly incorporated into projects for the SCW Program, this guidance document may be expanded upon to further quantify NBS practices based on benefits derived from their incorporation on projects.
The SCW Program defines NBS as a Project that utilizes natural processes that slow, detain, infiltrate or filter Stormwater or Urban Runoff. These methods may include relying predominantly on soils and vegetation; increasing the permeability of Impermeable Areas; protecting undeveloped mountains and floodplains; creating and restoring riparian habitat and wetlands; creating rain gardens, bioswales, and parkway basins; enhancing soil through composting, mulching; and, planting trees and vegetation, with preference for native species. NBS may also be designed to provide additional benefits such as sequestering carbon, supporting biodiversity, providing shade, creating and enhancing parks and open space, and improving quality of life for surrounding communities. NBS include Projects that mimic natural processes, such as green streets, spreading grounds and planted areas with water storage capacity. NBS may capture stormwater to improve water quality, collect water for reuse or aquifer recharge, or to support vegetation growth utilizing natural processes.
Municipalities are to include in each Annual Progress/Expenditure Report whether and how their project achieves a good, better, or best for each of the 6 NBS methods in accordance with the guidance below. Additionally, Annual Progress/ Expenditure Reports should include discussion on any considerations taken to maximize the class within each method. If at least 3 methods score within a single class, the overall project can be characterized as that class. Municipalities must attach a copy of the matrix for each project with the good, better, or best column indicated for each method, to facilitate District tracking of methods being utilized.

METHODS	GOOD	BETTER	BEST
Vegetation/Green Space	Use of climate appropriate, eco-friendly vegetation (groundcover, shrubs, and trees) / green space 5%-15% covered by new climate-appropriate vegetation	Use of native, climate appropriate, eco-friendly vegetation (groundcover, shrubs, and trees) / green space 16%-35% covered by new native vegetation	Establishment of plant communities with a diversity of native vegetation (groundcover, shrubs, and trees) / green space that is both native and climate-appropriate More than 35% covered by new native vegetation
Increase of Permeability	Installation of vegetated landscape – 25%-49% paved area removed Redesign of existing impermeable surfaces and/or installation of permeable surfaces (e.g. permeable pavement and infiltration trenches)	Installation of vegetated landscape – 50%-74% paved area removed Improvements of soil health (e.g., compaction reduction)	Installation of vegetated landscape – 75%-100% paved area removed Creation of well-connected and self-sustained natural landscapes with healthy soils, permeable surfaces, and appropriate vegetation
Protection of Undeveloped Mountains & Floodplains	●Preservation of native vegetation ●Minimal negative impact to existing drainage system	●Preservation of native vegetation ●Installation of new feature(s) to improve existing drainage system	●Creation of open green space ●Installation of features to improve natural hydrology

Creation & Restoration of Riparian Habitat & Wetlands	●Partial restoration of existing riparian habitat and wetlands Planting of climate appropriate vegetation between 11 and 20 different climate appropriate or native plant species newly planted ●No potable water used to sustain the wetland	●Full restoration of existing riparian habitat and wetlands ●Planting of native vegetation - between 21 and 40 different native plant species newly planted ●No potable water used to sustain the wetland	●Full restoration and expansion of existing riparian habitat and wetlands Planting of plant communities with a diversity of native vegetation – between 41 and 50 different native plant species newly planted ●No potable water used to sustain the wetland
New Landscape Elements	Elements designed to capture runoff for other simple usage (e.g. rain gardens and cisterns), capturing the 85th percentile 24-hour storm event for at least 50% of the entire parcel	Elements that design to capture/redirect runoff and filter pollution (e.g. bioswales and parkway basins), capturing the 85th percentile 24-hour storm event from the entire parcel	Large sized elements that capture and treat runoff to supplement or replace existing water systems (e.g. wetlands, daylighting streams, groundwater infiltration, floodplain reclamation), capturing the 90th percentile 24-hour storm event from the entire parcel and/or capturing off-site runoff
Enhancement of Soil	Use of soil amendments such as mulch and compost to retain moisture in the soil and prevent erosion Planting of new climate appropriate vegetation to enhance soil organic matter	Use of soil amendments such as mulch and compost that are locally generated to retain moisture in the soil, prevent erosion, and support locally based composting and other soil enhancement activities Planting of new native, climate-appropriate vegetation to enhance soil organic matter	Use of soil amendments such as mulch and compost that are locally generated, especially use of next-generation design with regenerative adsorbents (e.g. woodchips, biochar) to retain moisture in the soil, prevent erosion, and support on-site composting and other soil enhancement activities Planting of new native, climate appropriate vegetation to enhance soil organic matter

EXHIBIT D – OPERATIONS AND MAINTENANCE GUIDANCE DOCUMENT

Municipalities shall operate and maintain infrastructure projects for the useful life of the project and are to consider using the following guidance for operations and maintenance for infrastructure projects. Operational maintenance is the care and upkeep of Projects that may require detailed technical knowledge of the Project's function and design. Project specific operational and maintenance plans shall consider the activities listed below and set forth specific activities and frequencies (not limited to those below) as determined to be appropriate by the Municipalities and best practices, including stakeholder engagement as applicable. Operational maintenance is to be performed by the operator of the Project with a purpose to make the operator aware of the state of readiness of the Project to deliver stormwater and urban runoff benefits.

1. Litter Control
    - Regular removal of litter, nonhazardous waste materials, and accumulated debris near planted areas, rock areas, decomposed granite areas, rest areas, fence perimeters, adjoining access roads and driveways, drains, pedestrian trails, viewing stations, shelter houses, and bicycle pathways.
    - Regular inspection and maintenance of pet waste stations.
    - Maintaining trash receptacles.
    - Removal of trash, debris, and blockages from bioswales.
    - Inspection and cleaning of trash booms.
    - Inspection of weir gates and stop logs to clean debris, as required.

2. Vegetation Maintenance

    - Weed control
        - Recognition and removal of weeds, such as perennial weeds, morning glory, vine-type weeds, ragweed, and other underground spreading weeds.
        - Avoiding activities that result in weed seed germination (e.g. frequent soil cultivation near trees or shrubs).
        - Regular removal of weeds from landscape areas, including from berms, painted areas, rock areas, gravel areas, pavement cracks along access roads and driveways, drains, pedestrian trails, viewing stations, park shelters, and bicycle paths.

    - Tree and shrubbery trimming and care
        - Removal of dead trees and elimination of diseased/damaged growth.
        - Prevent encroachment of adjacent property and provide vertical clearance.
        - Inspect for dead or diseased plants regularly.

    - Wetland vegetation and landscape maintenance
        - Installation and maintenance of hydrophytic and emergent plants in perennially wet and seasonal, intermittent habitats.
        - Draining and drawdown of wetland and excessive bulrush removal
        - Weed and nuisance plant control.
        - Removal of aquatic vegetation (e.g. algae and primrose) using appropriate watercraft and harvesting equipment.
        - Wildflower and meadow maintenance.
        - Grass, sedge, and yarrow management.
        - Removal of unwanted hydroseed.

3. Wildlife Management
    - Exotic species control.
    - Provide habitat management; promote growth of plants at appropriate densities and promote habitat structure for animal species.
    - Protect sensitive animal species (e.g. protection during critical life stages including breeding and migration).
    - Avoid disturbances to nesting birds.
    - Avoid spread of invasive aquatic species.

4. Facility Inspection
    - Inspect project sites for rodent and insect infestations on a regular basis.
    - Inspect for and report graffiti in shelter houses, viewing stations, benches, paving surfaces, walls, fences, and educational and directional signs.
    - Inspect facilities for hazardous conditions on roads and trails (e.g. access roads and trails, decomposed granite pathways, and maintenance roads).

- Inspect shade structures for structural damage or defacement.
- Inspect hardscapes.
- Inspect and maintain interpretive and informational signs.
- Inspect site furnishings (e.g. benches, hitching posts, bicycle racks).
- Maintain deck areas (e.g. benches, signs, decking surfaces).
- Visually inspect weirs and flap gates for damage; grease to prevent locking.
- Inspect all structures after major storm events, periodically inspect every 3 months, and operate gates through full cycles to prevent them from locking up.

5. Irrigation System Management
    - Ensuring automatic irrigation controllers are functioning properly and providing various plant species with proper amount of water.
        - Cycle controller(s) through each station manually and automatically to determine if all facets are functioning properly.
        - Inspection should be performed at least monthly.
        - Recover, replace, or refasten displaced or damaged valve box covers.
        - Inspect and repair bubbler heads.
        - Repair and replace broken drip lines or emitters causing a loss of water (to prevent ponding and erosion).
        - Maintain drip system filters to prevent emitters from clogging. Inspection and cleaning should occur at least monthly.
        - Inspect and clean mainline filters, wye strainers, basket filters, and filters at backflow devices twice a year.
        - Maintain and check function of the drip system.
    - Keeping irrigation control boxes clear of vegetation.
    - Operating irrigation system to ensure it does not cause excessively wet, waterlogged areas, and slope failure.
    - Utilizing infrequent deep watering techniques to encourage deep rooting, drought tolerant plant characteristics to promote a self-sustaining, irrigation free landscape.
    - Determine watering schedules based on season, weather, variation in plant size, and plant varieties. At least four times a year (e.g. change of season), reschedule controller systems.
    - Turn off irrigation systems at the controller at the beginning of the rainy season, or when the soil has a high enough moisture content.
    - Use moisture sensing devices to determine water penetration in soil.

6. Erosion Management and Control
    - Inspect slopes for erosion during each maintenance activity.
    - Inspect basins for erosion.
    - Take corrective measures as needed, including filling eroded surfaces, reinstalling or extending bank protection, and replanting exposed soil.

7. Ongoing Monitoring Activities
    - Monitor controllable intake water flow and water elevation.
    - Examine inflow and outflow structures to ensure devices are functioning properly and are free of obstructions.
    - Water quality sampling (quarterly, unless justified otherwise).
    - Checking telemetry equipment.
    - Tracking and reporting inspection and maintenance records.

8. Vector and Nuisance Insect Control
    - Monitoring for the presence of vector and nuisance insect species.
    - Adequate pretreatment of influent wastewater to lessen production of larval mosquitos.
    - Managing emergent vegetation.
    - Using hydraulic control structures to rapidly dewater emergent marsh areas.
    - Managing flow velocities to reduce propagation of vectors.

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Human Resources

City Manager: Department Head:



SUBJECT:
RESOLUTION NO. 8571 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPOINTING DAVID L. CACERES AS INTERIM CITY ATTORNEY AND APPROVING AN EMPLOYMENT AGREEMENT.

RECOMMENDED MOTION:
RECOMMENDED MOTION:
Adopt Resolution 8571 appointing David L. Caceres as Interim City Attorney and Approving an Employment Agreement.

DISCUSSION:
David Caceres has been employed with the City since July 2024 as an Assistant City Attorney and was promoted to Senior Assistant City Attorney in July 2025. At the regular city council meeting held on November 12, 2025, Mr. Caceres was appointed as Interim City Attorney until a permanent City Attorney is appointed.

Mr. Caceres' annual salary as Interim City Attorney will be $285,000, plus fringe benefits specified in the Employment Agreement attached to the Resolution. The City will also contribute $750.00 to Mr. Caceres' deferred compensation plan. With respect to the fringe benefits, such benefits are commensurate with those provided to the former City Attorney. For example, Mr. Caceres will accrue vacation leave at a rate of 8.7 hours per pay period and sick leave at a rate of 5.06 hours per bi-weekly pay period. Mr. Caceres has also agreed to waive the use of a city-owned vehicle and a vehicle allowance.

Under Government Code Section 5493(c)(3), an oral summary report must be made during an open public meeting of a recommendation for a final action on the salary, salary schedule, or compensation paid in the form of fringe benefits to a "local agency executive" as defined in Government Code 3511.1. The position of Interim City Attorney falls under this provision. Such an oral report shall be provided at the time this item is called for discussion and action.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not Applicable.

FISCAL IMPACT:
Mr. Caceres' former position as Senior Assistant City Attorney is currently unfilled. The City is currently recruiting for the lower classification position of Assistant City Attorney. Thus, it is anticipated that there will be cost savings.

NOTICING PROCEDURE:
72 hours ' notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution 8571 & Employment Agreement - Caceres

RESOLUTION NO. 8571

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPOINTING DAVID L. CACERES AS INTERIM CITY ATTORNEY AND APPROVING AN EMPLOYMENT AGREEMENT

WHEREAS, there is a current vacancy in the office of the City Attorney;

WHEREAS, on November 12, 2025, the City Council held a closed session and subsequently voted to appoint David L. Caceres as Interim City Attorney on a vote of 4 in favor and 1 opposed; and

WHEREAS, the City Council desires to adopt this Resolution appointing David L Caceres as Interim City Attorney for the City of Hawthorne effective November 3, 2025 and approving an employment agreement as set forth herein.

The City Council of Hawthorne, California, hereby resolves as follows:

Section 1. All facts set forth in the recitals of this Resolution are true and correct and incorporated herein as if set forth in full.

Section 2. David L. Caceres is hereby appointed as the Interim City Attorney for the City of Hawthorne effective November 3, 2025.

Section 3. The "Employment Agreement Between the City of Hawthorne and David L. Caceres" attached hereto as Exhibit A, is hereby approved ("Employment Agreement"). The salary for the Interim City Attorney is hereby established at $285,000 annually.

Section 4. The City Clerk shall certify the adoption of this Resolution and shall cause this Resolution and the certification to be entered in the book of resolutions of the Council of the City of Hawthorne.

Section 5. This Resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED, and ADOPTED this 9th day of December, 2025.

_____

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____

ROXANNE M. DIAZ
Special Counsel to the City Council
City of Hawthorne

EXHIBIT A

EMPLOYMENT AGREEMENT

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HAWTHORNE AND DAVID L. CACERES

This Employment Agreement (Agreement) is entered into by and between the City of Hawthorne ("City") and David L. Caceres ("DLC"), with reference to the following facts and circumstances:

RECITALS

WHEREAS, DLC has been a county and municipal law attorney for nearly thirty (30) years, with experience advising legislative and advisory bodies at the Cities of Riverside, Torrance, Simi Valley, Hawthorne, and the County of Santa Barbara; and

WHEREAS, DLC has advised in legal matters including, but not limited to: civil litigation, land use, the California Environmental Quality Act ("CEQA"), the Mitigation Fee Act, the Housing Accountability Act, employment law, the Public Records Act, the Ralph M. Brown Act, election law, public contracts, ordinance/resolution drafting, the review and editing board letters, staff reports, and agenda bills, conflicts of interest/ethics, Inspection and Abatement Warrants, the Governmental Tort Claims Act, and state and municipal code criminal prosecution; and

WHEREAS, DLC has litigated 96 civil cases in state and federal court, securing dismissals, indemnification, or favorable verdicts in 36 of those matters; and

WHEREAS, DLC has extensive experience in municipal criminal prosecution, where he has personally handled over 14,000 cases, with a 94% conviction rate, and

WHEREAS, DLC was hired as an Assistant City Attorney at the City of Hawthorne on July 5, 2024; and on June 30, 2025, he was promoted to Senior Assistant City Attorney upon obtaining a successful performance evaluation from the City Attorney, and

WHEREAS, the City Council now finds that DLC possess the specialized skills necessary and required for Interim City Attorney and wishes to approve DLC's employment contract as such; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the City and DLC agree as follows:

AGREEMENT TO EMPLOY

1. The City agrees to employ the services of DLC as the Interim City Attorney upon the effective date of this Agreement.

2. DLC agrees to accept employment as the Interim City Attorney pursuant to the terms of this Agreement.

EFFECTIVE DATE AND TERM

3. The date of this Agreement shall be retroactively effective to November 3, 2025. Unless earlier terminated as provided herein, this Agreement shall terminate without any further action by the City when a permanent City Attorney is appointed by the City Council. At such time, DLC shall automatically return to his prior position as Senior Assistant City Attorney.

DUTIES

4. Upon the effective date of this Agreement, DLC's title shall be Interim City Attorney. In this capacity, DLC shall perform his duties pursuant to Hawthorne Municipal Sections 2.08.020 and 2.08.030.

COMPENSATION

5. City shall compensate DLC at the base salary of $285,000 annually, to be paid on a bi-weekly basis during the term of this Agreement.

6. DLC is an exempt employee and is not entitled to overtime. DLC's salary shall be subject to withholding and other applicable taxes and shall be payable to DLC on a pro rata basis at the same time as other employees of the City are paid. DLC shall not be a member of the Hawthorne Executive Group (HEG), and the provisions of the HEG MOU shall not apply to DLC unless specifically so provided in this Agreement.

FRINGE BENEFITS

7. DLC shall receive the following fringe benefits during the term of this Agreement as Interim City Attorney. Benefits shall be prorated, where applicable, to coincide with DLC's term as Interim City Attorney.

A. DLC **waives** the utilization of a City owned vehicle as well as a vehicle allowance.

B. DLC shall accrue vacation leave at the rate of 8.7 hours per pay period through the term of this Agreement as the Interim City Attorney. Vacation leave shall accrue on an unlimited basis.

C. Upon the effective date of this Agreement, DLC shall accrue sick leave at the rate of 5.06 hours for each bi-weekly pay period in which DLC actually worked, or was on paid leave through the term of this Agreement as the Interim City Attorney.

D. DLC shall be entitled to one hundred (100) hours of administrative leave per calendar year. Administrative leave shall accrue at the rate of 3.85 hours per bi-weekly pay period and shall accrue on an unlimited basis.

E. If DLC is involved in an industrial accident resulting in loss or inability of work for 10 days, he shall receive full pay for the first seven (7) days of resulting absence from

work without loss of accumulated sick leave.

F. Bereavement Leave. In the event of death of a member of DLC's immediate family, defined as spouse, child, step-child, mother, mother-in-law, stepmother, father, father-in-law, stepfather, grandparent, sister, brother, or registered domestic partner with the State of California, DLC may be absent for the purpose of arranging for and attending the funeral for five (5) consecutive working days without loss of pay, and not charged to sick leave.

G. Deferred Compensation. The City will contribute $750 per month to DLC toward his 457(b) Deferred Compensation Plan. In addition, the City will match DLC's contribution to the City's 457 Deferred Compensation Plan up to $400/month.

H. DLC shall be entitled to forty-eight (48) hours of personal holidays per year. If any City recognized holiday falls on an otherwise scheduled closed Friday, DLC shall be entitled to an additional 8 hours of floating holiday time for each such day.

I. DLC may cash out up to 140 hours of sick leave annually.

J. DLC may cash out up to 140 hours of vacation time annually.

K. DLC shall be entitled to nine (9) hours of paid leave for those holidays observed on a Monday through Thursday and eight (8) hours for holidays that are observed on Fridays. The following days shall be considered fixed holidays: 1) New Year's Day, 2) Martin Luther King's Day, 3) Presidents' Day, 4) Cesar Chavez' Day, 5) Memorial Day, 6) Juneteenth, 7) Independence Day, 8) Labor Day, 9) Veterans day, 10) Thanksgiving Day, 1) Day after Thanksgiving, 12) Christmas Eve and 13) Christmas Day. If any City recognized holiday falls on an otherwise scheduled closed Friday, DLC shall be entitled to an additional 8 hours of floating holiday time for each such day.

L. DLC shall be paid his regular salary if he is summoned to serve as a trial juror, for a period not exceeding ten (10) days, pursuant to City Council Resolution No. 5342.

M. DLC shall continue with his current medical, dental, and vision insurance with the full premiums paid by the City.

N. DLC shall continue with his life insurance and accidental death and dismemberment, the City's Employee Assistance Program and long-term disability program in the same or similar manner as the July 1, 2024, through June 30, 2027, HEG MOU, paid by the City.

O. DLC may enroll in the Flexible Spending Account Plan pursuant to the provisions of Sections 125 and 129 of the Internal Revenue Code which allow employees to allocate a designated portion of their salaries to a Flexible Spending account used to pay (1) health and dental insurance premiums, (2) medical expenses not paid by a health insurance carrier and/or (3) child care expenses. Any amounts so allocated but not expended for those purposes shall be forfeited by the employee. Participation in this benefit is voluntary.

P. CalPERS Pick-Up. The City shall pay to CalPERS an amount equal to 8% of the member's normal contribution as EPMC and shall report the same percent (value) of compensation earnable to CalPERS as additional compensation. Pursuant to the provisions of section 414(h)(2) of the Internal Revenue Code, the 8% contribution will be paid on a pre-tax basis.

Q. DLC shall work on a 9/80 schedule that coincides with all other City employees working in City Hall.

R. The City shall budget for and pay DLC's travel and subsistence expenses for the annual League of California Cities Conference for City Attorneys.

S. The City shall budget for and pay for DLC's annual California Bar Dues.

T. Technology. DLC shall be supplied with both a City-owned smartphone (iPhone or equivalent) and a laptop.

PERFORMANCE REVIEW

8. The City may periodically review DLC's performance as Interim City Attorney.

RETIREMENT

9. As a "miscellaneous employee," DLC is enrolled and shall continue to be enrolled in the City's CalPERS retirement system at the 3% @ 60 retirement formula. As a Classic Member, his retirement formula will be based upon his one year of highest compensation per the California Government Code.

TERMINATION OF AGREEMENT

10. The City Council or DLC may terminate this Agreement at any time. If the City Council or DLC terminates this Agreement, DLC shall automatically return to his former position as Senior Assistant City Attorney, in Step J of the July 1, 2024, through June 30, 2027, HEG MOU, along with the benefits provided to him under the HEG MOU.

ASSEMBLY BILL 1344 COMPLIANCE

11. To the extent City provides (i) paid leave to DLC pending an investigation; (ii) funds for the legal criminal defense of DLC; and/or (iii) a cash settlement to related to the termination of DLC pursuant to this Agreement and Government Code section 53243, et seq., DLC shall fully reimburse the City for any and all amounts paid by the City which fall within subsection (i) through (iii) of this section in the event that DLC is convicted of a crime involving the abuse of his office or position. Notwithstanding, this Agreement shall be subject to and shall be interpreted to comply with the limitations set forth in Government Code Sections 53243, et seq.

OTHER TERMS & CONDITIONS

12. This is the entire Agreement between City and DLC and supersedes any previous agreements, writings, notes or oral understandings.

13. This Agreement may be amended by both parties provided such amendments are approved in a duly convened Brown Act meeting by the City Council.

14. If any provision of this Agreement shall be held invalid by a final decision of a court of law, the remainder shall nevertheless be deemed valid and effective, and it is the intention of the parties hereto that each provision hereof is being stipulated to separately in the event one or more of such provisions should be held invalid.

CITY OF HAWTHORNE

DATE: By: _____
ALEX VARGAS,
MAYOR

DATE: By: _____
DAVID L. CACERES

APPROVED AS TO FORM:

DATE: By: _____
ROXANNE M. DIAZ
Special Counsel to the City Council
City of Hawthorne

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
Successor Agency
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Finance

Exec. Director: **Legal Counsel:**



SUBJECT:
Approving a Recognized Obligation Payment Schedule ("ROPS") for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 ("ROPS 26-27") and taking certain related actions.

RECOMMENDED MOTION:
Staff recommend that the City Council adopt SA Resolution 2025-05 approving ROPS 26-27, a Recognized Obligation Payment Schedule for the twelve-month fiscal period from July 1, 2026 through June 30, 2027 and taking certain related actions.

DISCUSSION:
BACKGROUND:
Assembly Bill ("AB") x1 26, AB 1484, and Senate Bill 107 (collectively, the "Dissolution Act") dissolved Redevelopment agencies and requires the Successor Agency to the Hawthorne Redevelopment Agency ("Successor Agency") to wind down the obligations of the former Hawthorne Redevelopment Agency ("Former Agency"). The wind down is accomplished, in large part, through the preparation of an annual ROPS, covering the upcoming fiscal year. The ROPS lists the obligations to be funded and serves as a request for an allocation of property tax increment revenue deposited by the Auditor-Controller in the Redevelopment Property Tax Trust Fund ("RPTTF").

The ROPS must be approved by the Oversight Board to the Successor Agency ("Oversight Board") and submitted to the State Department of Finance ("DOF"). Pursuant to Health and Safety Code ("HSC") Section 34177(l), DOF provides the ROPS form for successor agencies to use to report enforceable obligations. Pursuant to HSC Section 34177(l)(2)(C), a copy of the ROPS must also be submitted to the Los Angeles County Auditor-Controller ("Auditor-Controller") and State Controller's Office.

DISCUSSION:
The Successor Agency has already paid off several of the Former Agency's obligations. Remaining obligations include the 2025 Tax Allocation Refunding Bonds and related costs, Oceangate Owner Participation Agreement ("OPA") rebates, Gateway Disposition and Development Agreement rebates, as well as administrative expenses. The ROPS Detail page lists each of the remaining obligations, including the amount requested in the current year and an estimate of the total debt or obligation remaining for each item.

In total, the Successor Agency requests approval for $4,204,707 in expenditures, including $1,310,438 from a reserve balance set aside in the prior fiscal year and $2,894,269 in funds from the RPTTF. This represents an overall decrease from the amount requested in the prior year's ROPS, mostly due to the

lower debt service payment (Item 38) and an adjustment to the OPA rebate calculation (Item 35), as detailed in the OPA. The 2016 Tax Allocation Refunding Bonds related to Items 36, 37, and 38 were refunded in June 2025 to realize savings for the Successor Agency and further the wind down process outlined in the Dissolution Act. The ROPS 26-27 includes three (3) new items, 46, 47, and 48, pertaining to the 2025 Tax Allocation Refunding Bonds (TARBS).

Debt service for the 2025 TARBS (Attachment 2) shows $460,736.09 due during the 2025-26B Period and $1,183,500 due during the 2026-27A Period. Funds on hand, including the approved 2016 TARBS Reserve funds from the 25-26B period of $1,396,125, and the approved 2016 TARBS debt service payment of $366,125, will be used to pay these debt service amounts due. This leads to a ROPS 26-27 A period reserve balance request for Item 46 of $1,310,438 ($1,183,500 per the debt service + $126,938 difference from the 25-26B and 26-27A debt service and the funds on hand). The $126,938 difference amount will be filtered back to the Successor Agency's ROPS through the 26-27 PPA process. Applying this calculation now will help smooth the transition from the prior 2016 Bonds to the new 2025 Refunding Bonds. Moving forward, the ROPS requests will only involve the 2025 Refunding Bonds and will follow the debt service schedule more closely.

This ROPS 26-27 request also includes a slight increase in its administrative budget compared to last year's. A separate contract item for the Oceangate Owner Participation Agreement ("OPA") was included in the Fiscal Year 2026-27 Administrative Budget (Exhibit B to Attachment 1) to fully account for the Successor Agency's costs administering the OPA. This adjustment more accurately aligns with the Successor Agency's existing contract with its administrative consultant. The ROPS 26-27 administrative cost request of $235,400 remains below the $250,000 maximum administrative cost allowance per HSC Section 34171(b).

On the Report of Cash Balances, the Successor Agency identifies any available funds that can be used to pay enforceable obligations. After all available funds are allocated or exhausted, the Successor Agency can request funding for enforceable obligations from RPTTF.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

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FISCAL IMPACT:

ROPS 26-27 must be approved by the Hawthorne Successor Agency's Oversight Board and submitted to DOF for the Successor Agency to receive RPTTF, administered by the Los Angeles County Auditor-Controller ("Auditor-Controller"), and to pay enforceable obligations during the ROPS 26-27 period. In total, the Successor Agency requests approval for $4,204,707 in expenditures, including $1,310,438 from a reserve balance set aside in the prior fiscal year and $2,894,269 in funds from the RPTTF.

NOTICING PROCEDURE:

None.

ATTACHMENTS

SA Reso #2025-05
ROPS 26-27
SA Admin Budget 26-27
2025 TARBS Debt Service Schedule

RESOLUTION NO. 2025-05

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE HAWTHORNE REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TWELVE-MONTH FISCAL PERIOD FROM JULY 1, 2026 THROUGH JUNE 30, 2027 AND TAKING CERTAIN RELATED ACTIONS

WHEREAS, the City of Hawthorne elected to serve as the Successor Agency to the former Hawthorne Redevelopment Agency ("Successor Agency") pursuant to Assembly Bill x1 26 ("ABx1 26") as codified in the California Health & Safety Code ("HSC"); and

WHEREAS, ABx1 26 was amended by Assembly Bill 1484 and Senate Bill 107 (collectively, the "Dissolution Act"); and

WHEREAS, among the duties of successor agencies under the Dissolution Act as amended is the preparation of an annual Recognized Obligation Payment Schedule ("ROPS"), per HSC Section 34177 (l), that includes the ensuing two six-month periods for consideration by a consolidated oversight board and the California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

WHEREAS, HSC Section 34177 (l) further requires that the proposed ROPS be transmitted to the County Oversight Board, after which time the County Oversight Board may approve the ROPS and the Successor Agency's transmittal of the adopted ROPS to DOF, the County Auditor-Controller, and the State Controller's Office for their consideration; and

WHEREAS, the proposed ROPS 26-27 for the six-month periods from July 1, 2026 through December 31, 2026 and January 1, 2027 through June 30, 2027, attached hereto as Exhibit "A", has been prepared and is consistent with the provisions of the Dissolution Act and in the format made available by DOF; and

WHEREAS, the Successor Agency is required to prepare an annual administrative budget and submit it to the Oversight Board per HSC Section 34177 (j); and

WHEREAS, the Successor Agency prepared the Fiscal Year 2026-27 Administrative Budget in accordance with the Dissolution Act, attached hereto as Exhibit "B"; and

WHEREAS, the Oversight Board will review the ROPS 26-27 and the Fiscal Year 2026-27 Administrative Budget on January 21, 2026; and

WHEREAS, the Successor Agency desires to approve the ROPS 26-27, along with the Fiscal Year 2026-27 Administrative Budget, and transmit it to various parties as required by the Dissolution Act.

NOW, THEREFORE, the Successor Agency to the Hawthorne Redevelopment Agency does hereby resolve as follows:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution, incorporated herein by this reference.

Section 2. The Successor Agency hereby approves and adopts the ROPS 26-27 covering the period of July 1, 2026 to June 30, 2027 in substantially the form attached hereto as Exhibit ‘‘A’’, as required by the Dissolution Act. The Successor Agency accepts changes made by the Consolidated Oversight Board in advance in order to enable the Successor Agency to submit the ROPS 26-27 to DOF by the deadline of February 1, 2026.

Section 3. Pursuant to the Dissolution Act, the Successor Agency approves the Fiscal Year 2026-27 Administrative Budget for the period July 1, 2026 to June 30, 2027 submitted herewith as Exhibit ‘‘B’’, which is incorporated herein by this reference.

Section 4. The City Manager or another representative of the Successor Agency is hereby authorized and directed to post a copy of the ROPS 26-27 on the City’s website and transmit a copy of the ROPS 26-27 to the offices of the Los Angeles County Auditor-Controller, the State Controller’s Office, and the State of California Department of Finance.

PASSED AND ADOPTED by the Successor Agency at a meeting held on the 9th day of December, 2025.

_____

ALEX VARGAS,
CHAIR, SUCCESSOR AGENCY TO THE
HAWTHORNE REDEVELOPMENT AGENCY

ATTEST:

_____

DAYNA S. WILLIAMS-HUNTER,
SECRETARY, SUCCESSOR AGENCY
ATTEST:

APPROVED AS TO FORM:

_____

DAVID CACERES,
LEGAL COUNSEL

EXHIBIT A

ROPS 26-27

Recognized Obligation Payment Schedule (ROPS 26-27) - Summary
Filed for the July 1, 2026 through June 30, 2027 Period

Successor Agency: Hawthorne

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	26-27A Total (July - December)	26-27B Total (January - June)	ROPS 26-27 Total
A Enforceable Obligations Funded as Follows (B+C+D)	**$ 1,310,438**	**$ -**	**$ 1,310,438**
B Bond Proceeds	-	-	-
C Reserve Balance	1,310,438	-	1,310,438
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	**$ 523,819**	**$ 2,370,450**	**$ 2,894,269**
F RPTTF	406,119	2,252,750	2,658,869
G Administrative RPTTF	117,700	117,700	235,400
H Current Period Enforceable Obligations (A+E)	**$ 1,834,257**	**$ 2,370,450**	**$ 4,204,707**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Alex Vargas — Mayor/Chair

Name — Title

/s/

Signature — Date

Hawthorne
Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail
July 1, 2026 through June 30, 2027

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 26-27 Total**	**ROPS 26-27A (Jul - Dec)**					**26-27A Total**	**ROPS 26-27B (Jan - Jun)**					**26-27B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$29,722,524		$4,204,707	$-	$1,310,438	$-	$406,119	$117,700	$1,834,257	$-	$-	$-	$2,252,750	$117,700	$2,370,450
8	Oceangate OPA Properties Tax Increment Rebate Payments	OPA/DDA/ Construction	06/23/ 2001	11/25/2034	Oceangate Properties	Tax Increment Payments Due to Oceangate Properties per 6th Implementation Agreement	Project Area No. 2	1,591,950	N	$179,519	-	-	-	179,519	-	$179,519	-	-	-	-	-	$-
9	Successor Agency Administrative/ Employee Costs	Admin Costs	02/01/ 2012	09/01/2036	City of Hawthorne Employees and Various Vendors	Payroll cost for Successor Agency employees, consultants, salaries, insurance, and benefits, supplies, equipment, and other operational supplies.	All Project Areas	2,589,400	N	$235,400	-	-	-	-	117,700	$117,700	-	-	-	-	117,700	$117,700
31	Gateway DDA Tax Increment Payment	OPA/DDA/ Construction	09/07/ 2000	09/13/2029	US Bank	Tax increment payments into Special Fund required by the Gateway Center Disposition and Development Agreement	Project Area No. 2	1,132,999	N	$226,600	-	-	-	226,600	-	$226,600	-	-	-	-	-	$-
35	Tax Rebates - Oceangate OPA Sales Tax Component	Business Incentive Agreements	07/01/ 1992	11/25/2034	Oceangate Properties	Tax rebates for Oceangate Properties	Project Area No. 2	5,306,400	N	$589,600	-	-	-	-	-	$-	-	-	-	589,600	-	$589,600
36	2016 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	01/28/ 2016	09/01/2036	US Bank	Principal and Interest payments on bond	Project Area No. 2	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
37	Fiscal Agent Fees	Fees	01/28/ 2016	09/01/2036	US Bank	Trustee Fees for 2016 Bonds	Project Area No. 2	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
38	2016 Tax	Reserves	01/28/	09/01/2036	US Bank	Reserve	Project	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 26-27 Total**	**ROPS 26-27A (Jul - Dec)**					**26-27A Total**	**ROPS 26-27B (Jan - Jun)**					**26-27B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Allocation Refunding Bond Reserve		2016			required per bond indenture	Area No. 2															
39	Continuing Disclosure	Professional Services	12/01/ 2016	09/01/2036	Harris & Associates	Continuing Disclosure reports for 2001 and 2016 TAB's	Project Area No. 2	114,400	N	$10,400	-	-	-	-	-	$-	-	-	-	10,400	-	$10,400
46	2025 Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	06/10/ 2025	09/01/2036	US Bank	Principal and Interest payments on bond	All Project Areas	17,622,000	N	$1,627,813	-	1,310,438	-	-	-	$1,310,438	-	-	-	317,375	-	$317,375
47	2025 Tax Allocation Refunding Bonds Reserve	Reserves	06/10/ 2025	09/01/2036	US Bank	Reserve required per bond indenture	All Project Areas	1,332,375	N	$1,332,375	-	-	-	-	-	$-	-	-	-	1,332,375	-	$1,332,375
48	Fiscal Agent Fees	Fees	06/10/ 2025	09/01/2036	US Bank	Trustee Fees for 2025 Bonds	All Project Areas	33,000	N	$3,000	-	-	-	-	-	$-	-	-	-	3,000	-	$3,000

Hawthorne
Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances
July 1, 2023 through June 30, 2024
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/23)** RPTTF amount should exclude "A" period distribution amount.			2,204,000	27,227	1,060,771	E: Includes $2,204,000 requested as reserve in 22-23 for 23-24 Item 36 expenditures. F: $27,227 retained interest revenue due to negative cash balance. Not for use on future ROPS yet. G: $772,821 from 20-21 PPA is committed to 23-24 enforceable obligations. $100,992 from 21-22 PPA is committed to 24-25 enforceable obligations. $186,958 from 22-23 PPA is committed to 25-26 enforceable obligations.
2	**Revenue/Income (Actual 06/30/24)** RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller				49,624	4,159,266	F: $49,624 of interest earnings in FY 23-24 G: $4,159,226 of RPTTF received for ROPS 23-24. Matches ROPS 23-24 DOF Determination Letter ($0 for A period and $4,159,266 for B period)
3	**Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)**			2,203,121	-	2,548,691	E: Expenditure of reserves on Item 36 - 2016 Bonds debt service, per DOF approval. Exact expenditure per trial balance was $2,203,120.99. $879.01 difference is

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
							available for use on ROPS 26-27. G: Based on the ROPS 23-24 PPA CAC reported actuals for RPTTF non-administration and administration less $2,245,875 held as reserve to pay Item 36 - 2016 TABs in FY 24-25.
4	**Retention of Available Cash Balance (Actual 06/30/24)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				76,851	2,245,875	F: $76,851 interest revenue retained due to negative cash balance. G: $2,245,875 to reserve for 2016 TABs debt service payment in ROPS 23-24.
5	**ROPS 23-24 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required			137,521	G: 23-24 PPA
6	**Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$879**	**$-**	**$287,950**	**E: $879 reserve balance available for ROPS 26-27. G: $100,992 from 21-22 PPA committed to 24-25 enforceable obligations + $186,958 from 22-23 PPA committed to 25-26 enforceable obligations.**

Hawthorne
Recognized Obligation Payment Schedule (ROPS 26-27) - Notes
July 1, 2026 through June 30, 2027

Item #	Notes/Comments
8	The requested amount is calculated assuming a standard 2% increase in property values, with a 10% buffer added to the resulting payment calculation in case a property increases in value more significantly due to improvements or a transfer of ownership.
9	
31	The rebate is based on 50% of the incremental property tax revenue generated by the DDA properties, less a pro rata share of County administrative fees, the former 20% low & moderate income housing set aside, pass through payments, and debt service on the 1998, 2004, and 2006 Bonds (refunded by the 2016 Bonds). The requested amount is the greater of the projection from prior year's actual payment amount or $200,000. Due to the item needing adjustments with Amended ROPS 22-23 and 24-25, the higher threshold buffer is necessary to avoid more adjustments and reduce SA Admin-related costs for adjustments.
35	Payment is based on sales taxes, which are difficult to predict. As of Fiscal Year 2023-24, a sales tax rebate is paid only for Parcel 1 sales taxes above a threshold. Applying recent annual growth provides a projected rebate amount of $536,000. Adding a 10% buffer to projected sales tax revenues suggests an appropriate estimate of $589,600.04.
36	
37	
38	
39	
46	Item 46 will be replacing Item 36 due to the 2025 Refunding Bonds replacing the 2016 Refunding Bonds. ROPS 25-26 requested and was approved for $1,396,125 to cover the September 2026 payment. Payment needed for FY 25-26B increased by approximately $95,000 from $366,125 to $460,737 and FY 26-27A decreased by approximately $213,000 from $1,396,125 to $1,183,500. Funds on hand and the 25-26 Item 38 Reserve will cover the $95,000 difference for FY 25-26B payment. Item 38 ROPS 25-26 Reserve of $1,310,438 will be used for the 26-27A debt service payment of $1,183,500.
47	Item 47 will be replacing Item 38 due to the 2025 Refunding Bonds replacing the 2016 Refunding Bonds.
48	Item 48 will be replacing Item 37 due to the 2025 Refunding Bonds replacing the 2016 Refunding Bonds.

EXHIBIT B

Fiscal Year 2026-27 Administrative Budget

EXHIBIT B

HAWTHORNE SUCCESSOR AGENCY
ADMINISTRATIVE BUDGET FY 2026-27
FOR JULY 1, 2026 to JUNE 30, 2027

Expense Category	Responsibilities	FY 2026-27 Proposed Budget
AGENCY STAFF		
Finance	• Process payment of enforceable obligations • Maintain documentation of Agency records • Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance	$75,000
Legal	• Provide general legal services as needed	$40,000
City Manager	• Provide direction to other staff and consultants as needed	$30,000
Other	• Administration and implementation of Agency wind-down	$20,000
AGENCY STAFF TOTAL		**$165,000**
CONTRACTS		
Administrative services	• Prepare ROPS, PPA, staff reports, and resolutions • Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance • Attend Oversight Board meeting • Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues	$45,000
Oceangate OPA Administration	• Administration of the Owner Participation Agreement ("OPA") and other reporting	$10,400
Legal services	• Provide special legal services as needed	$15,000
CONTRACTS TOTAL		**$85,400**
TOTAL BUDGET		**$235,400**

A	B	C	D	E	F	G	H	I
ROPS Period	**Date**	**Principal**	**Interest**	**Total**	**25-26 ROPS Approved**	**Funds on Hand**	**Difference (F+G-E)**	**Keep as 26-27 PPA (25-26B and 26-27A Differences)**
2025-26A	9/1/2025	980,000	390,625	1,370,625				
2025-26B	3/1/2026	-	460,736	460,736	366,125	8,925	(85,687)	
2026-27A	9/1/2026	845,000	338,500	1,183,500	1,396,125		212,625	126,938
2026-27B	3/1/2027	-	317,375	317,375				
2027-28A	9/1/2027	1,015,000	317,375	1,332,375				
2027-28B	3/1/2028	-	292,000	292,000				
2028-29A	9/1/2028	1,060,000	292,000	1,352,000				
2028-29B	3/1/2029	-	265,500	265,500				
2029-30A	9/1/2029	1,110,000	265,500	1,375,500				
2029-30B	3/1/2030	-	237,750	237,750				
2030-31A	9/1/2030	1,170,000	237,750	1,407,750				
2030-31B	3/1/2031	-	208,500	208,500				
2031-32A	9/1/2031	1,225,000	208,500	1,433,500				
2031-32B	3/1/2032	-	177,875	177,875				
2032-33A	9/1/2032	1,290,000	177,875	1,467,875				
2032-33B	3/1/2033	-	145,625	145,625				
2033-34A	9/1/2033	1,355,000	145,625	1,500,625				
2033-34B	3/1/2034	-	111,750	111,750				
2034-35A	9/1/2034	1,420,000	111,750	1,531,750				
2034-35B	3/1/2035	-	76,250	76,250				
2035-36A	9/1/2035	1,485,000	76,250	1,561,250				
2035-36B	3/1/2036	-	39,125	39,125				
2036-37A	9/1/2036	1,565,000	39,125	1,604,125				
2036-37B	3/1/2037	-	-	-				

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:
ORDINANCE NO. 2259 (SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL - LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH. Motion to adopt.

RECOMMENDED MOTION:
Staff recommends that the City Council adopt Ordinance No. 2259.

DISCUSSION:
The City of Hawthorne has previously promoted and encouraged the efficient operation of its City Council to conduct its business by way of ordinance. On October 28, 2025, consistent with its goal to promote and encourage its efficient operation, the City Council voted by a tally of 3-2 to direct the City Attorney's Office to amend Section 2.06.230 (Directions and Instructions from City Council - Limit on Directives) to require a second to any directive given by a Council Member to the City Manager, and if seconded, to vote upon such a directive. If passed, a directive shall then be considered a directive from the entire City Council as a whole.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
A Notice of Public Hearing was published in the Hawthorne Press Tribune on December 4, 2025, for the hearing held on December 9, 2025, at the regular City Council meeting.

ATTACHMENTS
Directives Ordinance - (Second Reading)

ORDINANCE NO. 2259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING SECTION 2.06.230 (DIRECTIONS AND INSTRUCTIONS FROM CITY COUNCIL – LIMIT ON DIRECTIVES) OF CHAPTER 2.06 (CITY COUNCIL) TO TITLE 2 (ADMINISTRATION, CIVIL SERVICE AND PERSONNEL) OF THE HAWTHORNE MUNICIPAL CODE AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the City of Hawthorne has previously promoted and encouraged the efficient operation of its City Council to conduct its business by way of ordinance; and

WHEREAS, on October 28, 2025, consistent with the goal to promote and encourage its efficient operation, the City Council voted by a tally of 3-2 to direct the City Attorney's Office to amend Section 2.06.230 (Directions and Instructions from City Council – Limit on Directives), of Chapter 2.06 (City Council), to Title 2 (Administration, Civil Service and Personnel) to require a second to any directive given by a Council Member to the City Manager, and if seconded, to vote upon such a directive, and

WHEREAS, on November 12, 2025, the City Council of the City of Hawthorne considered the amendment and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this Ordinance; and

WHEREAS, the City Council of the City of Hawthorne wishes to now adopt Ordinance 2259 in furtherance of its intention to amend Section 2.06.230.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Section 2.06.230 (Directions and Instructions from City Council – Limit on Directives), of Chapter 2.06 (City Council), to Title 2 (Administration, Civil Service and Personnel) of the City of Hawthorne Municipal Code is hereby amended as follows (redlined):

2.06.230 Directions and instructions from city council – Limit on directives.

A. The city council and its members shall deal with the administrative services of the city, (including but not limited to assignments, administrative tasks, research and reports by staff) only through the city manager except for the purpose of inquiry, and neither the city council, nor any member thereof, shall give directions or instructions to any subordinate of the city manager, any city contractor or consultant, or appointed city commissioner or board member.

B. Similarly, the individual city council members shall refrain from meeting or contacting the city's contractors or retained consultants without first advising the city

manager of such meeting. If the city manager is advised of such a meeting between the individual city council member and the city's contractor or consultant, the city council member shall be required to subsequently report to the city manager whether the individual council member requested research or directed the contractor or consultant to undertake work assignments that are contrary to objectives listed in the contractor's or consultant's contract with the city as well as the amount that the contractor or consultant will charge the city for such a meeting.

C. The city manager shall take his or her directions and instructions regarding administrative tasks and services from the city council only during a duly convened meeting of the city council as defined by the Ralph M. Brown Act, and no individual council member shall give any direction or instruction regarding administrative tasks and services to the city manager which is not made during such a duly convened meeting. Any direction or instruction given to the city manager which is not made during a duly convened council meeting is unauthorized and the city manager is not obligated to comply with such order or instructions.

D. Directives to the City Manager. A directive is a request, pronouncement, or instruction to conduct research, prepare a report, letter, agenda item, resolution or ordinance, or otherwise initiate action on a designated project. Each city councilmember shall make no more than two directives to the city manager at any city council meeting. Any city councilmember making a directive to the city manager shall: (1) state the purpose of the directive, the reasons why the directive is warranted, and the ways the directive would directly benefit the city, for example, economic development, job creation, raising the quality of life, or community safety; and (2) request city staff to state any reasons why the directive might not be warranted, for example, the directive duplicates a report or task already accomplished in the recent past, the report or task already exists in another format, or existing federal, state, or local resources already address the directive. No directive shall be put until seconded. Upon receipt of a second, the city council shall vote on whether the directive to the city manager shall be made. If passed, a directive shall be considered a directive from the entire council as a whole. Staff shall comply with all directives of the city council as a whole.

SECTION 3. Any provision of the City of Hawthorne Municipal Code or appendices thereto inconsistent with the provisions of this Chapter, to the extent of such inconsistencies and no further, are hereby repealed or modified to the extent necessary to effect the provisions of this Chapter.

SECTION 4. CEQA. The City Council hereby concurs with staff's determination and hereby finds that the adoption of this Ordinance is a type of organizational activity involving the administration of the City that does not have the possibility to have a direct or indirect effect on the environment and is therefore exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations, Section 15379(b)(5). In addition, the actions taken by this Ordinance are not a "project" under CEQA because the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment and is also exempt from CEQA pursuant to the "common sense" exemption because it can be seen with certainty that there is no possibility that

the activity in question may have a significant effect on the environment. (Title 14, California Code of Regulations, Section 15061(b)(3)).

SECTION 5. **Severability**. If any section, subsection, phrase or clause of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. **City Clerk**. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 7. **Effective Date**. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 8. **Publication**. The City Clerk is directed to forward a copy of Ordinance No. 2259 to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824.

PASSED, APPROVED AND ADOPTED this 9th day of December, 2025.

_____
ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____
DAVID CACERES, Interim City Attorney
City of Hawthorne, California

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Bid Opening for Alley Improvement Project CDBG Funds (Project # 25-08)

RECOMMENDED MOTION:
Staff recommends opening bids for Alley Improvement Project CDBG Funds (Project # 25-08)

DISCUSSION:
N/A

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
N/A

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

AGENDA ITEM NO. 15.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Planning

City Manager: Department Head:



SUBJECT:
Public Hearing and introduction of Ordinance No. 2260 (1st Reading) - An ordinance of the city council of the City of Hawthorne, California, amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses--variances), 17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code related to off-street vehicular parking, and making a finding of exemption in compliance with CEQA in connection therewith.

RECOMMENDED MOTION:
At the close of the public hearing, a motion to introduce.

DISCUSSION:
This proposed ordinance addresses the City's parking standards as they are imposed on private property. These include the number of required parking spaces, the size and accessibility of spaces, driveway dimensions, as well as the processes for approving variations and alternative standards. These amendments are motivated by two main objectives: the first is to remove a great deal of the constraints that parking standards place on commercial businesses that are consistently hindering economic development; the second is to consolidate the regulations within Title 17, remove confusing language, and to remove barriers that allow the City flexibility to approve slight variations in cases that warrant it.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Goal 3: Improve development processing and customer service operations.
Goal 4: Update Zoning Code for the 21st century.

FISCAL IMPACT:
None

NOTICING PROCEDURE:
The City Council public hearing for this ordinance was published in the November 20, 2025, edition of the South Bay Cities (Hawthorne Press Tribune).

ATTACHMENTS
Staff Report
Draft Ordinance 2060
Public Hearing Notice

HAWTHORNE CITY COUNCIL STAFF REPORT

DATE: December 9, 2025

FROM: Gregg McClain, Director of Planning

SUBJECT: Parking standards ordinance

PROJECT AND APPLICANT

Summary: ZA-2025-0002 amends portions of Title 17 of the Hawthorne Municipal Code that address parking standards in the City.

Applicant: City of Hawthorne

OVERVIEW

This proposed ordinance addresses the City's parking standards as they are imposed on private property. These include the number of required parking spaces, the size and accessibility of spaces, driveway dimensions, as well as the processes for approving variations and alternative standards. These amendments are motivated by two main objectives: the first is to remove a great deal of the constraints that parking standards place on commercial businesses that are consistently hindering economic development; the second is to consolidate the regulations within Title 17, remove confusing language, and to remove barriers that allow the City flexibility to approve slight variations in cases that warrant it.

The most significant proposed changes are:

- The creation of a standardized parking ratio for most commercial uses to help reduce the commercial vacancy rate;
- Removal of compact parking stalls for commercial uses (except surplus spaces);
- The introduction of parking credits for commercial spaces within close proximity to public parking lots, street parking, and center median parking;
- Reintroducing the City's ability to evaluate parking variances;
- Slight reduction in multi-family residential parking to disincentivize the use of density bonuses and other state laws that typically result in even lower parking rates; and
- The creation of a new procedure to allow alternative parking calculations;

SPECIFICS
The various amendments contained in the draft ordinance are described below by the sections in the draft ordinance:

Section 2

This section contains edits, deletions and additions to the definitions chapter of Title 17. As with the remainder of the ordinance sections, blue and underlined text represent inserted text, and red strikethrough text is to be deleted.

Section 3

HMC Section 17.38.050 is to be deleted and then replaced as follows:

Subsection A involves the removal of references to “buildings,” “occupancy,” and “stacking” as these are not relevant factors in determining required parking.

Subsection B removes seating capacity as a consideration as this is not going to be used as a metric for determining required parking going forward. Additionally, the wording about changes of use is removed because this will not be relevant with other changes that are proposed in Section 7.

Subsection C is removed as a method of approving what is effectively a variance because a streamlined and quicker process is proposed in Section 7.

Section 4

This section merely shortens the title of Chapter 17.38.

Section 5

This is an important amendment because the existing language concerning variances in HMC Section 17.40.030 makes parking variances effectively impossible for the City to grant. There is no point in offering a variance option if the Code imposes such onerous restrictions that the City cannot grant the variance. There are legitimate cases where it is in the City’s interest to allow a parking variance.

This section is also reformatted and the wording streamlined.

Section 6

Chapter 17.56 concerning loading areas is to be deleted because the regulations will be folded into the parking chapter in Section 7.

Section 7

This section deletes the entire parking chapter (HMC 17.58) and replaces it with a reorganized, consolidated, and reworded chapter. Also, the title of the chapter is

changed from “Off-street Parking” to “On-site Parking” as this is more accurate under the changes proposed.

HMC Section 17.58.010 firstly removes language related to nonconforming parking as this is appropriately covered in the nonconformities chapter. When more than one part of a municipal code addresses the same issue, this leads inevitably to contradictions and confusion. Historically the City deliberately duplicated regulations in different titles or sections, but as time went on and various sections were amended or deleted, they frequently forgot to address the duplicate text. For the past two decades, as municipal codes are now online and searchable, staff has been systematically removing duplicated regulations, they continue to surface.

Subsection A is existing text but simplified and moved to the top of the section.

Subsection B changes the measurement of floor area for parking purposes. Currently the Code requires calculations using the floor area, minus up to 16 from exempt areas, but including the thickness of exterior walls. This is proposed to exclude only indoor parking and counting stairs and elevators on the ground floor only. Also measurements are to be interior floor area only, which is consistent with architectural and building industry practice.

Subsections C and D are existing Code text that are moved and edited for clarity.

Subsection E removes the requirement for a conditional use permit to set aside some required parking for employees. The conditional use permit is unnecessary and the text of this section is redundant or contradictory to text in the chapter on conditional use permits.

Subsections F and G are moved from their own section and edited to allow flexibility that is addressed later in the chapter.

Subsection H codifies current practice of allowing standard spaces to be converted to accessible spaces.

HMC Section 17.58.020 organizes existing requirements by first stating the standards that apply to the calculation of required parking, and then describing the required parking for residential uses, and finally other uses.

Subsection A clarifies that accessible parking is considered as part of the required parking. This section also changes the rounding rule applied to parking calculations. Presently all results are rounded up, the new rule is to the nearest whole number. This subsection also provides simple and streamlined regulations for shared parking.

Subsection B addresses the required parking for residential uses and makes several important changes. First is removing the requirement for single-family houses to have an enclosed garage. It is unclear why the City ever required garages in the first place since their use for parking is clearly optional, but in this era of being allowed to convert

garages to accessory dwelling units (ADU), the only purpose of requiring garages now seems to be to ensure future ADUs. It is important to note that the required parking on the property is not being reduced here, just not requiring garages. Garages are not proposed to be prohibited, just not required.

Multi-family residential parking is proposed to be reduced slightly. There are several reasons for reducing the parking requirement for apartments and condominiums. First and foremost, parking consumes a large portion of an apartment or condominium development, which adds to the cost of building new housing as well as limiting the number of units that can be feasibly built. Reducing this barrier helps the City reach its housing obligations.

The second reason to reduce parking is that the state has introduced numerous restrictions on a city's ability to impose its parking requirements under many conditions, and in some cases, this applies to an outright prohibition on required parking. In developments involving density bonuses, for example, or developments within half a mile from a transit station, no parking at all is now possible. In other cases, the required parking is capped by state laws. Therefore, maintaining a high-level parking requirement incentivizes developers to use density bonuses or take advantage of other laws that have precedence over local ordinances. These laws often create additional unit density while simultaneously reducing parking. The draft ordinance's reduced parking requirements should outweigh the benefits these other options confer onto developers when all other developer qualifying obligations are considered. The following table shows the current and proposed parking requirements.

Existing and Proposed Multi-family Required Parking Standards

	Current HMC	Density bonus	<1/2 mile of transit*	State streamlining laws**	**Proposed**
Apartment or condo units					
0-1 bedroom	2	0-1	0	1	1
2-3 bedrooms	3	0-1.5	0	1	2
4 bedrooms	3.5	0-2.5	0	1	3
5 bedrooms	4.5	0-2.5	0	1	4
Additional bedrooms	+1	+0	+0	+0	+1
Mobile home parks	2	n/a	0	n/a	deleted
Senior citizen housing	1	1	0	1	1
Guest parking	0.5/unit	0	0	0	0.25/unit

* Per AB2097, AB2553, and AB0211
** Per SB35, SB423, and AB2011

None of these options precludes a developer from providing parking that is not required, and most developers realize units without parking are harder to market.

Subsection C addresses non-residential parking. Currently the HMC has 20+ standards that apply to these uses—the draft ordinance reduces these to just six categories, which are:

- Commercial and institutional uses generally
- Commercial with large outdoor display areas
- Assembly uses (includes worship, banquet, and entertainment centers)
- Hotels
- Adult businesses (moved from industrial list)
- Automobile repair

The general parking standard applies to indoor retail, financial institutions, billiard halls, bowling centers, offices, furniture stores, laundromats, markets and grocery stores, medical offices, restaurants, gas stations, barbers, libraries, mortuaries, and tattoo facilities. Under the current Code, each of these has a unique parking requirement. This situation is problematic because it makes it very difficult for some businesses to fill vacancies left by others because the new business would not be able to provide additional parking. The proposed draft ordinance imposes a flat rate for all of these uses so that any one of these could fill a vacancy left by another.

Subsection D replaced the current three-tier industrial parking requirement with one rate and a sperate add-on rate for outdoor areas used for storage.

Subsection E addresses multiple tenant commercial developments. Currently 75% of the floor area is calculated one way and the remainder is assumed to be uses with a higher parking demand, such as restaurants, so are calculated using a stricter standard. The proposed ordinance changes this so that the general parking rate applies, and that is multiplied by a factor of 0.75 to account for visitors that visit more than one business, and for peak usage hours that are not identical among the various businesses.

Subsection F covers two special cases: schools and live-work units. This section also allows the Director to require a parking study to be approved by the Planning Commission for uses that cannot be classified as described above. The Planning Commission can accept the parking study's recommendation or can impose another standard.

Subsection G builds on the parking study process by allowing the Director to require a parking study when they believe the standard applied is not adequate. This gives the City some flexibility to deal with new concepts or business types that may not presently exist without needing to further amend the Zoning Code. This will also require Planning Commission approval. Conversely, the same parking study option is available to applicants in cases where they believe the City standard is not reasonable and requires too much parking for their use.

HMC 17.58.030 introduces a new consideration for calculating commercial parking requirements. Where there is public or street parking within a prescribed distance, the required parking for the use can be reduced by specified amounts. The point of adding this section is to provide an incentive for commercial property owners to remodel or

make small additions to existing buildings without triggering additional parking. This section also allows for a significant reduction in parking for restaurants that are approved to have a drive-thru.

HMC 17.58.040 is the place where loading zone requirements are moved to. The most important change from existing Code is that a loading space is no longer required for all commercial, industrial or institutional uses.

In subsection A, the uses that still require loading spaces are listed along with the number and size required.

Subsection B provides a process for the Planning Commission to waive loading requirements.

Subsection C provides the size standards for loading spaces and permits unused loading spaces to be used for certain other purposes, which is not currently permitted.

Subsection D is new and lists uses that are required to provide a drop-off/pick-up area.

HMC 17.58.050 addresses parking development standards, such as size of stalls and parking lot features.

Subsection A contains general development and maintenance standards that are currently found in various places in the Code.

Subsection B deals with residential garage standards.

Subsection C through E contain parking standards that were relocated from other parts of the Code and edited to conform to other changes. The ratio of standard to compact spaces is relocated here and capped at 30% compact for industrial and institutional uses, while prohibited for commercial uses except any surplus spaces, if any.

In Subsection F, the standard parking stall widths for residential and industrial uses is proposed to match the wider commercial standard. Additionally, the draft ordinance describes areas in the four corners of parking stalls that can be occupied by pillars or other structures.

Subsection G reduces the back-up space for standard stalls by two feet. This change aligns with most cities and facilitates parking lot layout, especially on smaller lots.

Subsection H concerning driveways is expanded to add clarity.

Subsection I introduce new parking lot standards that will apply in all zones. First, any lot adjacent to a street right-of-way will now be required to provide a five-foot planter to separate the lot from the Sidewalk. Second, lot interiors will require 10% of the area landscaped, except that small lots under 10 spaces will require 5%. Currently lots over

20 spaces require 5% and no landscaping for lots under 20 spaces. Additional parking lot standards are enhanced and moved to this section. The enhancements are designed to require trees in parking lots and to allow design discretion concerning the landscaping layout.

GENERAL PLAN COMPLIANCE

The adoption of this ordinance does not alter the Zoning Code's compliance with the General Plan.

PUBLIC HEARING NOTICE

The Planning Commission public hearing for this ordinance was published in the November 20, 2025, edition of the South Bay Cities (Hawthorne Press Tribune).

ENVIRONMENTAL ANALYSIS

This zone text amendment endeavors to clarify portions of the zoning code that can be difficult to find and understand by those it seeks to regulate. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065) and to the extent these changes result in a reduction in the available parking, any negative impact will be offset by reliance on alternate means of transportation and public parking availability.

RECOMMENDATION

After close of public hearing on this item, introduce ordinance

ORDINANCE NO. 2060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 (DEFINITIONS), 17.38 (NONCONFORMING USES, STRUCTURES, SIGNS, AND PARCELS), 17.40 (CONDITIONAL USES—VARIANCES), 17.56 (LOADING), 17.58 (OFF-STREET PARKING), AND 17.60 (MINIMUM DRIVEWAY WIDTHS AND TURNING RADII) OF TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE RELATED TO OFF-STREET VEHICULAR PARKING, AND MAKING A FINDING OF NON-PROJECT IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the Hawthorne Municipal Code (HMC) regulates off-street parking in Title 17; and

WHEREAS, the parking regulations contained within the HMC consistently hinder the City's economic development, create barriers to housing development, negatively impact the City's reputation among developers and homeowners, and require the City to forego opportunities that could improve the City's overall parking situation; and

WHEREAS, commercially-zoned portions of the City are characterized by a high level of vacancies, but the parking regulations contained within the HMC do not allow commercial uses, which have a higher parking requirement to replace those with a lower parking requirement when the provision of additional parking cannot be provided; and

WHEREAS, the parking regulations contained within the HMC prohibit the City from considering public parking in the vicinity of a business when calculating required parking; and

WHEREAS, a variance is restricted to properties with physical limitations that make it otherwise impossible to enjoy the full range of property rights enjoyed by other properties in the same zone. However, the variance regulations contained within the HMC remove the option to remedy the physical constraints of a property through a reduction in the number of parking spaces required regardless of the physical limitations of the subject property; and

WHEREAS, the parking regulations contained within the HMC are mostly written in a style that is difficult to understand and the regulations are scattered throughout the Zoning Code chapters, making it difficult for the public to identify applicable regulations; and

WHEREAS, the "law: of induced demand describes the phenomenon where increasing the supply of something, such as parking capacity, leads to an increase in

consumption or demand for that thing, often resulting in the original problem persisting or even worsening; and

WHEREAS, the level of residential parking required by the HMC was raised numerous times over the decades, but no easing of demand for street parking resulted; and

WHEREAS, a high level of residential parking required by the HMC is a known impediment to development of housing, making it more expensive to build, which contributes to the housing crisis currently seen state and nationwide; and

WHEREAS, studies on garage usage consistently show that a significant portion of homeowners utilize at least half of their garage for storage, workspace, as an accessory dwelling unit (ADU), or as an informal room addition; and

WHEREAS, the HMC's requirement that most parking be in a garage, while simultaneously imposing strict limitations on accessory structures such as sheds, implies a preference for sheltering cars over providing adequate storage space, room for people to enjoy hobbies, or other activities; and

WHEREAS, HMC section 17.58.010(E) states that additions or building alterations may be made to a dwelling, which does not conform to the current standards without requiring any additional garage, carport or parking space, provided that such additions and building alterations neither increase the number of families that can reside in such building nor occupy the only portion of the lot which can be used for garages, carports or parking spaces and access thereto...", demonstrating the HMC's requirements for parking to take precedent over human living space; and

WHEREAS, on November 5, 2025, the Planning Commission of the City of Hawthorne considered the zone text amendments and, after a duly noticed public hearing where all persons in support and in opposition were heard, adopted Resolution No. PC 2025-12 recommending approval of the ordinance to the City Council;

WHEREAS, on December 9, 2025, the City Council of the City of Hawthorne considered the zone text amendments and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Section 17.04.010 (Definitions) of Chapter 17.04 (Definitions) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be amended by the addition of the following definitions in their appropriate alphabetical order. (new language is underlined and language to be removed shown in strikethrough):

"Development" means any property improvement or properties as a unit with ~~a common parking area that is contiguous to the development.~~ single or multiple owners. ~~A shopping center under a single or multiple ownership constitutes a development.~~

"Drive-thru" means a feature, ~~an establishment~~ which by design, physical facilities, ~~and/~~or service procedures, ~~encourages or~~ permit~~s~~ customers to receive goods or services at a drive-up window or station and then leave the premises without exiting ~~parking~~ their vehicles.

"Driveway" means a privately-owned and ~~appropriately~~ paved surface or roadway which provides vehicular access from a street to parking areas ~~lots, garages,~~ or loading facilities and includes drive aisles within parking lots.

"Floor area" means the total gross floor space contained within the interior ~~exterior~~ walls of all buildings ~~on a lot or building site~~, except for the space therein devoted to ~~vents,~~ stairways, elevator shafts, light courts, and areas within the building devoted exclusively to loading and unloading facilities and parking of motor vehicles.

"Loading space" means an area ~~on-site space or berth~~ on the same lot or site with the buildings or use served, which serves as ~~such space to serve for the~~ temporary parking of a vehicle while loading or unloading merchandise, materials, or passengers.

"Mixed use" means a type of urban development that combines residential uses into a single development with commercial, retail, office, recreational, medical, or cultural uses.

~~Parking area, private. "Private parking area" means an open area other than a street, alley or other public property, limited to the parking of automobiles of occupants or employees of a dwelling, hotel, motel, apartment hotel, apartment house, boardinghouse, lodging house, commercial or industrial establishment to which those facilities are appurtenant.~~

Parking area, public. "Public parking area" means an open area other than a street or alley where the primary purpose of which is to provide parking for the general public, with or without a charge. ~~means an open area other than a street, alley or private parking area, which open area has as its primary purpose the providing of parking facilities for the general public, with or without a charge.~~ Parking facilities provided by a public agency shall be considered as being public parking areas.

"Parking space" means an area accessible to vehicles, which is provided, improved, maintained, and used for the ~~sole~~ purpose of accommodating a motor vehicle.

Parking space, stacked. “Stacked parking space” means two or more parking spaces arranged one above the other via mechanical lift or similar devices. Stacked parking spaces are a form of tandem parking.

Parking space, tandem. "Tandem parking space” means a parking space designed to accommodate two or more motor vehicles, one behind or above the other.

~~"Shopping centers” mean commercial multiple-tenant facilities where parking is not determined by the respective requirements of each individual tenant and the center is predominantly retail commercial use.~~

~~Shopping centers, strip. “Strip shopping centers” mean any developments with a site area of less than one hundred thousand square feet, which is to be improved with more than one retail store, shop, business, service or with the structure or structures located within eighteen feet of the rear lot line and/or side lot line, and with surface parking situated between the structure or structures and the street or rear property line.~~

“Use” means a land use, which can be a broad category such as residential, commercial, or industrial, or a specific type of land use such as multi-family residential, tire shop, or manufacturing facility.

SECTION 3. Section 17.38.050 (Parking, loading and stacking facilities for nonconforming uses and structures) of Chapter 17.38 (Nonconforming uses, structures, signs, and parcels) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

§ 17.38.050 **Nonconforming Parking**.

A. A use lawfully established, but which does not conform to the current off-street parking or loading requirements, may continue without providing such facilities.

B. If an existing building is altered so that there is an increase in the number of bedrooms, dwelling units, or floor area, additional parking spaces shall be required only for the increased floor area, units, or bedrooms.

SECTION 4. Chapter 17.38 (Nonconforming uses, structures, signs, and parcels) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be shall be renamed “Nonconformities”.

SECTION 5. Section 17.40.030 (Required showings) of Chapter 17.40 (Conditional uses—variances) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted and replaced as follows:

§ 17.40.030 **Required Showings.**

Before any variance may be granted, all of the following showings shall be made:

A. That there are special circumstances applicable to subject property such as shape, topography, location, or surroundings that do not apply generally to other properties or classes of use in the same vicinity and zone, or to the intended use within the limitations of the definition of a variance;

B. That such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other properties in the same vicinity and zone but which, because of special circumstances, is denied to the property in question;

C. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located;

D. That the granting of a variance will not adversely affect the implementation of the General Plan.

SECTION 6. Chapter 17.56 (Loading areas) of Title 17 (Zoning) of the Hawthorne Municipal Code is deleted in its entirety.

SECTION 7. Chapter 17.58 (Off-street parking) of Title 17 (Zoning) of the Hawthorne Municipal Code is deleted and replaced as follows:

Chapter 17.58 ON-SITE PARKING

§ 17.58.010 **General Requirements.**

A. Every new building or addition shall be provided with parking spaces as required in this chapter unless exempted by this chapter, state law, or when existing parking is nonconforming (see chapter on nonconformities).

1. Prior to the issuance of a building permit for any new or enlarged building, or if a parking area is to be commonly used, a plan of the parking area shall be approved by the Director or their designee.

2. The site plan for any building permit plan check must clearly indicate parking locations, space sizes, relationship to structures, curbs, driveways, lighting, landscaping, and other features of the parking area.

B. The number of required spaces is based on following:

1. Residential uses: bedroom count

2. All other uses: gross floor area, which shall be calculated by measuring the total floor area from the inside surface of the walls of the building, subject to the following modifications:

a. Elevators, stairways, escalators, and ramps are counted only on the lowest floor they serve;

b. Indoor parking and loading areas, including drive aisles, are excluded from the gross floor area calculation.

C. If a use is changed so that more off-street parking spaces are required, only the difference between the new number of spaces required and the number of spaces required by the prior use (regardless of spaces actually provided) shall be required.

D. When a commercial business desires to provide valet parking, tandem parking is permitted for the valet parking spaces.

E. Employee parking. When a portion of parking for a commercial use is intended to be reserved for employees who work on the property, tandem or stacked parking are permitted for those spaces.

F. Parking spaces required by this chapter shall be available and maintained for vehicular parking only, except where other uses are expressly permitted. Storage of boats, trailers, furniture, machinery, equipment, or any inoperable vehicle is prohibited in required parking spaces, excepting construction materials and equipment used during construction on the same development site.

G. Parking Spaces Shall Not be Reduced. Any required off-street parking spaces shall not be reduced in number or size except as permitted in this chapter.

H. Required parking may be converted to accessible parking spaces as required by state or federal law without the need to add new spaces to compensate for the loss of spaces due to loading areas and paths of travel.

§ 17.58.020 **Required Parking.**

Unless reduced or exempted by this chapter or applicable state law, off-street parking is required as follows:

A. Applicable to all uses:

1. Accessible parking is part of and is not in addition to the required parking.

2. If the total number of parking spaces required by this chapter is other than a whole number, the number shall be rounded to the nearest whole number.

3. Required parking is to be provided within the same development site for which it serves, except as provided for in this chapter. Parking may be shared between separate legal properties under the following scenario:

a. All property used for such shared parking shall be either under the same ownership or secured by an agreement approved as to form by the City Attorney; and

b. The property on which additional parking is available has parking spaces in excess of the minimum number required by this chapter.

B. Residential uses in any zone:

1. Single-family residence (including manufactured homes): minimum two paved, covered or uncovered parking spaces (may be tandem).

2. Multi-family residential:

a. 0-1 bedrooms: 1 space per unit;

b. 2-3 bedrooms: 2 spaces per unit;

c. 4-5 bedrooms: 3 spaces per unit;

d. For each additional bedroom in excess of five: one additional space per bedroom.

3. Senior citizen housing project and transitional or emergency housing: 1 space per unit.

4. Affordable housing projects: follow multi-family standard unless alternative parking requirements are applicable due to state laws. Affordable housing projects may provide parking through tandem spaces without requiring a conditional use permit, provided that paired tandem spaces are assigned or leased to the same unit or tenant.

5. Guest parking: on developments of four units or more, in addition to the per unit parking requirements, one additional space for every four units is required for guest parking (on the same lot). Calculations of guest parking resulting in a fractional number are to be rounded to the nearest whole number. Guest parking spaces may not be located inside security fencing or behind gates.

6. For purposes of this section only, a bedroom is defined as being any room containing 60 square feet or more and is not a living room,

dining room, kitchen, or laundry area. Any combination of bedrooms and bathrooms, or any combination of rooms, so arranged that they can be converted into separate living quarters, may, at the discretion of the Director, or the Planning Commission in cases where a discretionary permit is required, be counted as multiple dwelling units for the purpose of calculating required parking.

C. Commercial and institutional uses in any zone, except those uses set forth below, require one parking space per 400 square feet of gross floor area.

1. Outdoor display retail.

a. Primary use requires outdoor display, and lot is less than 10,000 square feet: one space for each 1,000 square feet of gross lot area.

b. Primary use requires outdoor display and lot is 10,000 square feet or more (for example, automobile sales, plant nursery): one space for each 10,000 square feet of gross lot area.

c. Where a portion of a lot is occupied by structures, but the structures are accessory to the outdoor display retail, (for example, office on a vehicle sales lot), the required parking calculation is based on gross lot area only.

d. Where outdoor display is accessory to indoor display retail (for example, a home center with outdoor garden department): the outdoor display area shall require one space per 750 square feet added to required parking for the indoor area.

2. Places of assembly, including dancehalls, nightclubs, family entertainment centers, theaters, and places of worship: one space for every 100 square feet of gross assembly floor area. Assembly floor area does not include enclosed offices, restrooms, stages, kitchens, and other such spaces that are not accessible to the general public, but does include lobbies, mezzanines, and lofts.

3. Hotels: one space per guest room.

a. Amenities intended for guest use only, such as pools, exercise rooms, retail or service businesses with access only from inside the hotel, do not require additional parking.

b. Accessory uses, such as restaurants or bars that are open to both hotel guests and non-guests, shall provide additional parking at 50% of the parking required for general commercial uses.

c. Banquet halls, conference centers, and other amenities that serve assemblies of people not strictly limited to hotel guests, must provide additional parking for such areas at 50% of the parking required for assembly uses.

4. Adult Businesses: One space for every 200 square feet of gross floor area.

5. Major and minor automobile repair: one space with public access for each service bay, and 500 square feet of additional on-site vehicle storage for each service bay. Vehicle storage is not eligible for off-site parking or parking credits as described in this chapter.

D. Industrial uses in any zone require off-street parking as follows:

1. Industrial uses in any zone with at least 1,000 square feet of indoor floor area shall provide one parking space per 1,000 square feet of gross floor area.

2. Industrial uses that have outdoor staging or storage areas of 5,000 square feet or more shall provide one parking space per 5,000 square feet of the staging area in addition to the parking required for any indoor floor area.

E. Multiple Uses in the Same Development.

1. When two or more commercial, industrial, or institutional uses are located in the same development or within the same building, the total number of parking spaces required shall equal the sum of the requirements for the various uses computed separately, multiplied by a factor of 0.75.

2. Mixed-use developments that include residential shall apply the same process described above except only the non-residential parking is multiplied by a factor of 0.75 and the required residential parking is not adjusted. Guest parking for the residential portion, however, is permitted to jointly serve as commercial parking if situated within 250 feet of the commercial uses.

F. Uses that are not covered by the above categories require off-street parking as follows:

1. Schools, public and private:

a. Elementary and junior high: one space for each employee and each faculty member.

b. Senior high: one space for each 10 students and one space for each employee and each faculty member. Where parochial schools and churches are on the same site, the required church parking facilities may be considered as contributing to the school parking requirements.

2. Live-work units: two parking spaces for each unit or one space for each 1,000 square gross square feet of combined residential and workshop space, whichever is greater. Surplus parking spaces, if any, may be used for outdoor recreation, container gardens, display of products made on the premises, and other uses that are well maintained and do not pose a hazard or nuisance to neighbors, other residents, pedestrians, or visitors.

3. Any use which cannot be classified by the Director as fitting into one of the above categories shall provide parking on the basis of a parking study prepared by a California licensed traffic or civil engineer and must be approved by the Planning Commission.

G. Alternative Non-residential Parking Requirement.

1. If the Director determines that the parking required by this chapter is not adequate for all the uses, taking into consideration off-peak needs, potential for customers to be counted more than once (such as hotel guests at an attached restaurant), and any other relevant factors, then a parking analysis may be commissioned to determine the required parking. In such a case, either the City Engineer or an outside engineer will conduct the analysis at the applicant's expense.

a. The analysis must be put before the Planning Commission to confirm the parking requirement for the development.

b. The Planning commission must consider any parking analysis presented to the body, but are not bound by its conclusions or the opinion of the Director as to what an appropriate parking requirement is for the specific circumstances.

2. If an applicant or property owner believes the City's parking requirement or a City-commissioned parking analysis for their development will result in an oversupply of parking, then an independent parking analysis may be submitted to the Planning Commission to determine the appropriate parking ratio required.

a. The developer may select a qualified traffic or civil engineer to prepare a parking analysis.

b. In cases where both the City and developer commission separate analyses, the question of an appropriate parking

requirement shall not be put to the Planning Commission until both studies are completed.

3. A Planning Commission determination pursuant to this section is only applicable to a specific development and must be in the form of a resolution.

§ 17.58.030 **Parking Credits for Certain Commercial Uses.**

Required on-site parking for commercial establishments in commercial zones may be reduced in the following circumstances as follows:

A. Establishments with curbside parking on the same block and same side of street: reduce required on-site parking by 10%.

B. Establishments on corner lots may qualify for on-site parking reduction pursuant to above for all street frontages within a commercial zone.

C. Where there are center median parking spaces on Hawthorne Boulevard that are partially or wholly within a 100-foot radius of the subject commercial establishment, measured from property lines: reduce required on-site parking by 25%.

D. Food serving establishments that have an approved drive-thru: reduce required on-site parking by 50%.

E. The above reductions are to be added prior to being applied to a parking requirement rather than compounded. For example, if a commercial enterprise qualifies for a 25% and 50% reduction, the reduction shall be 75%.

§ 17.58.040 **Required Loading and Drop-off Areas.**

A. In any commercial or industrial zone, the following uses shall provide at least one loading space of the type indicated below and minimum size described in Subsection C:

1. Retail over 100,000 square feet in gross floor area: one large loading space;

2. Supermarkets and grocery stores over 25,000 gross square feet: one large loading space, and one additional large loading space if over 50,000 gross square feet;

3. Liquor stores: one small loading space;

4. Restaurants with 50 or more seats: one large loading space;

5. Garden centers and retail or wholesale nurseries: one large loading space;

6. Furniture, large appliances, and other bulky item sales; two small loading spaces;

7. Warehouses: one small loading space;

8. Freight handling and transfer facility: one large loading space;

9. Schools, all elementary, middle, and high schools, public or private: one small loading space;

10. Cannabis retail businesses: one small loading space;

11. The Director may waive loading space or drop-off requirements for any commercial or industrial use which is immediately adjacent to a curbside loading or drop-off zone, provided that the curbside area meets the minimum length dimension for the type of loading space required in this chapter.

    a. Loading and drop-off zones on the opposite side of the street may be considered by the Director to be adjacent if the path of travel from the curbside loading or pick-up zone to the intended entrance does not exceed 150 feet. This allowance does not apply to arterial streets

    b. Path of travel shall be measured from the edge of the loading or drop-off zone to the nearest crosswalk, crossing the street, and to the appropriate entrance.

B. The Planning Commission may waive the loading space requirement on a case by case basis when presented evidence that a loading space is not needed. For example:

1. Uses which receive or ship bulk deliveries, but restrict deliveries and pick-ups to periods before or after being open to the public may use vehicle parking spaces as a loading area, if space allows.

2. Uses that do not regularly have visits by customers and have more parking spaces or the availability of a drive aisle on the site.

C. Loading space standards.

1. The minimum length dimension of loading spaces shall be as follows:

    a. Large loading space at a loading dock: 40 feet;

b. Small loading space at a loading dock: 30 feet;

c. Large loading space without loading dock: 45 feet;

d. Small loading space without loading dock: 35 feet.

2. Unused loading areas may be used for other purposes, such as vehicle parking, or employee break or recreation areas.

3. All loading spaces must be included on site plans and demonstrate delivery truck maneuvering room to enter and exit the space.

D. Drop-off area.

1. The following uses must provide a drop-off area that is wholly contained on the property for the uses it serves:

a. Hotels and motels.

b. Schools.

c. Hospitals and urgent care facilities.

d Any business which is determined by the Planning Commission to require a drop-off area.

2. The minimum dimensions of a drop-off area are 40 feet by 10 feet, if adjacent to the street curb and 40 feet by 8 feet if adjacent to a driveway or parking lot aisle.

§ 17.58.050 **Development and Maintenance Standards.**

A. The following design and improvement standards shall apply to all off-street parking spaces:

1. Construction, drainage, and grading of all parking areas shall be approved by the Building Official.

2. All parking areas shall be continuously maintained and repaired to prevent breakage, potholes, and vegetation growth in the paved areas.

3. All parking spaces shall have wheel stops not less than six inches high or bumper guards not more than three feet high installed in such a manner so as to prevent vehicle overhang onto adjoining property, walkways, and abutting parking spaces.

4. Except for access driveways, parking lots that abut alleys shall be separated therefrom with a suitable permanently installed barrier of concrete, subject to the approval of the Director.

5. Any lighting used to illuminate a public or private parking area shall be arranged so as to not shine the light on adjoining premises.

B. Residential Parking Standards.

1. If residential parking is in a garage or otherwise enclosed on at least three sides, it shall be equipped with doors where the parking spaces face any street.

2. Carports or porte cocheres may be built for any parking spaces outside of the front yard setback, provided:

a. The roof is constructed of the same or similar materials and design as the main house, and

b. That all roof drainage is directed away from property lines or provides rain gutters to prevent spillage on adjacent properties.

3. Garages in residential zones may be constructed to the side and rear property lines. Porte cocheres bay be no closer than 6 inches to a property line.

C. Commercial parking standards.

1. All parking spaces shall be double striped with three-inch wide stripes and an intervening space of six inches.

2. Only parking spaces that exceed the on-site parking requirement may be compact spaces.

D. Industrial and institutional parking standards.

1. Parking spaces may be single or double striped per commercial standard.

2. Not more than 30% of required parking spaces may be compact spaces.

E. Required parking, less any parking credits, shall be located on the same development or building site as the building they are required to serve, except as follows:

1. For assembly uses located in residential zones, parking facilities shall be located on site; for those located in any other zone, parking facilities shall be located not farther than 250 feet from the site.

2. For commercial and institutional uses where required parking cannot be accommodated on site, off-site parking may be provided as follows:

   a. Within 300 feet;

   b. Any off-site parking facility shall be made available for the use required to be served by means of either an irrevocable lease, covenant, easement, or grant deed and approved by the Director;

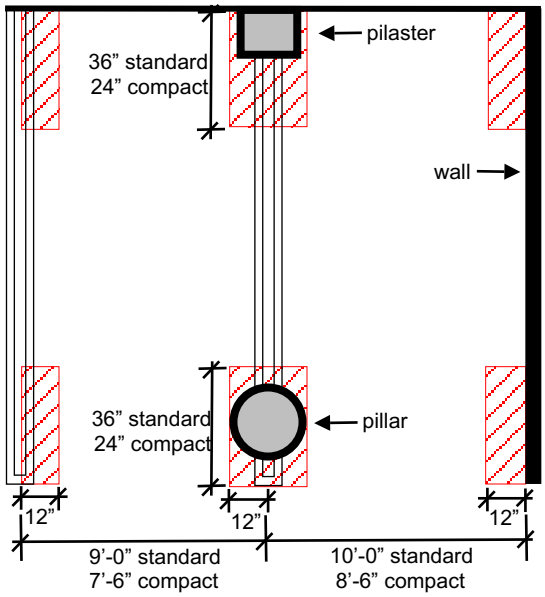
   c. No building permit shall be issued for any building or structure where the required parking facilities are located off-site until a copy of the instrument tying the parking spaces to the use is filed with the Director.

F. Parking Stall Size. Each on-site parking space, required or otherwise, shall adhere to the following minimum dimensions based on type and proximity to obstructions:

Type of Stall	**Dimensions**	**Permitted Intrusion Zones**
Standard	9′ x 18′	12” x 36 “
Compact*	7′ 6″ x 15′	12” x 24”
Parallel	10′ x 22′	n/a
Stall abutting a wall	Add one foot to width on side abutting wall	12” x 36”

* Not permitted in residential developments.

Figure 17.58-A
Parking Space Permitted Intrusion Zones



G. Turning Radius. The minimum turning radius for parking stalls are 24 feet for standard spaces and 21 feet for compact spaces.

The turning radius for parking stalls is to be measured from the back of the parking space and may be reduced by one foot for every six inches of additional stall width, but shall not be reduced by more than three feet.

H. Driveways and drive aisles.

1. Dimensions.

a. All driveways and drive aisles in residential zones shall be not less than 10 feet wide, and two-way driveways and drive aisles shall be not less than 18 feet; provided, however, that fences, hose bibs, cleanouts, utilities meters, and similar obstructions may protrude up to six inches into driveways. On multifamily developments with 10 units or more, a two-way driveway shall be required.

b. The width of a driveway shall be maintained for a vertical height of not less than 7.5 feet at any point.

c. For a residential structure with an attached garage facing the street, driveway width may be up to 24 feet to permit pass-by parking within the front setback area, only if it can be shown that there is sufficient length to prevent vehicles overhanging

into the public right-of-way, and the curb apron width shall not exceed 18 feet.

d. In all other zones, minimum width is 10 feet for one-way traffic and the maximum width is 30 feet. Drive aisles must accommodate the turning radius for parking stalls that abut the drive aisle as follows:

Parking stall angle	Minimum Driveway Width (ft)	
	Standard	Compact
90°	24	21
60°	21	18
45°	17	15
30°	12	12

2. Number.

a. Parcels with 60 feet or less of street frontage shall have a maximum of one driveway.

b. Parcels greater than 60 feet of street frontage may have up to two driveways.

c. Corner lots may have driveways on both frontages, provided that two driveways on the same frontage are permitted only if that frontage is at least 61 feet.

3. Curb aprons. In no case shall curb aprons for driveways, including the sloped and transition areas, constitute more than 50% of the width of the parcel.

4. All driveways in C and M zones shall be located so that any vehicle exiting or entering the parking lot shall be clearly visible at a distance of not less than 10 feet to a pedestrian approaching on the sidewalk.

5. On residential parcels located adjacent to an alley, no driveway shall be permitted from the street except where two new on-site parking spaces are created and not more than one curb-side parking space is lost.

I. Landscaping of Parking Lots.

1. Perimeter landscaping. Except for driveways, all parking lots which front upon a street shall be enclosed as follows:

a. A landscape buffer of five feet shall be built and maintained between a paved parking lot and the property line fronting a

street. The landscape buffer shall be continuously maintained and contain the following:

i. Ground cover or shrubs planted so as to cover a minimum of 75% of the exposed ground;

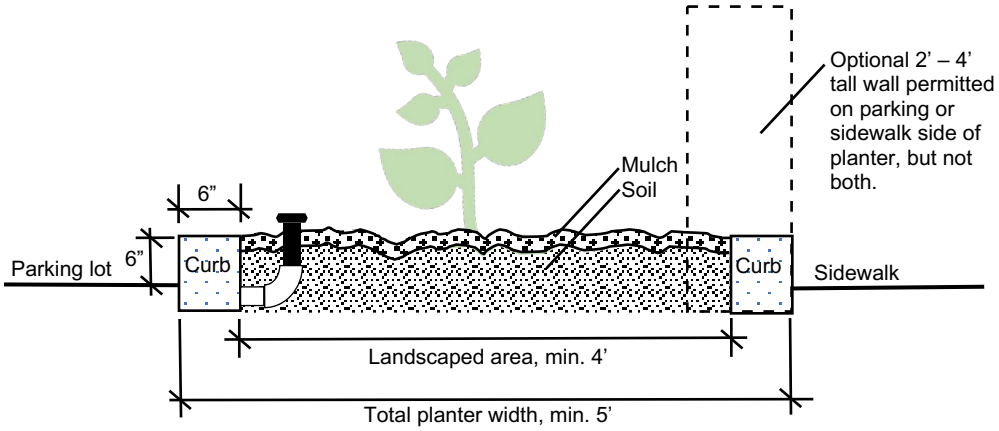
ii. One 36-inch box-sized tree for every 50 linear feet of parking lot frontage in clusters or proportionately spaced. Perimeter trees may be located away from the frontage with the approval of the Director, provided there is no reduction in the number or size of trees in the parking lot.

iii. a minimum six-inch high and wide curb is provided on all sides, except that a two to four-foot high solid wall may be installed in lieu of the curb on the inside or outside edge of the landscape buffer, but not both. A wall may encroach into the planting area up to four inches to accommodate standard wall building materials;

iv. an irrigation system compliant with the chapter on water efficient landscaping;

v. Any portion of the landscape buffer not covered with plants, wall or curbs shall be covered with mulch or decorative stones.

Figure 17.58.B
Minimum Dimension and Contents of Parking Lot Frontage Planters



2. Parking lot interior landscaping.

a. Any off-street parking lot which contains 10 or more parking spaces shall have not less than 10% of the parking area

landscaped. Lots with nine or fewer parking spaces must be 5% landscaped.

b. Landscaped areas required by this subsection shall be irrigated and continuously maintained.

c. This 10% or 5% requirement does not include perimeter landscaping required above, it is in addition to the perimeter landscaping requirement.

d. Any unused space resulting from the design of the parking lot should be used for planting purposes.

e. Planting beds must be maintained throughout the parking area. Planting beds shall have a minimum width of three feet, excluding curbs and walls.

f. Parking lot landscaping must conform to the standards and requirements of the chapter on water efficient landscaping.

g. Any off-street parking lot, which contains 20 or more parking spaces, shall have not less than 1 tree per every 8 spaces and subject to the following:

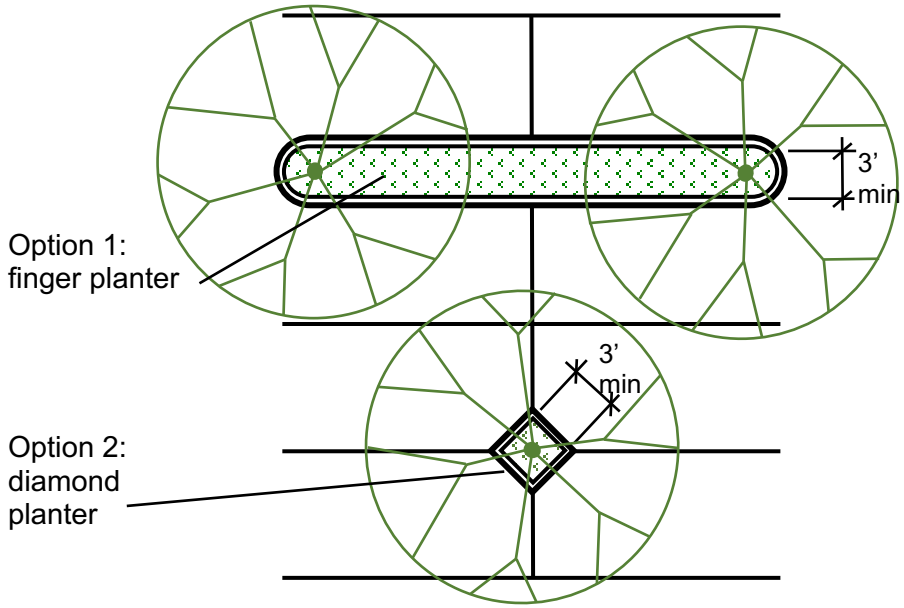
i. Trees required by this section are in addition to those required on the lot perimeter, and shall be planted between parking spaces in “finger” or “diamond” planters and shall not be less than three feet in width and enclosed by six-inch wide curbs.

ii. Trees must be 24-inch box sized or larger at the time of planting on the site. Trees must be spaced across the lot but not necessarily uniformly.

iii. Planters must be irrigated and, in addition to trees, shall be covered with any combination of mulch, groundcover plants, shrubs, or other plant forms.

h. All parking spaces with an adjacent drive aisle on its side or at the front of the space must be separated from the drive aisle with a finger planter as described in this section.

Figure 17.58.C
Minimum Dimension of Parking Lot Interior Landscape Planters



SECTION 8. Chapter 17.60 (Minimum driveway widths and turning radii) of Title 17 (Zoning) of the Hawthorne Municipal Code shall be deleted in its entirety.

SECTION 9. Any provisions of the City of Hawthorne Municipal Code or appendices that are inconsistent with any provisions of this Chapter, to the extent such inconsistencies are added, repealed or modified to affect the provisions of this Chapter, are hereby repealed or modified to the extent necessary to affect the provisions of this Chapter.

SECTION 10. CEQA. This zone text amendment endeavors to clarify portions of the zoning code that can be difficult to find and understand by those it seeks to regulate. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065) and to the extent these changes result in a reduction in the available parking, any negative impact will be offset by reliance on alternate means of transportation and public parking availability.

SECTION 11. SEVERABILITY. If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 12. CITY CLERK. The City Clerk shall attest to the adoption of this ordinance and shall cause this ordinance to be posted in the manner required by law.

SECTION 13. EFFECTIVE DATE. This ordinance shall take effect 30 days after passage thereof.

SECTION 14. PUBLICATION. The City Clerk is directed to forward a copy of this ordinance to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824.

PASSED, APPROVED AND ADOPTED this 13th day of January, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM

DAVID CACERES,
Interim City Attorney
City of Hawthorne, California

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El Segundo, CA 90245
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This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of Los Angeles,

I declare, that I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk responsible for accepting, formatting and publishing legal notices in the **Hawthorne Press Tribune**, a newspaper of general circulation, printed and published **weekly** in the City of **Hawthorne**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of **July 31, 1959**, Case Number **187530**; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/20/2025

All in the year **2025**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at **Hawthorne**, California,

this **20** day of **November 2025**

.....
Signature

Code # HH-29079

Proof of Publication of:

NOTICE OF PUBLIC HEARING
Zoning Text Amendment No. ZA-2025-0002

PUBLIC NOTICE is hereby given that the City Council of the City of Hawthorne will hold a public hearing to consider the following matter:

Project Title: Zoning Text Amendment No. ZA-2025-0002 – Parking Regulations

Project Location: City-wide

Project Description:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 (DEFINITIONS), 17.38 (NONCONFORMING USES, STRUCTURES, SIGNS, AND PARCELS), 17.40 (CONDITIONAL USES—VARIANCES), 17.56 (LOADING), 17.58 (OFF-STREET PARKING), AND 17.60 (MINIMUM DRIVEWAY WIDTHS AND TURNING RADII) OF TITLE 17 (ZONING) OF THE HAWTHORNE MUNICIPAL CODE RELATED TO OFF-STREET VEHICULAR PARKING, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

MEETING DETAILS:
Day: Tuesday
Date: December 9, 2025
Time: 6:00 PM
Place: City Council Chambers
4455 West 126th Street
Hawthorne, CA 90250

Those interested in this item may appear at the meeting and submit oral or written comments. Written information pertaining to this item must be submitted to the City Clerk prior to 5:00 PM December 9, 2025, at 4455 West 126th Street, Hawthorne, CA 90250 or emailed to gmcclain@cityofhawthorne.org. For additional information, you may contact Planning Director Gregg McClain at 310-349-2970 or at the email noted above.

ENVIRONMENTAL REVIEW: This zone text amendment endeavors to clarify portions of the zoning code that can be difficult to find and understand by those it seeks to regulate. This is determined not to be a project under CEQA (Pub. Resources Code, § 21065) and to the extent these changes result in a reduction in the available parking, any negative impact will be offset by reliance on alternate means of transportation and public parking availability.

PLEASE NOTE that pursuant to Government Code Section 65009: In an action or proceeding to attack, review, set aside, void, or annul a finding, determination or decision of the Planning Commission or City Council, the issues raised shall be limited to those raised at the public hearing in this notice or in written correspondence delivered to the Planning Commission or City Council at or prior to the public hearing.

Hawthorne Press Tribune Pub. 11/20/25
HH-29079

AGENDA ITEM NO. 16.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Development of Hangars at the Hawthorne Municipal Airport.

RECOMMENDED MOTION:
No Motion, informational item only. Staff recommends the Council receive the staff report on the development of Hawthorne Airport Hangars.

DISCUSSION:
On November 25, 2024, Hawthorne Airport, LLC submitted an application for a phased demolition of outdated structures and the construction of 13 new aviation hangars at four distinct locations within the boundaries of the Hawthorne Municipal Airport. The hangars will accommodate private aircraft and aviation-related businesses, and support aviation operations. The Project also includes associated improvements such as new taxiways, parking areas, utilities, grading, stormwater management infrastructure, and erosion control measures. The proposed project is located entirely within the Hawthorne Municipal Airport, also known as Jack Northrop Field, at 12101 Crenshaw Boulevard, Hawthorne, California 90250.

At the time the project application was submitted, Hawthorne Airport LLC was party to the Ground Lease, dated January 3, 2005 (including four amendments thereto), for the Hawthorne Airport. Under the terms of this lease, Hawthorne Airport, LLC had the right and power to construct improvements, including improvements like those contemplated by the Project, provided Hawthorne Airport LLC meets certain requirements. On November 12, 2025, the City Council consented to the assignment of the Ground Lease to Archer Aviation, Inc. The assignment was effective on November 12, 2025. It is anticipated that Archer Aviation, LLC will assume the permit in the near future.

Pursuant to Hawthorne Municipal Code Section 17.06.10, the City's zoning code does not apply to city-owned property, including the Hawthorne Airport where the Project is located. Therefore, the Project is not required to obtain any zoning permit. The Project is only required to obtain a building permit. Under the City's Code, the Building Director has the decision-making authority to approve or deny the building permit. The Building Director has reviewed the building permit application and has made findings that the application meets the City's requirements.

Although not required for a ministerial building permit, the City analyzed the Project under the California Environmental Quality Act (CEQA) and prepared draft Initial Study/Mitigated Negative Declaration (IS/MND) to document the potential environmental effects of the proposed project and to mitigate any potentially significant impacts to less than significant levels with measures agreed to by the Project Applicant.

A Notice of Intent to Adopt an IS/MND was published on November 5, 2025, by the City of Hawthorne Public Works Department on behalf of the City of Hawthorne as Lead Agency, and the proposed IS/MND

was available for public review during a 30-day comment period. The Draft IS/MND identified potentially significant impacts to: (i) Cultural resources, (ii) Hazards and hazardous materials, (iii) Tribal cultural resources and (iv) Mandatory Findings of Significance. The draft IS/MND proposed mitigation measures that reduce these potentially significant impacts to less than significant. These mitigation measures are described in the IS/MND, attached.

Tribal consultation was also conducted per Public Resources Code section 21080.3.1. On April 2, 2025, letters were sent to all tribes identified by the Native American Heritage Commission as traditionally and culturally affiliated with the project area. On July 8, 2025, the Gabrieleno Band of Mission Indians -- Kizh Nation formally requested consultation and on July 17, 2025, requested certain mitigation measures to address potential impacts to tribal cultural resources. The City substantially incorporated these requested mitigation measures into the Draft IS/MND. The City contacted the Kizh Nation again on November 14, November 18, and November 21 requesting further consultation regarding the tribal cultural resources mitigation measures and to advise that the City was adding "cultural sensitivity training" as an additional mitigation measure. Such training was requested by the Kizh Nation in its July 17, 2025, letter. To date, the City has received no further response from the Kizh Nation and pursuant to Public Resources Code Section 21080.3.2(b)(2), has determined the consultation concluded. No other tribes responded to the City's April 2, 2025, letters.

The Final IS/MND concludes that no significant environmental impacts would result from the Project due to the incorporation of identified mitigation measures. A Mitigation Monitoring and Reporting Program (MMRP), per CEQA Guidelines section 15097, is included in the Final IS/MND (Appendix G) and will be adopted with the IS/MND.

Before taking action on the building permit, the Building Director will consider all the public comments received on the IS/MND, the public comments received during this Council meeting, make the findings required by CEQA Guidelines Section 15074, and adopt the MND and MMRP. A draft version of the Building Director's CEQA findings is attached.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The project will increase economic activity associated with the airport. All airport revenues are required by federal regulations to be expended by the airport for the capital or operating costs of the airport or other airport-related uses as set forth in the Federal Aviation Administration's grant assurance No. 25, Airport Revenues.

FISCAL IMPACT:

None. The Project applicant will be responsible to implement all mitigation and cover all costs associated with the mitigation efforts.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Hawthorne Municipal Airport Hangars Project - CEQA Initial Study/Mitigated Negative Declaration (IS/MND) (including all appendices and the MMRP) (dated September 19, 2025, updated November 21, 2025)
Draft MND Findings

Hawthorne Municipal Airport Hangars Project - CEQA Initial Study (IS) Mitigated Negative Declaration (MND)

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Acronyms and Abbreviations

Acronym/Abbreviation	Full Form
AB	Assembly Bill
ASTM	American Society for Testing and Materials
BMP	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CHRIS	California Historical Resources Information System
CFR	Code of Federal Regulations
CGP	Construction General Permit
CGS	California Geological Survey
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CRHR	California Register of Historical Resources
CWA	Clean Water Act
dBA	A-weighted Decibels
DWR	California Department of Water Resources
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EISB	Enhanced In-Situ Bioremediation
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency

Acronym/Abbreviation	Full Form
FHSZ	Fire Hazard Severity Zone
FMMP	California Department of Conservation Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GBN	Ground-borne Noise
GBV	Ground-borne Vibration
GHG	Greenhouse Gases
HCP	Habitat Conservation Plan
HMBP	Hazardous Materials Business Plan
HPD	Hawthorne Police Department
HUC	Hydrologic Unit Code
HWCL	Hazardous Waste Control Law
IGP	Industrial General Permit
IPaC	Information for Planning and Consultation
IS	Initial Study
LACFD	Los Angeles County Fire Department
LACRHD	Los Angeles County Register of Historic Districts
LACSD	Los Angeles County Sanitation Districts
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
MS4	Municipal Separate Storm Sewer System
MWDSC	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
MND	Mitigated Negative Declaration
NFPA	National Fire Protection Association
NIFZ	Newport-Inglewood Fault Zone
NOx	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
NWI	National Wetlands Inventory
OSHA	Occupational Safety and Health Administration
PM	Particulate Matter
ppm	Parts per million

Acronym/Abbreviation	Full Form
PRC	Public Resources Code
Project	Hawthorne Airport Hangars Project
RCRA	Resource Conservation and Recovery Act
RMS	Root Mean Square
RWQCB	Los Angeles Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SGMA	Sustainable Groundwater Management Act
SHZR	Seismic Hazard Zone Report
SOx	Sulfur Oxide
SWPPP	Storm Water Pollution Prevention Plan
TACs	Toxic Air Contaminants
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VdB	Vibration Decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WBMWD	West Basin Municipal Water District

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1.0 General Project Information

1. **Project Title**:
   - Hawthorne Airport Hangars Project
2. **Lead Agency/Project Sponsor's Name and Address:**
   - City of Hawthorne – Airport Division
   - 12101 Crenshaw Blvd. Suite 300, Hawthorne, CA 90250
3. **Contact Person and Phone Number**:
   - Guido Fernandez
   - (310) 349-1636
   - GFernandez@cityofhawthorne.org
4. **General Plan Designation**: Public/Quasi-Public – Designated for airport and transportation-related facilities within the City of Hawthorne General Plan.
5. **Zoning:** Aviation – Zoned for airport operations, aviation-related businesses, and associated support facilities.
6. **Project Location**: Hawthorne Municipal Airport (Jack Northrop Field)
   12101 Crenshaw Blvd., Hawthorne, CA 90250
   Los Angeles County, California

   The project is within the existing airport property, with new hangars distributed across four designated locations. Refer to **Exhibits 1** and **2** for the site vicinity and aerial imagery of the project location. The project location in relation to HUC-12 watersheds and HUC-8 watersheds are provided in **Exhibits 3** and **4**, respectively.
7. **Description of Project**: The purpose of the Hawthorne Airport Hangars Project is to enhance aviation operations by constructing 13 new aircraft hangars at four designated sites within the airport. The project will increase aircraft storage capacity, modernize airport infrastructure, and support operational efficiency. To accommodate the new hangars, the project will include the demolition of six existing buildings totaling 18,000 square feet, removal of 55,000 square feet of impervious surfaces and replacement with new pavement, and airfield safety enhancements. The hangars will range in size from 2,500 to 25,300 square feet and incorporate modern fire suppression systems, energy-efficient lighting, and structural reinforcements for seismic safety. Construction will occur in multiple phases from June 2025 to late 2028. See **Appendix A** for the photo log of the proposed project location.
8. **Surrounding Land Uses and Setting**: The Hawthorne Municipal Airport is situated in a developed urban area surrounded by a mix of residential, commercial, and industrial land uses. To the north, the airport is bordered by residential neighborhoods and commercial properties. To the south, the area consists of industrial facilities, including facilities operated by Space X. To the east, light industrial and commercial buildings are present. To the west, the airport is adjacent to commercial land uses and residential neighborhoods. The airport serves as critical transportation within Los Angeles County, operating under Federal Aviation Administration (FAA) regulations.
9. **Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements)**: The Hawthorne Airport Hangars Project will require approvals

and permits from multiple public agencies to ensure compliance with federal, state, and local regulations. The FAA will review and approve airspace and facility developments to ensure that the project aligns with aviation safety and operational standards. Environmental compliance will require oversight from the South Coast Air Quality Management District (SCAQMD) for air quality regulations and the Los Angeles Regional Water Quality Control Board (RWQCB) for stormwater discharge permits. At the local level, the City of Hawthorne will oversee construction and environmental compliance, while the Los Angeles County Fire Department (LACFD) will review fire safety measures, particularly for hangar fire suppression systems. Additionally, the California Department of Toxic Substances Control (DTSC) will be involved in overseeing remediation well protection during construction.

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Yes, the Native American Heritage Commission (NAHC) has been contacted to identify tribes traditionally and culturally affiliated with the project area pursuant to Public Resources Code §21080.3.1. The following tribes have been notified and invited to consult regarding potential tribal cultural resources impacts:

    - Cahuilla Band of Indians
    - Gabrieleño Band of Mission Indians – Kizh Nation
    - Gabrielino Tongva Indians of California Tribal Council
    - Gabrieleno/Tongva San Gabriel Band of Mission Indians
    - Gabrielino/Tongva Nation of the Greater Los Angeles Basin
    - Gabrielino-Tongva Tribe
    - Santa Rosa Band of Cahuilla Indians
    - Soboba Band of Luiseno Indians

    On behalf of the City of Hawthorne, Watearth sent tribal consultation letters on April 11, 2025. Refer to **Appendix B** for the tribal consultation notification letters, and the consultation information and coordination with the tribes. The Gabrieleño Band of Mission Indians – Kizh Nation formally requested consultation on July 8, 2025, and subsequently provided proposed mitigation measures on July 17, 2025. No other tribe responded. The mitigation measures the Kizh Nation proposed have been included as mitigation measures in this Initial Study/Mitigated Negative Declaration. The mitigation measures include requirements for tribal monitoring during ground disturbance, cultural sensitivity training, procedures for the unanticipated discovery of tribal cultural resources, and coordination with the Most Likely Descendant in the event human remains are discovered. In November 2025, staff contacted the Kizh Nation to confirm all requested mitigation was incorporated. Staff did not receive any additional response from the Kizh Nation. Therefore, the City of Hawthorne determined consultation with the Kizh Nation concluded on November 25, 2025.

2.0 Introduction

2.1 Project Description

The proposed project involves the development of 13 new aircraft hangars at four distinct locations within Hawthorne Municipal Airport. The project will consist of seven hangars in the southwest section, one hangar in the southeast section, four hangars in the northeast section, and one hangar in the northwest section. The proposed new hangars will enhance the airport's functionality by expanding storage capacity for private aircraft, improving aviation operations, and supporting the airport's long-term growth.

The project requires the demolition of six existing buildings within the airport property. The structures previously used for maintenance, administrative offices, and storage, have reached the end of their functional lifespan and will be removed to accommodate the new hangars. Demolition activities will involve removing structures, utilities, and approximately 55,000 square feet of impervious surfaces. The concrete tarmac removed as part of the demolition will be processed and reused onsite as a gravel-based material, while the asphalt pavement will be removed from the site and properly disposed of. All excavated material will be removed from the site and not reused unless specifically noted. Temporary stabilization measures will be required during demolition, and all waste material will be disposed of at an approved site.

The new hangars will range in size from 2,500 to 25,300 square feet, with a total combined footprint of approximately 135,000 square feet of new impervious cover. Each hangar will be climate-controlled and equipped with fire suppression systems, modern lighting, and energy-efficient designs. Some hangars will include office spaces for aviation businesses and small workshops. The hangars are not intended for hazardous material storage, though aviation-related chemicals such as lubricants and cleaning agents will be handled in compliance with regulatory standards. The project will result in an increase of approximately 10,000 square feet of new impervious surface, including expanded hangar space, access roads, parking areas, and taxiways.

The construction process will involve site preparation, grading, foundation work, and hangar assembly, requiring a diverse fleet of heavy equipment. The estimated equipment needs include excavators for site preparation and demolition, bulldozers for grading and site leveling, cranes for structural assembly of the hangar frames, concrete mixers for pouring hangar foundations and taxiways, dump trucks for hauling demolition debris and construction materials, loaders and backhoes for material handling and utility trenching, compactors for preparing the subgrade for paving, and asphalt pavers for taxiway construction.

The hangars will be constructed in phases, beginning in 2025, with full project completion anticipated by late 2028. The proposed phased construction schedule will begin with demolition and site preparation across all four locations, including utility relocations and grading. Compaction and grading activities will follow strict quality assurance protocols, requiring compliance with American Society for Testing and Materials (ASTM) soil testing standards. The hangar foundations will be designed based on geotechnical investigation conducted by Bay City Geology in August 2024, with borings advanced to a depth of 10 feet per ASTM D1586 and soil classification conducted under the Unified Soil Classification System. Pavement cores will be analyzed for thickness, mix type, and aggregate quality, ensuring that the new hangars can withstand repetitive aircraft loading and operational vibrations.

The project will include removal, preparation, and replacement of existing pavement where required. Emulsified asphalt tack coats will be applied before each lift of pavement, and joint offset requirements will be strictly followed to ensure structural integrity. Proposed bituminous

surface courses will be subject to the same material acceptance criteria as the asphalt leveling course. Existing pavement markings will be removed and replaced according to FAA and airport regulations, with new markings applied to meet airport operational standards to facilitate safe aircraft movement and taxiway navigation.

To ensure compliance with erosion control and sediment management requirements, the project will implement a comprehensive set of Best Management Practices (BMPs) designed to minimize soil displacement and protect local water quality. In accordance with the Construction General Permit (CGP) 2022 (Order 2022-0057-DWQ), the project will develop and adhere to a Storm Water Pollution Prevention Plan (SWPPP) that outlines erosion and sediment control measures tailored to site conditions and construction activities.

The proposed project will involve the removal and replacement of certain storm drains to accommodate new infrastructure improvements, as well as the installation of new utility lines throughout the project site. While outdated utilities will not be removed, trenching activities will be required to install the updated utility systems. The deepest excavation will be for sewer lines, which may extend to depths of approximately 10 feet, while all other utility installations will require trenching at depths of six feet or less. To ensure soil stability and structural integrity, the project is expected to implement cement treatment to a depth of 24 inches below the finished grade, a measure directed at enhancing soil compaction and reducing settlement risks. Although a geotechnical study is available to provide further details on subsurface conditions, the proposed cement treatment is anticipated to be sufficient in preparing the site for long-term structural support. See **Appendix C** for the civil design plans for the proposed project.

The project site is located within the boundaries of a former Northrop Grumman aerospace manufacturing facility historically located at Hawthorne Municipal Airport. Past operations at the site led to the release of hazardous substances, including volatile organic compounds (VOCs), into subsurface soil and groundwater. These contaminants primarily affected the B Horizon (shallow aquifer zone) within and adjacent to the proposed hangar development footprint.

DTSC is the lead regulatory agency overseeing investigation, cleanup, and long-term monitoring at the site under its Hazardous Waste Management Program. The remediation program is being implemented by Northrop Grumman Systems Corporation, the designated responsible party, in coordination with DTSC. CDM Smith, a remediation contractor for Northrop Grumman Systems Corporation, manages the Enhanced In-Situ Bioremediation (EISB) system at the site. The EISB system includes extraction wells, injection wells, and a network of groundwater monitoring wells to track progress and ensure regulatory compliance.

The current corrective action includes the operation of EISB extraction wells and long-term monitoring to verify contaminant reduction. DTSC has reviewed and approved periodic remedial action plans, and the system remains active across several parcels within the airport. As of 2025, no final remediation completion date has been publicly confirmed. The timeline for site closure will depend on DTSC's ongoing evaluation of groundwater data and the achievement of cleanup goals established in the corrective action agreement. DTSC will determine when the cleanup is complete and will issue a formal site closure or "No Further Action" determination only when cleanup standards are met.

The presence of ongoing remediation and long-term monitoring infrastructure directly informs project design and coordination. Several extraction and monitoring wells are located within or near the proposed hangar footprints. To ensure compatibility with remediation objectives, the project will coordinate closely with DTSC, Northrop Grumman, and CDM Smith to protect in-place wells, convert selected extraction wells to monitoring wells with aircraft-rated surface access covers, and properly abandon redundant wells under DTSC oversight. This coordination

ensures that site remediation and aviation-related redevelopment can proceed concurrently without conflict.

Existing remediation wells on-site — CEW-04B, CEW-05B, and CEW-03B within the footprint of Hangar 42 and Hangar 41, as well as additional remediation wells located outside Hangar 41 to the west (CEW-01B and CEW-02B) will remain in place and operational throughout construction to support ongoing site remediation efforts. The wells, classified as horizon extraction wells, are part of the Enhanced In-Situ Bioremediation (EISB) system. Refer to **Appendix D** for the southwest hangar site layout map, and for the associated remediation well locations. Two of the wells within Hangar 42's footprint (CEW-04B and CEW-05B) will be converted to monitoring wells, featuring smaller surface aircraft-rated covers of 8 to 12 inches in diameter, by the end of April 2026 or early May 2026. The converted wells would remain accessible for semi-annual sampling, subject to approval by DTSC. The plan is contingent on the ability to abandon the wells in the future without the use of a drill rig. The two converted wells will be properly abandoned prior to the completion of the hangar. Northrop Grumman and CDM Smith will work with Advanced Air to coordinate and maintain access to all wells during construction and ensure protection of the wells located within the footprint of both Hangars 41 and 42 and the surrounding areas during construction.

Table 1: Summary of DTSC Well Conversion and Retention Plan for Hangar Construction within Airport Property Boundary

Well ID	Well Type	Location	Planned Action	Timing
CEW-04B	EISB B Horizon Extraction Well	Proposed Hangar 42	Convert to monitoring well with surface cover	April 2026 or May 2026
CEW-05B	EISB B Horizon Extraction Well	Proposed Hangar 42	Convert to monitoring well with surface cover	April 2026 or May 2026
CEW-06B	EISB B Horizon Monitoring Well	Proposed Hangar 42	Remain in place	Ongoing
CEW-03B	EISB B Horizon Extraction Well	Proposed Hangar 41	Remain in place	Ongoing
CEW-02B	EISB B Horizon Extraction Well	West of Proposed Hangar 41	Remain in place	Ongoing
CMW-03B	Existing B Horizon Monitoring Well	Adjacent to Proposed Hangar 42	Remain in place	Ongoing
CEW-01B	EISB B Horizon Extraction Well	West of Proposed Hangar 41	Remain in place	Ongoing

Well ID	Well Type	Location	Planned Action	Timing
CMW-03	Existing C Horizon Monitoring Well	Adjacent to Proposed Hangar 42	Remain in place	Ongoing

2.2 Existing Conditions

Hawthorne Municipal Airport, also known as Jack Northrop Field, is a public-use airport owned by the City of Hawthorne, California. The airport spans approximately 80 acres and is located at 12101 S. Crenshaw Boulevard, Hawthorne, CA 90250. It is situated approximately three miles east of Los Angeles International Airport (LAX) and 10 miles from downtown Los Angeles. The airport is conveniently located near the interchange of the I-405 and I-105 freeways, offering easy accessibility for general aviation, corporate aviation, and flight training operations (*City of Hawthorne, 2025*).

The topography of the site is flat, consistent with airport runways. Refer to **Exhibit 5** for the topography of the project site. Hawthorne Municipal Airport is situated in a densely developed urban environment with a combination of industrial, commercial, and residential land uses. Refer to **Exhibit 6** for the land cover map of the project site. To the north, the area consists of commercial and residential properties, while the eastern side is primarily occupied by industrial facilities and commercial establishments. The southern boundary of the airport is adjacent to residential neighborhoods and industrial facilities, whereas the western side features commercial businesses and transportation infrastructure. Additionally, the airport is located near major aerospace and technology companies, including SpaceX, Starlink, and the Tesla Design Center, all of which operate within close proximity to the airport.

The geotechnical investigation conducted for the proposed hangars at Hawthorne Municipal Airport by Bay City Geology, Inc. (2024) indicates that the site is underlain by Quaternary alluvial deposits composed of silty sand, sandy silt, and clayey sand, with a low to moderate expansion potential. The groundwater table is approximately 30 feet below the surface, reducing the risk of encountering groundwater during construction. The site is not within an Alquist-Priolo Earthquake Fault Zone, but is near the Newport-Inglewood Fault Zone, requiring compliance with California Building Code (CBC) seismic design standards. Liquefaction potential is low due to soil composition and groundwater depth, and the site is not in a designated landslide hazard zone. To ensure stability, recommendations include over-excavation, re-compaction, and the use of cement-treated soil or deepened foundations where necessary. The measures will help maintain the integrity of the new hangars and associated infrastructure while preventing potential geotechnical hazards.

The airport supports various general aviation activities, including private aircraft operations, flight training, and corporate aviation services. Several aviation-related businesses, including Jet Center Los Angeles, provide hangar rentals, fueling services, and aircraft maintenance (*City of Hawthorne, 2024*). Hawthorne experiences a Mediterranean climate, characterized by mild, wet winters and warm, dry summers. The climate provides favorable year-round conditions for aviation activities. The National Weather Service (NWS) and the FAA provide real-time meteorological data for pilots and airport operations (*NWS, 2025*).

2.3 Cumulative Projects

Several major infrastructure projects are currently underway near Hawthorne Municipal Airport, including the Metro C Line Extension to Torrance and the LAX Automated People Mover (APM).

While the projects are located within the broader Los Angeles County region, they are not expected to have cumulative environmental impacts with the Hawthorne Airport Hangars Project, primarily due to their differences in location, scope, and timeline. The Metro C Line Extension, which is expected to begin construction in 2025 and be operational by 2030–2033, will primarily follow Metro's existing right-of-way between Redondo Beach and Torrance (*Los Angeles Metro, 2025*). The corridor runs south of the airport, meaning its construction and operational footprint will not directly impact aviation-related activities at Hawthorne. Similarly, the LAX APM, a fully automated transit system currently under construction and scheduled to be operational in 2025, is entirely within LAX property, approximately four miles west of Hawthorne Municipal Airport (*Los Angeles World Airports, 2025*). The project's focus is on reducing vehicle congestion at LAX, with no direct intersection with airport hangar operations in Hawthorne.

The Hawthorne Airport Hangars Project is an aviation-specific development, focused on modernizing and expanding aircraft storage and support infrastructure within airport property. Unlike the Metro C Line Extension and LAX APM, which are designed for regional transit and airport passenger mobility, the hangar project will not contribute to changes in commuter traffic patterns, public transit demand, or major roadway use. While temporary construction-related impacts such as noise, air quality, and traffic congestion are common across all projects, their geographical separation minimizes the likelihood of overlapping disturbances. The timing of the projects further reduces cumulative effects, as the LAX APM will be completed before significant construction begins on the hangars, and the Metro C Line construction will occur along an existing transit corridor without overlap in heavy construction zones near Hawthorne. Given the factors, there is no expectation of significant cumulative environmental impacts between the Hawthorne Airport Hangars Project and other regional developments.

3.0 Environmental Analysis

This section analyzes the potential environmental factors that may be potentially affected by this proposed project, as indicated by the checklist below.

Potentially Affected Environmental Factors		
☐Aesthetics	☐Agriculture/Forestry Resources	☐Air Quality
☐Biological Resources	☒Cultural Resources	☐Energy
☐Geology/Soils	☐Greenhouse Gas Emissions	☒Hazards & Hazardous Materials
☐Hydrology/Water Quality	☐Land Use/Planning	☐Mineral Resources
☐Noise	☐Population/Housing	☐Public Services
☐Recreation	☐Transportation	☒Tribal Cultural Resources
☐Utilities/Service Systems	☐Wildfire	☒Mandatory Findings of Significance

This environmental analysis contains an analysis of each environmental factor from the checklist above and of the potential impacts that could occur. There are four levels of impact that can be used that include:

1. **No Impact:** The approval and implementation of the project will not have any measurable impact on the environment.
2. **Less than Significant Impact:** The approval and implementation of the project may have the potential to affect the environment, but the impacts will be below levels or thresholds that are considered to be significant.
3. **Less than Significant Impact with Mitigation:** The approval and implementation of the project may have the potential to generate impacts having a significant impact on the environment, but the impacts may be reduced to less than significant levels with mitigation measures.
4. **Potentially Significant Impact:** The approval and implementation of the project may have significant environmental impacts.

4.0 CEQA Environmental Checklist

4.1 Aesthetics

The potential impacts, if any, to aesthetics for the proposed project's surrounding environments are provided in **Table 2**.

Table 2: Potential Impacts to Aesthetics

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

a. Have a substantial adverse effect on a scenic vista?

No Impact. The proposed project is situated within an urbanized area of Hawthorne, California, characterized predominantly by industrial and commercial land uses. The airport itself is bordered by major transportation routes, such as Crenshaw Boulevard and 120th Street, with no officially designated scenic vistas in its immediate vicinity. Given the airport's location and the nature of the surrounding environment, the construction of additional hangars is unlikely to have a substantial adverse effect on any recognized scenic vistas. The area lacks natural landscapes or panoramic views that would typically be classified as scenic vistas. Moreover, the new hangar structures are expected to be consistent with the existing airport facilities and the industrial character of the surrounding area, thereby minimizing any potential visual impact. In summary, based on the available information and the urban context of Hawthorne Municipal Airport, the proposed hangar development is not anticipated to adversely affect any scenic vistas.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed project is situated within an urbanized area of Hawthorne, California, characterized predominantly by industrial and commercial land uses. The airport itself is bordered by major thoroughfares such as Crenshaw Boulevard and 120th Street, with no officially designated trees, rock outcroppings, and historic buildings in its immediate vicinity. Given the airport's location and the nature of the surrounding environment, the construction of additional hangars will not damage scenic resources; therefore, no impact would occur.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The proposed project is situated within an area designated under the Airport Master Plan zoning classification, as outlined in the City of Hawthorne's zoning regulations. The Airport Master Plan zoning classification is specifically intended to accommodate aviation-related uses and developments within the airport premises. The designation supports infrastructure improvements and expansions that align with the operational needs of the airport.

Regarding regulations governing scenic quality, the City of Hawthorne has established guidelines to preserve and enhance the visual aesthetics of the community. The guidelines are primarily focused on residential and commercial areas, emphasizing aspects such as building design, landscaping, and signage. However, within the context of the Airport Master Plan zoning, the emphasis is on facilitating aviation-related developments, and specific regulations pertaining to scenic quality are not prominently featured. Given that the proposed hangar development is consistent with the intended use of the Airport Master Plan zoning classification, it is unlikely that the project would conflict with applicable zoning or other regulations governing scenic quality in the City of Hawthorne; therefore, no impact would occur.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than significant. The project will introduce new lighting for safety, security, and operational efficiency, which includes hangar interior and exterior lighting, as well as lighting along access roads, parking areas, and taxiways. The new hangars will likely be constructed using metal or other reflective materials that could generate glare during daylight hours.

The airport is located in an area surrounded by a mix of commercial, industrial, and residential properties. The closest sensitive receptors, such as residential neighborhoods, are located to the north and east of the airport, where excessive lighting could potentially cause nuisance glare. The project will introduce new light sources, but with proper design and compliance with City and FAA lighting regulations, the impacts can be minimized. Given that the airport is already an established aviation facility with existing lighting infrastructure, the additional lighting from the project is not expected to create a substantial adverse effect on day and nighttime views in the area.

4.2 Agriculture and Forestry Resources

The potential impacts, if any, to agriculture and forestry resources for the proposed project's surrounding environments are provided in **Table 3**.

Table 3: Potential Impacts to Agriculture and Forestry

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) shows the extent of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within Los Angeles County. According to the FMMP, the project site does not include any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (*California Department of Conservation, 2024*). Therefore, no impact on the conversion of farmland or agricultural resources would occur.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is not under the Williamson Act contract. The project site is not located on agricultural land, and the proposed project would not involve any development that could result in the conversion of farmland to non-agricultural uses. Therefore, there would be no impact related to agricultural zoning or Williamson Act contracts.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. No forest land or timberland zoning is present within the project site, or in the surrounding area. Therefore, the proposed project would not conflict with existing zones for forest land or timberland, and no impact would occur with regards to these resources.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The proposed project is not located on land zoned as "forest land." Further, the trees in the vicinity of the site are not used for timber production, nor have they been used for timber production in the recent past, and, therefore, would not be converted into non-forest use. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and no impacts would occur.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As there are no agricultural uses or related operations on or in proximity to the project site, the proposed project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts involving the conversion of farmland to non-agricultural use would occur.

4.3 Air Quality

The potential impacts, if any, to air quality for the proposed project's surrounding environments are provided in **Table 4**.

Table 4: Potential Impacts to Air Quality

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant. The project site is located within the South Coast Air Basin (SCAB). Air quality planning for the SCAB is under the jurisdiction of the SCAQMD. The project would be subject to SCAQMD's Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. Contractors must abide by air quality standards, specified by the SCAQMD.

In developing thresholds of significance for air pollutants, the SCAQMD considers the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (*South Coast AQMD CEQA Handbook, 1993*). The thresholds listed below are related to cumulative air pollutants and pertain to a project's contribution to cumulative impacts. Additional construction thresholds are found in the SCAQMD significant thresholds checklist (*South Coast AQMD Air Quality Significance Thresholds, 2023*):

> a. Average daily emission thresholds (construction thresholds) of 550 pounds/day of carbon monoxide (CO), 150 pounds/day of particulate matter (PM_{10}) or sulfur oxide (SO_x), 100 pounds/day of nitrogen oxide (NO_x), 75 pounds/day of volatile organic compounds (VOC), 55 pounds/day of $PM_{2.5}$, or 3 pounds/day of lead; and
>
> b. CO concentrations exceeding the California Ambient Air Quality Standards of 9 parts per million (ppm) averaging over 8 hours and 20 ppm for one hour.

During project construction, emissions will not exceed the average daily emission thresholds of 550 pounds/day of CO, 150 pounds/day of PM_{10} or SO_x, 55 pounds/day of $PM_{2.5}$, 75 pounds/day of VOC, 100 pounds/day of NO_x, or 3 pounds/day of Lead. All construction equipment is expected to meet all applicable environmental regulations and requirements, in accordance with the AQMP. In summary, the project and construction operations will be required to comply with SCAQMD's significant threshold limits, which would prevent negative effects on air quality.

The project will not generate substantial new traffic and will adhere to all applicable building energy efficiency and emission reduction requirements, ensuring compliance with local air quality goals. In summary, construction-related emissions (from grading, excavation, equipment use, and truck trips) are expected to be below the SCAQMD thresholds when implementing best management practices (BMPs) such as dust suppression and low-emission construction equipment. During the construction phases, there will be a temporary increase in the number of workers at the site. However, since the workers will be on site only temporarily, they are not expected to relocate permanently to the area. As a result, the project is unlikely to directly or indirectly contribute to a population increase or lead to land-use changes that would alter air

contaminant emissions compared to current conditions. Therefore, the proposed project would not conflict with the AQMP, and impacts would be less than significant.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than significant. The proposed project is situated within Los Angeles County, an area governed by SCAQMD and located within SCAB. The SCAB is currently classified as non-attainment for several criteria pollutants under both National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The pollutants include ozone (O_3), $PM_{2.5}$ and PM_{10}, and NO_2 (*SCAQMD, 2022*). Emissions generated by the proposed project would include temporary construction emissions. The project will be in compliance with local and regional air pollutant emissions during construction (short-term or temporary). Construction and operation of the project would result in less than significant impacts relative to the daily significance thresholds for criteria air pollutant emissions established by the SCAQMD for construction phases.

During construction, temporary emissions will result from equipment operation, soil disturbance, material transport, and fugitive dust. The primary pollutants of concern include $PM_{2.5}$, PM_{10}, NO_x, VOCs, and CO. However, the project is required to comply with SCAQMD Rule 403, which mandates dust control measures, as well as California Air Resources Board (CARB) off-road diesel engine regulations, which limit emissions from construction equipment. The requirements will minimize any air quality impacts during the construction phase. Once operational, the hangars will primarily function as storage and maintenance facilities for private aircraft. The project does not include any major stationary sources of emissions, such as industrial manufacturing or large-scale fuel combustion, that could contribute to long-term air quality degradation. Although an increase in vehicular activity is anticipated, it is not expected to result in a cumulatively considerable net increase in any non-attainment pollutant.

Furthermore, the project will be evaluated against SCAQMD air quality significance thresholds to determine compliance with applicable regulations. According to SCAQMD guidance, low-VMT projects are typically considered to have a less-than-significant impact on regional air quality, provided that emissions do not exceed daily thresholds (*SCAQMD, 2019*). Additionally, the project aligns with air quality improvement goals established in the Final 2022 AQMP, which outlines strategies to reduce emissions across the SCAB (*SCAQMD, 2022*). Based on the project's compliance with SCAQMD regulations, CARB emission reduction strategies, and dust control measures, it is not expected to result in a cumulatively considerable net increase in criteria pollutants for which SCAB is designated as non-attainment. As such, the project's air quality impacts are anticipated to be less than significant.

The SCAQMD's approach for assessing cumulative impacts is based on attainment of ambient air quality standards in accordance with the requirements of the Federal and State Clean Air Acts. As discussed earlier, the SCAQMD has an adopted AQMP, which addresses the region's cumulative air quality condition. A significant impact may occur if a project were to add a cumulatively considerable contribution of a federal or state non-attainment pollutant. The project's incremental contribution to cumulative air quality impacts is determined based on compliance with the SCAQMD adopted AQMP. The project would be consistent with the AQMP and would not have a cumulatively considerable air quality impact. Therefore, the emissions of non-attainment pollutants generated by the project would not exceed the SCAQMD project-level thresholds and would be considered less than significant.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than significant. Construction activities for the project are expected to produce temporary air emissions, including fugitive dust (PM_{10} and $PM_{2.5}$) and exhaust from construction equipment. Compliance with SCAQMD Rule 403 will ensure the implementation of measures to control fugitive dust emissions at the project site.

The project site is located within a densely developed urban area with a mix of industrial, commercial, and residential uses. Sensitive receptors in proximity to the site include residential neighborhoods to the south and west of the airport, as well as schools and medical facilities within a one-mile radius. Zela Davis Elementary School is located northeast of Hawthorne Municipal Airport. College Medical Center Hawthorne Campus is situated approximately one mile east of the airport. The Maxine Waters Health and Dignity Center is positioned northeast of the airport, while the Vasek Polak Health Clinic is located east of the airport. Given the airport's primary function as a general aviation facility, existing background air quality conditions already reflect emissions from aircraft operations, vehicular traffic, and nearby industrial activities.

Construction activities, including demolition, grading, material transport, and equipment operation, will result in temporary emissions of PM_{10}, $PM_{2.5}$, nitrogen oxides (NO_x), VOCs, and CO. The emissions could temporarily increase pollutant levels in the surrounding area. However, the project will be required to comply with SCAQMD Rule 403 for dust control and CARB diesel emission standards for construction equipment. The implementation of BMPs will help minimize potential air quality impacts. The measures include watering exposed soils to reduce fugitive dust, using low-emission or electric construction equipment when feasible, and limiting idling times for diesel engines. Once operational, the new hangars will primarily function as storage and maintenance facilities for private aircraft. The project does not propose any new industrial facilities, large-scale fuel combustion, or stationary sources of emissions. Aircraft operations and vehicular traffic associated with the hangars are expected to remain consistent with existing airport activity levels and are not anticipated to generate substantial new emissions that would significantly affect nearby sensitive receptors.

While construction-phase emissions will be temporary, concerns regarding toxic air contaminants (TACs), such as diesel particulate matter, benzene, and formaldehyde, can arise from long-term emission sources. However, since the construction phase is temporary and will be regulated under SCAQMD and CARB emission reduction measures, exposure to TACs is not expected to exceed health risk thresholds for sensitive receptors. Additionally, operational emissions are not expected to introduce new or significant sources of TAC exposure beyond current airport activities. Based on SCAQMD air quality thresholds and CARB emission standards, the project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. The temporary nature of construction emissions, coupled with BMPs for dust control and emissions reductions, ensures that air quality impacts remain less than significant.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant. The proposed project at Hawthorne Municipal Airport is not expected to result in emissions that would generate significant odors adversely affecting a substantial number of people. Construction activities may produce temporary odors from diesel-powered equipment, asphalt paving, and other materials, but the emissions will be short-term and localized to the immediate construction area. Once operational, the new hangars will primarily serve as storage for private aircraft and aviation-related activities, which are not known to be significant sources of odor emissions. Aviation fuel and maintenance chemicals will be stored and used in accordance with local, state, and federal regulations, ensuring proper handling

and ventilation to minimize any potential odor impacts. Additionally, the SCAQMD has established rules to regulate nuisance odors (Rule 402), and compliance with the regulations will further reduce the likelihood of adverse odor impacts. Given the factors, the project is not expected to result in odor emissions that would affect a substantial number of people.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project would not involve elements related to these types of uses. While there is potential for odors to occur, compliance with industry standard odor control practices, SCAQMD Rule 402 (Nuisance), and SCAQMD *Best Available Control Technology Guidelines* would limit potential objectionable odor impacts to a less than significant level.

4.4 Biological Resources

The potential impacts, if any, to biological resources for the proposed project's surrounding environments are provided in **Table 5**.

Table 5: Potential Impacts to Biological Resources

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant. The proposed project involves the demolition of existing structures and the construction of new aviation hangars. The site is located within a densely developed urban area with extensive impervious surfaces, including runways, taxiways, and existing airport infrastructure. Given the highly developed nature of the site, natural habitat is limited, and the potential for direct impacts to special-status species is low. However, certain avian species protected under the Migratory Bird Treaty Act (MBTA) may utilize the airport property for foraging or nesting. Since the project involves demolition and excavation, compliance with the MBTA will ensure that potential impacts to bird species would be less than significant. The MBTA specifically protects migratory birds, their nests, and eggs from harm, disturbance, or destruction, and the project will implement appropriate avoidance measures during construction to ensure compliance.

Additionally, while no aquatic habitat exists within the project footprint, the site is in proximity to riparian corridors that could support species such as the Arroyo chub (Gila orcutti) or the Southern California Steelhead (Oncorhynchus mykiss) in nearby watersheds. Refer to **Exhibit 7** for the biological resource map of the project site. Indirect impacts related to stormwater runoff will be minimized through the use of stormwater management BMPs to prevent sedimentation and water quality degradation in downstream environments.

Based on existing research and data, the project is not expected to have a substantial adverse effect on any candidate, sensitive, or special-status species. Watearth conducted a site visit of the Hawthorne Airport in January 2025, and no wildlife species or habitat was observed. Compliance with California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) guidelines, along with minimization measures such as construction timing restrictions and erosion control BMPs, will further ensure protection of any potentially affected wildlife. According to the U.S. Fish & Wildlife Service Information for Planning and Consultation, no critical habitats for candidate, sensitive, or special-status species are within the project limits. No federally designated critical habitat for listed wildlife species is mapped within or adjacent to the project site; therefore, no critical habitat will be affected by the project. By adhering to MBTA compliance and incorporating BMPs for erosion control and stormwater management, the project will reduce any potential impacts on wildlife.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The proposed project is located within a highly urbanized environment and does not contain riparian habitat or other sensitive natural communities as identified in local or regional plans, policies, regulations, or by CDFW or USFWS. The project site is primarily composed of existing airport infrastructure, paved surfaces, and disturbed areas that do not support native vegetation or wildlife habitat. There are no wetlands, streams, or riparian corridors within or adjacent to the project site that would be impacted by construction activities. Additionally, the project does not propose any activities that would result in modifications to a waterway or the removal of protected natural communities.

As part of compliance with state and federal environmental regulations, the project will implement BMPs to prevent soil erosion, sedimentation, and stormwater runoff, ensuring that no indirect impacts occur to offsite natural resources. Based on the absence of riparian habitat or sensitive natural communities within the project footprint, the project will not have a substantial adverse effect on any protected natural community; therefore, no impact is anticipated.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The proposed project is located within a highly urbanized setting and does not contain state or federally protected wetlands such as marshes, vernal pools, or coastal wetlands. The project site consists primarily of existing airport infrastructure, paved surfaces, and disturbed areas, with no wetland features or hydrologically connected water bodies present within or adjacent to the development footprint.

A review of the National Wetlands Inventory (NWI) and CDFW wetland maps confirms that the project area does not support jurisdictional wetlands regulated under Section 404 of the Clean Water Act (CWA) by the U.S. Army Corps of Engineers or state wetlands protected under the Porter-Cologne Water Quality Control Act. Additionally, the project does not propose activities such as filling, dredging, or altering hydrology that could impact any offsite wetlands. To ensure compliance with all federal and state wetland protection regulations, the project will incorporate BMPs to prevent stormwater runoff, sedimentation, or indirect impacts to downstream aquatic resources. Based on available data and regulatory guidance, the project will not result in direct or indirect adverse effects on wetlands protected under state or federal law; therefore, no impact is anticipated. Refer to **Exhibit 8** for the wetlands map of the project site.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant. The proposed project is situated in a highly urbanized and developed area, primarily surrounded by industrial, commercial, and residential land uses. The project site is largely paved and disturbed, lacking natural habitat features that would support significant wildlife movement corridors or migratory pathways for fish and terrestrial wildlife. A review of CDFW wildlife connectivity maps, USFWS critical habitat designations, and local conservation plans indicate that the project area is not within a designated wildlife corridor or migratory route. Additionally, there are no significant riparian corridors, streams, or water bodies within or adjacent to the project site that would support migratory fish such as Southern California Steelhead (Oncorhynchus mykiss).

Although certain bird species protected under the MBTA may utilize the surrounding urban tree canopy and existing buildings for nesting, the project site itself lacks significant vegetation or nesting habitat. However, native migratory bird species, such as Cliff Swallows (Petrochelidon pyrrhonota), could potentially use the existing buildings as nesting habitat. To minimize potential impacts to migratory birds, the project will comply with the MBTA, which protects migratory birds, their nests, and eggs from harm, disturbance, or destruction. Compliance with the MBTA will ensure that demolition and construction activities do not result in the unlawful take of protected species. Given the lack of native habitat and hydrological features within the project area, as well as the absence of documented wildlife corridors, the project is not expected to interfere substantially with the movement of native or migratory wildlife species, impede wildlife nursery sites, or disrupt established migration routes. Impacts are less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed project is located within a highly urbanized setting with limited natural vegetation and no designated biological resource areas within the project boundaries. The project does not involve the removal of any trees. The project site primarily consists of existing airport infrastructure, paved surfaces, and previously disturbed areas. The proposed construction and demolition activities are not expected to impact any protected native trees, sensitive vegetation, or biological resources. Additionally, the project will comply with all applicable environmental regulations, including those outlined in the City of Hawthorne Municipal Code and any applicable Los Angeles County tree protection guidelines. Since the project does not involve the removal of any significant biological resources, it is not expected to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site is not located within the boundaries of a Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the project would not conflict with any adopted NCCP/HCP or other protected areas. Thus, no impact would occur.

4.5 Cultural Resources

The potential impacts, if any, to cultural resources for the proposed project's surrounding environments are provided in **Table 6.**

Table 6: Potential Impacts to Cultural Resources

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Discussion

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. The project site consists primarily of existing hangars, paved surfaces, and other airport infrastructure, with no known designated historical resources within its immediate footprint. Under CEQA Guidelines §15064.5, a historical resource includes any structure, site, or object listed in or eligible for listing in the California Register of Historical Resources (CRHR), a local register, or determined to be significant by a lead agency. A review of available records, including California Historical Resources Information System (CHRIS) data and local planning documents, indicates that the structures slated for demolition are not listed or eligible for listing as historical resources.

Although the airport has historical significance due to its past association with aerospace development, the proposed project will not alter any historically significant features or buildings associated with this legacy. Additionally, no archaeological sites or subsurface cultural resources have been previously recorded within the project area. However, because the project area lies within the ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation, and AB 52 consultation identified a high likelihood for unrecorded tribal cultural resources to be present, the project will implement mitigation measures TCR-1 through TCR-4 (see Tribal Cultural Resources section). These measures include retaining a Kizh Nation tribal monitor during all ground-disturbing activities, providing cultural sensitivity training, and following Kizh Nation protocols for any inadvertent discoveries. With these measures in place, the proposed project will not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA §15064.5.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. Given the extensive disturbance and modification of the land for aviation and industrial purposes, the potential for intact archaeological resources within the project area is considered low. Under CEQA Guidelines §15064.5, an archaeological resource is considered significant if it meets the criteria for listing in the CRHR. A records search through the CHRIS, as well as a review of local planning and environmental documents, indicates that no known significant archaeological resources have been previously recorded within the project area.

However, AB 52 consultation with the Gabrieleño Band of Mission Indians – Kizh Nation identified the project site as being within a highly sensitive cultural landscape with potential for buried tribal cultural resources. In accordance with the consultation record, the project will implement mitigation measures TCR-1 through TCR-4, which require a Kizh Nation tribal monitor during all ground-disturbing activities, cultural sensitivity training, procedures for unanticipated discovery of tribal cultural resources, and coordination with the tribe for treatment of any finds. With implementation of these measures, impacts to archaeological resources would be less than significant.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant with Mitigation Incorporated. The project is located within a highly urbanized and previously developed area, where extensive past grading, excavation, and construction activities have significantly altered the landscape. Given the long history of airport-related development at the site, the potential for encountering human remains is considered low.

Nevertheless, AB 52 consultation with the Gabrieleño Band of Mission Indians – Kizh Nation confirmed the need for proactive procedures to protect tribal cultural resources, including human remains. The project will implement mitigation measure TCR-3, which incorporates the requirements of PRC §5097.98 and HSC §7050.5, specifies preservation in place as the preferred treatment, requires confidentiality, and ensures coordination with the Kizh Nation and the NAHC-appointed Most Likely Descendant. With this measure in place, the project is not anticipated to disturb human remains, and impacts would be less than significant.

4.6 Energy

The potential impacts, if any, to energy resources for the proposed project's surrounding environments are provided in **Table 7**.

Table 7: Potential Impacts to Energy Resources

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than significant. The proposed project is not expected to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. During construction, energy use will primarily be associated with heavy equipment, material transport, and worker vehicle trips. The project will implement BMPs to minimize energy consumption, including the use of fuel-efficient or electric construction equipment where feasible, limiting idling times for diesel-powered vehicles, and maintaining equipment in optimal working conditions to improve fuel efficiency. Additionally, construction activities will be conducted in phased stages, reducing unnecessary duplication of energy-intensive tasks.

During operation, the new aviation hangars will incorporate modern energy-efficient designs, including LED lighting, proper insulation, and energy-efficient HVAC systems. The project will comply with the California Green Building Standards Code (CALGreen) and Title 24 energy efficiency requirements, ensuring that energy usage is optimized. Furthermore, the project does

not involve high-energy-demanding industrial or commercial facilities, and no significant increase in energy demand beyond standard aviation facility operations is anticipated. Given the considerations, the project would not result in wasteful, inefficient, or unnecessary energy consumption, and its impact on energy resources would be less than significant.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than significant. The proposed project will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. The project involves the construction of aviation hangars, which are not considered high-energy-consuming facilities. The new structures will be designed in compliance with California's Green Building Standards Code (CALGreen) and Title 24 energy efficiency standards, ensuring that energy use is optimized. Additionally, the project will not interfere with existing renewable energy infrastructure or prevent future renewable energy initiatives within the airport or surrounding area.

During construction, BMPs will be implemented to minimize energy consumption, including the use of fuel-efficient construction equipment, limiting idling times for diesel-powered vehicles, and ensuring that machinery is properly maintained to improve efficiency. Given that the project aligns with state and local energy efficiency goals, does not hinder renewable energy adoption, and complies with California energy efficiency regulations, it would not conflict with or obstruct any state or local renewable energy or energy efficiency plans. Therefore, the impact is less than significant.

4.7 Geology and Soils

The potential impacts, if any, to geology and soils for the proposed project's surrounding environments are provided in **Table 8**.

Table 8: Potential Impacts to Geology and Soils

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including Liquefaction? iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than significant. The proposed project site is not located within an Earthquake Fault Zone as designated by the Alquist-Priolo Earthquake Fault Zoning Act of 1972. The site does not lie within a mapped active fault rupture zone. Refer to **Exhibit 9** for the fault line map of the project site.

The Newport-Inglewood Fault Zone (NIFZ), which extends approximately 45 miles from offshore Laguna Beach to the Beverly Hills area, was identified as the closest active fault system to the site. The site is located approximately one mile southwest of the Earthquake Fault Zone for the Potrero fault splay of the NIFZ. Given the distance and the absence of mapped active faults directly beneath the project site, it is determined that seismically induced ground rupture is not anticipated to occur at the proposed project location. Although the project site is near a seismically active region, the risk of direct fault surface rupture at the site is considered low, based on geological mapping, historical fault activity, and regulatory fault zoning maps. The report recommends that standard seismic design measures be incorporated into the structural design to accommodate ground shaking hazards, but no special mitigation measures are required for fault rupture concerns, and impacts are less than significant.

ii. Strong seismic ground shaking?

Less than significant. The project site indicates that significant ground acceleration and shaking may be anticipated due to the site's proximity to the Potrero fault splay of the NIFZ, as well as other active and potentially active faults in the surrounding region. Since all of Southern California is a seismically active region, certain areas, such as those closer to active faults, have a higher probability of experiencing strong ground shaking and elevated ground acceleration.

The NIFZ has been classified as an active fault by the State of California and has historically produced seismic events, including the Long Beach Earthquake of 1933 (Magnitude 6.3). The fault zone extends approximately 45 miles, from offshore near Laguna Beach to Beverly Hills, and is known to generate frequent minor earthquakes in addition to the potential for larger seismic events. According to ASCE/SEI Standard 7-16, the site falls under Site Class D ("stiff soil"), which is a default classification for sites with dense soil or compacted alluvium. The classification was used to determine seismic design coefficients, which are necessary for structural engineering and compliance with the 2022 CBC.

Based on the assessments, the Geotechnical Engineering Investigation conducted by Bay City Geology, Inc. on August 12, 2024, strongly recommends that the proposed structures be designed in compliance with current seismic building standards to minimize potential hazards from strong ground shaking. Refer to **Appendix E** for the geotechnical engineering investigation. Additionally, earthquake insurance and structural reinforcements may be prudent measures to further reduce risk to airport infrastructure. In summary, strong seismic ground shaking is expected to occur at the site due to its regional fault proximity. However, proper engineering design, compliance with building codes, and adherence to seismic design parameters will help ensure structural resilience against future seismic events. Therefore, impacts are less than significant.

iii. Seismic-related ground failure, including Liquefaction?

Less than significant.

Liquefaction occurs when saturated granular soils lose strength due to increased pore water pressure during seismic activity, causing the ground to behave like a liquid, which can lead to ground settlement, foundation instability, and structural damage. According to the California Geological Survey (CGS) *Inglewood Quadrangle Earthquake Zones of Required Investigation Map* (1986, 1999), the project site is not within a designated Liquefaction Hazard Zone. Additionally, data from the Seismic Hazard Zone Report (SHZR 027) for the *Inglewood 7.5-Minute Quadrangle* (1998, 2006) indicates that the historical high groundwater level in the area is approximately 30 feet below the surface. Given the groundwater depth and the dense nature of the late Pleistocene to Holocene-aged alluvial soils underlying the site, the geotechnical investigation concluded that the potential for liquefaction, liquefaction-induced settlement, or seismic dry-sand settlement at the site is very low.

Since the site is located in a flat area, more than 500 feet from the Dominguez Slough Flood Control Channel, with minimal slope gradients, the risk of lateral spreading is also considered very low. Overall, the investigation finds no significant liquefaction hazard at the project site. Due to deep groundwater levels, dense soil composition, and the absence of lateral spreading conditions, no major liquefaction mitigation measures are recommended for the construction of the proposed hangars, and impacts are less than significant. Refer to **Exhibit 10** for the liquefaction map for the project site.

iv. Landslides?

No Impact. According to the California Geological Survey (CGS) *Inglewood Quadrangle Earthquake Zones of Required Investigation Map* (1986, 1999), the project site is not located within a designated earthquake-induced landslide hazard zone. The project area is characterized by flat topography, with no steep slopes, escarpments, or free-face conditions that would pose a risk for landslide activity. Additionally, there is no evidence of ancient or recent bedrock landslides or surficial slope failures within or near the site. Due to these stable geologic conditions and the absence of known landslide hazards, the proposed project would not result in any impact related to landslides. Refer to **Exhibit 11** for the landslide hazard map of the project site.

b. Result in substantial soil erosion or the loss of topsoil?

Less than significant. The proposed project will involve grading, excavation, and site preparation activities, which have the potential to cause soil erosion and loss of topsoil. However, the project will implement BMPs to minimize the risks and ensure compliance with local, state, and federal regulations. The site is currently paved and developed, limiting the amount of exposed soil that could be subject to erosion. During construction, temporary erosion control measures such as silt fences and fiber rolls will be implemented to prevent soil displacement. Additionally, the project will comply with the CGP (Order 2022-0057-DWQ), which requires a SWPPP outlining sediment and erosion control measures to control runoff and stabilize disturbed areas. Given the measures, the project is not expected to result in substantial soil erosion or the loss of topsoil.

As part of soil stabilization practices, concrete tarmac removed during demolition will be crushed and reused on-site as a gravel base, which will reduce material hauling needs and contribute to enhanced compaction and erosion control.

Once construction is complete, the project site will be maintained, and additional operational impacts related to soil erosion or loss of topsoil would not occur. Implementation of the SWPPP and associated BMPs would limit impacts related to soil erosion, loss of topsoil, short-term erosion, and runoff to less than significant levels. Refer to **Exhibit 12** for the soil map of the project site.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than significant. The proposed project is located in a highly developed urban area with existing infrastructure and relatively flat terrain, minimizing the risk of significant geological instability. However, due to the site's location in Los Angeles County, which is known for seismic activity, there is potential for geologic hazards such as liquefaction, subsidence, and lateral spreading, depending on the specific soil conditions. Given the site's existing airport infrastructure, the likelihood of encountering unstable soils is relatively low.

Landslides are unlikely to be a concern for the project, as the airport is situated on relatively flat ground without significant slopes or unstable hillsides. Similarly, the risk of subsidence or settlement is minimal, though any unconsolidated fill or soft clay deposits could require compaction measures or engineered foundations to ensure stability. To ensure the project's long-term stability, standard engineering and construction practices will be implemented, including compliance with the CBC and site-specific geotechnical recommendations; therefore, impacts are less than significant.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than significant. The Geotechnical Engineering Investigation for the proposed Hangars at Hawthorne Municipal Airport, prepared by Bay City Geology, Inc. on August 12, 2024, indicates that expansive soils are present at the project site and require specific engineering considerations. The onsite earth materials are expected to exhibit a low to medium expansion potential. The cyclic expansion and contraction can lead to cracking pavements, concrete slabs-on-grade, and building foundations, as well as structural issues such as misalignment of doors and windows.

The report recommends that all new foundations, slabs, and hardscapes be designed to accommodate expansive soil conditions in accordance with the 2022 CBC §1808.6. The proposed measures include deepening foundation systems and providing additional reinforcement as designed by the structural engineer. Additionally, site improvements should focus on maintaining uniform moisture conditions around structures, ensuring that soil remains consistently moist but does not experience ponding or excessive water infiltration. Another related concern is hydroconsolidation, which occurs when certain soils collapse upon saturation, leading to settlement. The upper layers of soil at the site are most susceptible to this condition due to potential water infiltration from rainfall or irrigation. However, since groundwater was not encountered in the borings up to 31.5 feet deep, and historical groundwater levels in the area are estimated at 30 feet below grade, the risk of deep soil hydroconsolidation is low.

To further minimize the impact of expansive soils, grading and earthwork should include over-excavation and replacement of unsuitable fill materials. The subgrade will be pre-saturated to a minimum moisture content of 110% of the optimum moisture content (ASTM D1557), extending 24 inches below grade before pouring concrete slabs. Overall, while expansive soils are present at the site, the report concludes that the proposed development can proceed safely as long as the recommended geotechnical measures are implemented. Proper foundation design, site drainage, and moisture control will be critical to minimizing potential soil movement and ensuring the long-term stability of the new hangars at Hawthorne Municipal Airport; therefore, impacts are less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Construction of the proposed project would not include the installation of a new septic system or alternative wastewater disposal systems. No impacts regarding septic tanks or alternative wastewater disposal systems would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant. The proposed project is located within a highly urbanized area that has been previously developed and graded for airport operations. Given the existing disturbed nature of the site, the potential for encountering unique paleontological resources or unique geologic features is considered low. The project will involve grading, excavation, and foundation work, which could disturb subsurface materials. However, there are no publicly available geological surveys or existing studies of the region that indicate that the site may contain known fossiliferous formations or significant paleontological resources. The airport and surrounding areas are primarily underlain by alluvial deposits and artificial fill, which are not typically associated with fossil preservation.

To ensure compliance with CEQA Guidelines §15064.5, if fossil remains or other paleontological resources are unexpectedly encountered during construction, work in the immediate area will

be halted, and a qualified paleontologist will be consulted to evaluate the find. If deemed significant, appropriate preservation and documentation measures will be implemented before construction resumes. Given the project's location within a previously developed site and low potential for fossil-bearing formations, the project is not expected to directly or indirectly destroy a unique paleontological resource or geologic feature; therefore, impacts are less than significant.

4.8 Greenhouse Gas Emissions

The potential impacts, if any, of greenhouse gas emissions for the proposed project's surrounding environments are provided in **Table 9**.

Table 9: Potential Impacts to Greenhouse Gas Emissions

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than significant. The proposed project will generate greenhouse gas (GHG) emissions, both directly and indirectly, primarily during construction activities. However, the emissions are not expected to have a significant impact on the environment. GHG emissions during construction will result from heavy machinery operation, material transportation, and worker vehicle trips. Equipment such as excavators, bulldozers, cranes, concrete mixers, and dump trucks will emit carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). However, the emissions will be temporary and will cease upon project completion. To minimize the impacts, BMPs will be implemented, including using low-emission or electric construction equipment when feasible, reducing equipment idling times, and implementing dust control measures to minimize particulate matter emissions. Once operational, the hangars are not expected to be major sources of GHG emissions. The project does not include high-energy-consuming facilities and will comply with California's energy efficiency standards (Title 24 and CALGreen). As identified in the *2019 Airport Layout Plan Update and Narrative Report*, the hangars are intended to accommodate forecasted growth in based aircraft (from approximately from 112 in 2022 to 123 by 2027) and will not induce new aviation activity beyond what was already anticipated in long-term airport planning.

The project will comply with state and regional GHG reduction goals, including the California Global Warming Solutions Act (AB 32) and Executive Order S-3-05, which focus on the reduction of GHG emissions. The project's emissions will be well below the SCAQMD GHG significance thresholds. Given the short-term nature of construction emissions, and the low GHG footprint of the operational phase, the project will not have a significant impact on climate change. While the project will generate temporary GHG emissions during construction, the implementation of

BMPs, energy-efficient design, and compliance with state regulations will ensure that the impact remains less than significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant. The proposed project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The project will be consistent with state and regional climate action policies, including AB 32, Senate Bill 32, and the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy. The project aligns with California's GHG reduction targets, including the 40% reduction below 1990 levels by 2030 (SB 32). The project will incorporate energy-efficient lighting and compliance with CALGreen (Title 24) building standards.

Additionally, executive order B-55-18 states that California intends to achieve carbon neutrality by 2045. The project's implementation of BMPs, including low-emission construction equipment, limiting idling times, and minimizing energy use, ensures alignment with the long-term goal. The project does not increase regional vehicle miles traveled (VMT) beyond screening thresholds, ensuring consistency with land use and transportation policies to reduce GHG emissions. The project's anticipated GHG emissions are expected to be below regional significance thresholds, given that its primary function is to expand existing aviation storage capacity rather than induce new travel demand. The project will adhere to local energy efficiency and sustainability requirements and will not result in excessive or wasteful energy consumption. Given the project's consistency with state, regional, and local GHG reduction policies, the project will not conflict with any adopted plans or regulations for reducing GHG emissions. Therefore, the impact is considered less than significant.

4.9 Hazards and Hazardous Materials

The potential impacts, if any, from hazards and hazardous materials for the proposed project's surrounding environments are provided in **Table 10**.

Table 10: Potential Impacts from Hazards and Hazardous Materials

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant. The proposed project will involve the transport, use, and disposal of hazardous materials during both the construction and operational phases. However, compliance with federal, state, and local hazardous materials regulations will ensure that risks to the public and the environment remain minimal. During the construction phase, hazardous materials such as diesel fuel, lubricants, solvents, paints, and adhesives will be used for machinery operation, structural assembly, and surface treatments. The handling and disposal of the materials will follow all applicable regulations, including the California Hazardous Waste Control Law (HWCL), Resource Conservation and Recovery Act (RCRA), and California Code of Regulations (CCR) Title 22 – Hazardous Waste Management. Contractors will be required to implement BMPs for spill prevention and hazardous materials handling, ensuring proper containment, storage, and disposal of hazardous waste at permitted facilities.

Once operational, the new aviation hangars will primarily be used for private aircraft storage and maintenance, involving the use and transport of aviation-related chemicals such as fuels, oils, and hydraulic fluids. The materials will be managed under stringent airport safety and environmental regulations. Hazardous materials transport will be conducted by licensed carriers following Department of Transportation (DOT) *Hazardous Materials Regulations (49 CFR Parts 171-180)*. Aviation-related chemicals will be delivered, stored, and disposed of using approved containment systems to prevent accidental spills or leaks. With strict regulatory compliance and proper handling procedures, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than significant. The proposed project will involve the use, storage, and transport of hazardous materials during both the construction and operational phases. However, strict regulatory compliance and safety protocols will be in place to minimize any risks associated with the release of hazardous materials into the environment. During construction, hazardous materials such as diesel fuel, lubricants, solvents, and paints will be used for heavy machinery operation, structural assembly, and surface treatments. The materials will be stored, handled, and disposed of in compliance with federal, state, and local regulations, including California HWCL, RCRA, CCR Title 22, and BMPs for spill prevention and hazardous material handling. To further reduce risks, hazardous material storage areas will be designated, and emergency spill response procedures will be in place. Contractors will be required to implement stormwater pollution prevention measures and hazardous waste disposal protocols to prevent accidental releases into the surrounding environment. Once operational, the new aircraft hangars will primarily be used for private aircraft storage and maintenance. The handling of aviation-related chemicals, including fuel, hydraulic fluids, and de-icing agents, will be limited and subject to strict safety and spill prevention measures. The airport has existing hazardous material management protocols that align with the FAA, Occupational Safety and Health Administration (OSHA), and DTSC guidelines.

Additionally, any fueling or maintenance activities will follow standard airport safety protocols to prevent accidental releases. Given the stringent regulatory framework, required spill containment measures, and ongoing compliance monitoring, the likelihood of a reasonably foreseeable upset or accident condition leading to a significant release of hazardous materials is low. The implementation of hazardous materials management plans, spill prevention programs, and emergency response protocols ensures that potential hazards to the public and the environment are effectively minimized. With the preventative measures and regulatory compliance strategies in place, the project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials. Therefore, impacts are less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than significant. The project site is located within one-quarter mile of Zela Davis Elementary School. The project's construction and operational activities will involve the use of standard aviation-related materials, including fuels, lubricants, and cleaning agents, which are typically regulated under federal, state, and local hazardous materials regulations.

During construction, the temporary use of hazardous materials such as diesel fuel, paints, and solvents will be required for heavy equipment operation and building activities. However, the materials will be handled, stored, and disposed of in compliance with applicable regulations, minimizing the risk of hazardous emissions affecting nearby schools. The new hangars are not intended to store or handle acutely hazardous substances but may contain limited quantities of aviation-related chemicals such as lubricants and maintenance fluids. The materials will be properly managed in accordance with airport safety protocols and fire code requirements to prevent any potential risks to nearby schools. Given the factors, and with the implementation of standard safety measures and regulatory compliance, the project is not expected to result in significant hazardous emissions or the handling of acutely hazardous materials that would pose a risk to nearby schools. Therefore, impacts are less than significant.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant with Mitigation Incorporated. The Hawthorne Municipal Airport is listed as a hazardous materials site under Government Code § 65962.5 due to historic industrial operations and ongoing environmental remediation efforts. From the 1940s to 2000, Northrop Grumman Corporation operated aircraft manufacturing and chemical milling operations on-site, resulting in contamination by VOCs. DTSC has overseen remedial actions at the site, including soil vapor extraction, groundwater monitoring, and corrective action under RCRA protocols. One key area of concern, the Chem Mill Area, showed contamination extending to groundwater at approximately 50 feet below ground surface. Environmental infrastructure including extraction and monitoring wells remain active to manage contamination. (See **Exhibit 13** for active and inactive hazardous waste facility locations.)

Existing remediation wells within the project footprint—CEW-04B, CEW-05B, and CEW-03B within the footprint of Hangars 42 and 41, as well as additional wells west of Hangar 41 (CEW-01B and CEW-02B)—will remain operational during construction. Two wells within Hangar 42's footprint (CEW-04 and CEW-05) will be converted to monitoring wells with smaller aircraft-rated covers to allow continued semi-annual sampling until they can be properly abandoned, consistent with DTSC requirements. Refer to **Appendix D** for the southwest hangar site layout map and the associated remediation well locations.

Without protective measures, construction could disturb or damage remediation infrastructure and interfere with regulatory oversight, which would constitute a potentially significant impact. With implementation of Mitigation Measure HAZ-1, construction would not interfere with DTSC's remediation program or the protection of public health and the environment. Therefore, impacts related to the site's inclusion on the Cortese List would be less than significant with mitigation incorporated. Refer to **Appendix H** for DTSC confirmation that the construction of the hangars will impede the overall remediation goals in the area, and thus mitigation measures are required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The proposed project is not expected to result in a safety hazard or create excessive noise levels that would significantly impact people residing or working in the project area. The project is located within the controlled boundaries of Hawthorne Municipal Airport, an active general aviation facility subject to FAA regulations for operational and safety standards. The project will include the demolition of outdated structures and the construction of new hangars, which will enhance airport operations, aircraft storage, and overall safety by modernizing facilities.

All construction activities will be conducted in accordance with OSHA and FAA safety standards, ensuring that risks related to construction hazards, equipment use, and worker safety are minimized. Security protocols at the airport will remain in place, and access to restricted areas will be limited to authorized personnel, further reducing safety concerns for the surrounding community. The primary source of noise in the project area is existing airport operations, including aircraft takeoffs and landings. The project itself does not introduce new noise-generating activities, as the hangars are being constructed to store private aircraft. Construction noise will be temporary and will occur during standard working hours in compliance with City of Hawthorne noise regulations.

To minimize construction-related noise impacts, the project will implement BMPs to reduce disturbances to nearby residents and businesses. Construction activities will be limited to designated hours to prevent nighttime noise disruptions. The airport is surrounded by a mix of commercial, industrial, and residential areas, with sensitive receptors such as residential neighborhoods to the south and east, and schools within a one-mile radius. However, due to the existing high noise environment from ongoing airport operations, the additional temporary noise from construction is not anticipated to significantly alter the overall noise conditions in the area. Given that construction noise will be temporary and conducted within local noise ordinances, and that the project does not introduce new sources of long-term noise or increased safety risks, the project will not result in significant safety hazards or excessive noise impacts to people residing or working in the project area. Therefore, impacts are less than significant.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than significant. The proposed project is not expected to impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located within the controlled and secured boundaries of the airport, where emergency response and evacuation procedures are already well-established and regulated by the FAA. The proposed construction activities, including grading, demolition, and hangar installation, will be confined within designated areas of the airport and will not obstruct major roadways or emergency response routes. The airport maintains multiple access points, including Prairie Avenue, Crenshaw Boulevard, and 120th Street, which will remain open and accessible throughout construction. Additionally, airport emergency access routes and fire lanes will be preserved and clearly marked to ensure continued compliance with Los Angeles County Fire Department requirements.

The project will not introduce new barriers to emergency response or evacuation and will comply with all applicable fire and safety regulations, including California Fire Code (CFC), Los Angeles County Fire Code (Title 32), and National Fire Protection Association (NFPA) standards. Coordination with local emergency service providers, including Los Angeles County Fire Department and airport operations personnel, will ensure that emergency access remains unobstructed and functional throughout all project phases. Given the controlled airport setting, maintenance of emergency access routes, and adherence to emergency response protocols, the project will not impair or interfere with an adopted emergency response or evacuation plan. Therefore, impacts are less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death due to wildland fires. The project site is located in a highly urbanized area within the City of Hawthorne, surrounded by commercial, industrial, and residential developments. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone (FHSZ) Map, the project site and its immediate surroundings are not designated as part of a Very High Fire Hazard Severity Zone or any other high-risk fire zone. Since the airport is not adjacent to wildland or open space areas, there is no significant wildfire threat. The surrounding land is fully developed with limited vegetation that could contribute to a fire hazard. Additionally, fire prevention and emergency response measures are already in place, as the project will be subject to fire safety regulations enforced by the LACFD.

The risk of fire is further minimized by the project's low fuel load, as the new hangars will be constructed using fire-resistant metal structures with paved surfaces, reducing the presence of combustible materials. The airport already has established fire lanes, hydrants, and emergency

access routes. To further minimize fire-related risks, the project will comply with Title 32, CFC, and NFPA standards for aircraft hangars. Given the urban location, fire safety compliance, and lack of proximity to wildland fire hazards, the proposed development will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires; therefore, no impacts are anticipated.

Mitigation Measures

HAZ-1: Remediation Well Protection, Conversion, and Coordination. Prior to any ground-disturbing activity within 20 feet of an existing remediation or monitoring well, the project applicant shall coordinate with Northrop Grumman, CDM Smith, and DTSC to confirm DTSC's approval of all necessary well conversions, relocations, and abandonments within the hangar footprints. The applicant shall implement DTSC-approved procedures to maintain access to monitoring wells, protect well casings, and avoid damage to associated environmental infrastructure. Protection measures may include temporary surface barriers, protective bollards, and/or conversion of extraction wells to monitoring wells with smaller covers. Any necessary well abandonment shall be conducted by a licensed contractor in accordance with DTSC-approved procedures. DTSC shall confirm that well conversions and abandonments are consistent with the long-term remediation plan and that the overall remediation program is not truncated.

4.10 Hydrology and Water Quality

The potential impacts, if any, to hydrology and water quality for the proposed project's surrounding environments are provided in **Table 11**.

Table 11: Potential Impacts to Hydrology and Water Quality

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. result in a substantial erosion or siltation on- or off-site. ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

Discussion

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant with Mitigation Incorporated. The proposed project will comply with all applicable federal, state, and local regulations, including the Clean Water Act (CWA), the NPDES Construction General Permit (CGP; Order 2022-0057-DWQ), and requirements of the Los Angeles Regional Water Quality Control Board (RWQCB). Because the project will disturb more than one acre, coverage under the CGP is required, and a SWPPP will be prepared by a QSD and implemented during construction. The SWPPP will include BMPs such as sediment barriers, silt fencing, soil stabilization, and erosion control to prevent pollutants from entering stormwater runoff. Post-construction BMPs will also be incorporated to avoid long-term degradation of surface water quality.

However, in addition to standard stormwater quality considerations, the project site is subject to ongoing remediation under DTSC oversight due to historic releases of volatile organic compounds (VOCs) to soil and groundwater. DTSC has indicated that construction of the hangars will affect remediation efforts in this area. Some extraction wells will need to be converted to monitoring wells, others will be abandoned and relocated, and potential future expansion of the remediation system may be limited due to tenant access constraints. The City has noted that abandoning or converting remediation wells could potentially truncate DTSC's remediation program, which is designed to protect groundwater quality. With implementation of Mitigation Measure HAZ-1, the project would not truncate DTSC's remediation program or result

in adverse effects to groundwater quality. Therefore, potential impacts related to water quality standards, waste discharge requirements, and groundwater remediation would be less than significant with mitigation incorporated.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact. The proposed project is not expected to substantially decrease groundwater supplies or interfere with groundwater recharge, as it is located in a highly urbanized area with existing impervious surface. The project site is situated within the Coastal Plain of Los Angeles Groundwater Basin, specifically the West Coast Subbasin, which is heavily managed and largely dependent on imported water supplies (California Department of Water Resources (DWR) 2025). Refer to **Exhibit 14** for the groundwater map for the project site. The project involves the replacement of existing paved surfaces with new hangars, taxiways, and pavement, which will not significantly alter the area's stormwater infiltration capacity. Stormwater in the area is already diverted through storm drains and does not contribute significantly to direct groundwater recharge. In addition, the project does not involve groundwater pumping for construction or operation.

The project is not within a designated Priority Groundwater Management Area under the Sustainable Groundwater Management Act (SGMA). In addition, the West Coast Subbasin is identified as very low priority under SGMA, meaning there is no required Groundwater Sustainability Plan (DWR 2025). The project will not result in significant impacts to groundwater supplies or recharge. Given the existing impervious conditions and compliance with MS4 stormwater regulations, the project will not impede sustainable groundwater management in the West Coast Subbasin. The project will also comply with the Industrial General Permit (IGP) (Order 2014-0057-DWQ, NPDES CAS000001) for stormwater discharges associated with its ongoing aviation operations. Thus, no impact is anticipated.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or siltation on- or off-site.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. impede or redirect flood flows?

Less than significant. The proposed project involves the removal of existing structures and pavement, along with the construction of new hangars and associated infrastructure. The changes will alter the site's drainage patterns, but the project will incorporate stormwater management measures to minimize potential hydrological impacts and ensure compliance with local and state regulations. During construction, grading, excavation, and earthmoving activities could temporarily increase erosion and sediment transport. However, to minimize the impacts, the project will implement BMPs as required under the CGP (Order 2022-0057-DWQ) and a SWPPP. The measures will include silt fences and fiber rolls to trap sediment, and soil stabilization in disturbed areas. By adhering to the erosion control strategies, the project will effectively prevent substantial siltation on- or off-site.

The project will replace approximately 55,000 square feet of impervious surfaces in total, which has the potential to increase stormwater runoff during each construction phase. Additionally, storm drain system improvements will be made to manage increased flow capacity, and grading modifications will help direct runoff to designated drainage areas. The measures will ensure that the project does not substantially increase the rate of runoff, preventing potential flooding on- or off-site. Construction-phase BMPs, including dust suppression, street sweeping, and material stockpile covering, will also be implemented to prevent contamination of stormwater.

The project site is not located within a 100-year floodplain or near a natural watercourse, reducing the risk of flood-related hazards. However, grading will be conducted in a way that ensures flood flows are not redirected in a manner that could cause adverse impacts. Proper drainage infrastructure will be in place to safely convey runoff into the storm drain system, preventing localized ponding or obstructions that could increase flood risks. By implementing comprehensive stormwater management strategies, erosion control measures, and regulatory compliance, the project is not expected to significantly alter drainage patterns in a way that would cause substantial erosion, flooding, exceedance of stormwater system capacity, or redirected flood flows. Any temporary construction-related impacts will be minimized through BMPs, ensuring that the project does not result in significant hydrological or water quality concerns. Therefore, impacts are less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The project is not located in a flood hazard, tsunami, or seiche zone, and therefore does not pose a significant risk of pollutant release due to inundation. Refer to **Exhibit 15** for the tsunami map for the project site. Situated in southwestern Los Angeles County, the project site lies within a highly urbanized, flat terrain, far from major water bodies that could present seiche or tsunami risks. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the project site falls within Zone X, an area of minimal flood hazard with no 100-year or 500-year floodplain risks. Refer to **Exhibit 16** for the FEMA map of the project site. Additionally, the project is not at risk of seiche hazards, as there are no large, enclosed water bodies nearby that could experience oscillating waves due to seismic activity.

In conclusion, the project is not located within a designated flood, tsunami, or seiche hazard area, and thus does not pose a risk of pollutant release due to inundation. Compliance with stormwater regulations and hazardous materials handling procedures will ensure minimal environmental impact throughout construction and operation. Consequently, there would be no impact.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant with Mitigation Incorporated. The project is not expected to conflict with or obstruct the implementation of any water quality control plan or sustainable groundwater management plan. The project will comply with applicable state and local regulations designed to protect water resources, including the Los Angeles Regional Water Quality Control Board (RWQCB) Basin Plan and the Sustainable Groundwater Management Act (SGMA). The site is not located within a designated groundwater recharge area, as identified in DWR Bulletin 118, and is not part of a medium- or high-priority groundwater basin requiring a Groundwater Sustainability Plan under SGMA. The project also does not involve significant groundwater extraction or increased impervious cover that would interfere with natural recharge.

However, the site contains active remediation wells (including extraction and monitoring wells) associated with ongoing groundwater cleanup efforts under DTSC oversight. According to DTSC, construction of the hangars will affect remediation infrastructure: some extraction wells will be

converted to monitoring wells, some will be abandoned and relocated, and potential future expansion of the remediation system could be constrained due to tenant access limitations. Without safeguards, these changes could interfere with DTSC's remediation program and indirectly conflict with the objectives of the RWQCB Basin Plan, which requires the protection and restoration of groundwater quality. With implementation of Mitigation Measure HAZ-1, the project would not interfere with DTSC's remediation program or obstruct applicable water quality control and groundwater management plans. Therefore, impacts would be less than significant with mitigation incorporated.

4.11 Land Use and Planning

The potential impacts, if any, to land use and planning for the proposed project's surrounding environments are provided in **Table 12**.

Table 12: Potential Impacts to Land Use and Planning

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

a. Physically divide an established community?

No Impact. The project includes upgrades to an existing airport and would be completed within the established boundaries of the Hawthorne Municipal Airport property, which is not within a residential land use zone. There are residential land uses in proximity to the airport; however, the community would not be divided temporarily or permanently by project construction or operation (see **Exhibit 17**). The property does not include any public roads or access routes that would be disrupted by the construction or operation of the project. Therefore, there is no impact on physically dividing an established community.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant. The proposed project is consistent with the City of Hawthorne's Airport Master Plan zoning designation, which supports aviation-related development such as aircraft hangars. Although the site contains active groundwater remediation wells regulated by the DTSC, these activities do not conflict with the intended land use. The project has been designed to accommodate the DTSC-regulated remediation program through well protection, conversion, or abandonment in coordination with DTSC, Northrop Grumman, and their contractor. Two extraction wells within the hangar footprint will be converted to monitoring wells with surface-mounted covers to allow continued sampling, and remaining wells will be abandoned in accordance with DTSC protocols. Because these remediation activities are being integrated into project planning and implementation, the project would not conflict with any

land use plan or policy adopted to mitigate environmental effects. Therefore, impacts would be less than significant.

4.12 Mineral Resources

The potential impacts, if any, to mineral resources for the proposed project's surrounding environments are provided in **Table 13**.

Table 13: Potential Impacts to Mineral Resources

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site is located within a dense and highly urbanized location. There are no mineral extraction or processing facilities in the vicinity of the project area (see **Exhibit 18**). Therefore, the project would have no impact on the availability of mineral resources regionally or statewide.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. There are no mineral extraction, processing facilities, or resource recovery sites in the vicinity of the project area. Therefore, the project would have no impact on the availability of locally important mineral resources.

4.13 Noise

The potential impacts, if any, to noise for the proposed project's surrounding environments are provided in **Table 14**.

Table 14: Potential Impacts of Noise

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant. Noise is defined as unwanted sound that interferes with communication, sleep, or daily activities. Noise is typically measured in A-weighted decibels (dBA), which reflect human sensitivity to various frequencies. Community Noise Equivalent Level (CNEL) is used to evaluate 24-hour noise levels, with a 5 dBA penalty applied to evening hours (7:00 p.m. to 10:00 p.m.) and a 10 dBA penalty for nighttime hours (10:00 p.m. to 7:00 a.m.).

Under the City of Hawthorne General Plan Noise Element, CNEL thresholds vary by land use. However, airport-related uses are considered unique and may be compatible with higher CNEL thresholds. The Hawthorne Municipal Airport Noise Compatibility Planning Study, provided in **Table 14.1**, allows for CNEL levels up to 80 dBA for airport-related uses, meaning the uses are evaluated based on community context and compatibility rather than rigid numeric thresholds.

Construction activities are expected to temporarily elevate ambient noise levels between mid-2025 and early 2027. However, the construction activities will be confined to permissible hours established in Hawthorne Municipal Code Section 9.34 (7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction allowed on Sundays or federal holidays). As long as the project complies with the time restrictions, no violation of local noise ordinances will occur.

While the proposed hangars may accommodate additional based aircraft, they are consistent with the growth projections in the *2019 Airport Layout Plan Update and Narrative Report*, which forecasts an increase in based aircraft from about 112 (2022) to 123 (2027). These hangars serve to meet that anticipated demand and are not expected to induce aviation activity beyond what has already been planned and evaluated in the Airport's forecasts. No expansion of runways, taxiways, or airport operations is proposed as part of this project. Therefore, the project would not result in a significant increase in flight operations beyond the forecasted conditions. Few Sensitive receptors, including Zela Davis Elementary School and nearby residences, are located within the 55–65 dB CNEL range based on existing noise contour maps (see **Exhibit 19**). While portions of the zones are nearing thresholds that may be considered "normally incompatible" (Zone C in **Table 14.3**), exceedances related to airport service facilities are considered acceptable per the City's adopted compatibility standards.

Therefore, while temporary construction noise will occur, it will remain within permitted time frames, and operational noise levels will remain consistent with existing airport activities. The project will comply with the applicable General Plan, noise ordinance, and FAA-related standards. The project will comply with the CNEL levels in **Table 14.1** (see below) because the project is related to airport services. A significant impact will also be determined if construction noise occurs at times outside of the permissible time frames, as set forth in **Table 14.2** (see below) from the City's Municipal Code Section 9.34.

In addition to local thresholds, the project has been evaluated under FAA Order 1050.1G. The project does not include any new aircraft operations, changes to flight paths, or modifications that would increase aviation noise levels. As such, it would not result in a 1.5 dB or greater increase in noise exposure within areas already experiencing 65 dB DNL or higher. Therefore, the project would not trigger significance criteria under FAA noise impact thresholds. Overall, construction and operational noise would remain within applicable local and federal standards, and impacts would be less than significant.

Table 14.1: Hawthorne Airport Land Use Compatibility

Hawthorne Airport Land Use Compatibility Table	
	Satisfactory.
	Caution. Review Noise Insulation Needs.
	Avoid Land Use Unless Related to Airport Services.

Land Use Category	Community Noise Exposure					
	55	60	65	70	75	
Residential						
Educational Facilities						
Commercial						
Industrial						
Agriculture						

Hawthorne Airport Land Use Compatibility Table						
Recreation						

Note. Adopted from Hawthorne Municipal Airport Noise Compatibility Planning Study.

Table 14.2: Time Limits for Noise Associated with Construction Activities

Day of Week	Time Frame
Monday-Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday, Federal Holidays	Not allowed

Note. Adopted from City of Hawthorne Municipal Code Section 9.34.060

Table 14.3: Land Use Compatibility Matrix

Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Uses	≤55	60	65	70	75	80>	
Residential	Single Family, Duplex, Multiple Family	A	A	B	B	C	D	D
Residential	Mobile Home	A	A	B	C	C	D	D
Commercial (Regional, District)	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial (Regional, Village, District, Special)	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
Commercial Industrial Institutional	Office Building, Research & Development, Professional Offices, City office Building	A	A	A	B	B	C	D
Commercial (Recreation) Institutional (Civic Center)	Amphitheater, Concert Hall, Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial (Recreation)	Children's Amusement Park, Mini Golf Course, Go-Cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
Commercial (General, Special) Industrial, Institutional	Auto Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional (General)	Hospital, Church, Library, School Classroom	A	A	B	C	C	D	D

Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Uses	≤55	60	65	70	75	80>	
Open Space	Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemetery, Nature Center, Wildlife Reserve, Wildlife Habitat	A	A	A	A	B	C	C
Agriculture	Agriculture	A	A	A	A	A	A	A

Interpretation
Zone A (Clearly compatible) - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
Zone B (Normally compatible) - New construction or development should be undertaken only after detailed analysis of noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.
Zone C (Normally incompatible) - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.
Zone D (Clearly incompatible) - New construction or development should generally not be undertaken.

Note. Adopted from the Hawthorne General Plan Noise Element

b. Generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant. Ground-borne vibration is typically assessed alongside noise emissions when evaluating construction and operational impacts of a project. Vibration refers to oscillatory motion transmitted through a solid medium such as soil or building materials. Its amplitude is generally measured using peak particle velocity, which is used to assess structural damage potential, or root mean square (RMS) velocity, which is more commonly applied when evaluating human perception of vibration.

The Federal Transit Administration (FTA) provides standardized thresholds for assessing ground-borne vibration (GBV) and ground-borne noise (GBN) impacts in its *Transit Noise and Vibration Impact Assessment Manual* (FTA, 2018). The thresholds are categorized based on land use sensitivity—Category 1 (vibration-sensitive equipment), Category 2 (residences), and Category 3 (institutional uses such as schools and offices). Impact criteria are further classified by the frequency of events: frequent (more than 70 events per day), occasional (30 to 70 events per day), and infrequent (fewer than 30 events per day). While the thresholds are designed for transit-related projects, they are commonly applied to other types of infrastructure projects for CEQA analysis. A finding of significant impact would result from the project if vibration levels exceed the vibration impact criteria set in the FTA Transit Noise and Vibration Impact Assessment Manual (see **Table 14.4** below).

Only Category 2 (residential) and Category 3 (institutional) land uses are located in the vicinity of Hawthorne Municipal Airport, which include nearby homes, schools (such as Zela Davis Elementary), and civic facilities. Project construction would be considered a "frequent event" scenario, with equipment operation (e.g., excavators, loaders, compactors) likely generating over 70 discrete vibration events per day. Operation of the new hangars, however, would involve intermittent aircraft movement and building use, consistent with an "occasional" event profile.

Typical construction equipment generates vibration levels between 58 and 78 vibration decibels (VdB) at 25 feet. Based on FTA estimates, even the use of large equipment such as vibratory rollers would generally not exceed 72 VdB at distances of 50 feet or more — placing most

adjacent sensitive receptors outside the impact radius. Operational impacts are expected to remain below 75 VdB for Category 2 areas and 78 VdB for Category 3, given the absence of continuous heavy machinery or transit-like vibration sources. Therefore, the project is not anticipated to exceed applicable vibration thresholds for either construction or operation, and ground-borne vibration impacts would be less than significant.

Table 14.4: Indoor Ground-Borne Vibration (GBV) and Ground-Borne Noise (GBN) Impact Criteria for General Vibration Assessment

Land Use Category	GBV Impact Levels (VdB re 1 micro-inch / sec)			GBN Impact Levels (dBA re 20 micro Pascals)		
	Frequent Events	Occasional Events	Infrequent Events	Frequent Events	Occasional Events	Infrequent Events
Category 1: Buildings where vibration would interfere with interior operations.	65 VdB*	65 VdB*	65 VdB*	N/A**	N/A**	N/A**
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB	35 dBA	38 dBA	43 dBA
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB	40 dBA	43 dBA	48 dBA

*This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. For equipment that is more sensitive, a Detailed Vibration Analysis must be performed.

**Vibration-sensitive equipment is generally not sensitive to ground-borne noise; however, the manufacturer's specifications should be reviewed for acoustic and vibration sensitivity.

Note. Adapted from FTA Transit Noise and Vibration Impact Assessment Manual

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant. The project is located within the boundaries of Hawthorne Municipal Airport. Project construction activities will temporarily increase noise levels for those residing or working in the vicinity of the project. However, the noise levels would not be excessive as compared to current airport operation related noise levels. Project operation following construction would not result in a change of noise levels from existing airport operation noise levels. Thus, impacts are less than significant.

4.14 Population and Housing

The potential impacts, if any, on population and housing for the proposed project's surrounding environments are provided in **Table 15**.

Table 15: Potential Impacts on Population and Housing

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The project would not induce substantial unplanned population growth in the direct vicinity of the project site or within the City of Hawthorne as a whole. The project does not propose new homes or businesses and does not extend roads or other regularly used infrastructure that would have a significant impact on population growth.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Project construction and operation would take place entirely within the boundary of the Hawthorne Municipal Airport and would not temporarily or permanently displace any local residents.

4.15 Public Services

The potential impacts, if any, on public services for the proposed project's surrounding environments are provided in **Table 16**.

Table 16: Potential Impacts on Public Services

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Less than Significant. The Los Angeles County Fire Department (LACFD) provides fire, rescue, and Emergency Medical Services (EMS) for the City of Hawthorne. The entrance to the main office of the Hawthorne Municipal Airport is located approximately 100 feet north of LACFD Fire Station 162 at 12151 Crenshaw Boulevard. Project construction and operation would be limited to the boundaries of the Hawthorne Municipal Airport and would not significantly disrupt traffic patterns and emergency fire response routes. Any potential impacts on fire protection services would be from employee ingress and egress from the project site, although access roads for construction would be located at a distance from Fire Station 162, minimizing any impact directly on fire protection services from the station. The proposed hangars will also incorporate fire suppression systems into their design, reducing the potential need for fire protection services on site in the long term. During project construction, the project may increase fire services in the

case of construction related accidents, injuries, or ignitions. However, the impact would be insignificant as BMPs would be followed during the entirety of the construction process. The LACFD service area and facilities would not need to be expanded.

Police protection?

No Impact. The Hawthorne Police Department (HPD) provides law enforcement services to the City of Hawthorne. The HPD station is located at 12501 Hawthorne Boulevard approximately half a mile west of the project site. Project construction and operation would both be limited to the existing boundaries of the Hawthorne Municipal Airport and therefore would not disrupt traffic patterns and law enforcement response routes. Additionally, existing boundaries of the Hawthorne Municipal Airport, enclosed by a wire fence with barbed wire, will prevent illegal trespassing onto the site during project construction and operation. Police protection services and facilities would not need to be expanded.

Schools?

No Impact. The project would not involve the creation of new residential buildings and therefore would not result in greater numbers of school-aged children. Therefore, the Project would have no impact on schools and educational services and would not require any expansion or alteration of services and facilities.

Parks?

No Impact. There are four parks within one mile of Hawthorne Municipal Airport including Hawthorne Memorial Park 0.37 miles south of the Airport, Rowley Park 0.77 miles southeast of the Airport, Center Park 0.79 miles north of the Airport, and Eucalyptus Park 0.97 miles west of the Airport. Project construction and operation would both be limited to the existing boundaries of the Hawthorne Municipal Airport and therefore would not disrupt traffic patterns or park accessibility.

4.16 Recreation

The potential impacts, if any, on recreation for the proposed project's surrounding environments are provided in **Table 17**.

Table 17: Potential Impacts on Recreation

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project would not attract substantial numbers of people to the neighborhood and region to the extent where parks and other recreational facilities experience substantial physical deterioration from additional use.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The project does not include recreational facilities or require the construction or expansion of any recreational facilities.

4.17 Transportation

The potential impacts, if any, on transportation for the proposed project's surrounding environments are provided in **Table 18**.

Table 18: Potential Impacts on Transportation

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Discussion

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than significant. The project would not alter land use designations or off-site infrastructure that would contradict the Circulation Element of the City of Hawthorne General Plan. No transit, roadway, bicycle, or pedestrian facilities would be permanently changed or impacted by the project. Any traffic resulting from the project would be related to construction efforts including construction personnel transportation and construction material transport. Concrete mixers and

dump trucks are the only two construction vehicles that would leave the site on a regular basis (about 64 concrete mixer trips, and 42 dump truck trips per week) during the construction phase. Excavators, bulldozers, cranes, loaders, backhoes, compactors, and asphalt pavers would be brought to the site at the beginning of construction, stored on the site, and would not leave the site until the project is concluded. Thus, the project would have a less than significant impact.

b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less than significant. Section 15064.3 subdivision (b) of the CEQA Guidelines sets the criteria for assessing transportation impacts of a project, by analyzing Vehicle Miles Traveled (VMT), which is the sum of miles traveled by an individual vehicle within a geographic region over a given period. The OPR's *Technical Advisory* guidelines (*OPR*, 2018) include the following main components for assessment of a project's impact on VMT:

- Screening Methodologies – Identification of potential screening thresholds that establish whether the project poses significant VMT transportation impacts.
- Analysis Methodologies – If necessary, recommendations of analysis methodologies for VMT impact analysis.
- Mitigation Memorandum – If necessary, determine types of mitigation that can be considered for VMT mitigation.

The Metropolitan Transportation Commission (2024) define the screening thresholds to determine whether a project has a significant impact under CEQA pursuant to SB 743, and whether a VMT analysis is required. The threshold of significance for a project is 110 trips per day. A VMT assessment was performed, and the project is expected to generate an average of 17 daily trips with a maximum of 35 daily trips, well below the threshold of significance of 110 daily trips. The project would have less than a significant impact, and neither a detailed VMT analysis nor a mitigation memorandum would be required. Refer to **Appendix F** for the VMT memorandum.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The entirety of the project will take place within the boundaries of the Hawthorne Municipal Airport property and will not affect roadways or intersections. There would be no increase in hazards due to sharp curves, dangerous intersections, or other geometric design features because of the project. No incompatible uses of nearby roadways or intersections would result from the project.

d. Result in inadequate emergency access?

No Impact. The entirety of the project will take place within the boundaries of the Hawthorne Municipal Airport property. No roadways or transportation methods would be impacted, and there would be no obstructions to emergency routes or access to surrounding areas.

4.18 Tribal Cultural Resources

The potential impacts, if any, on tribal cultural resources for the proposed project's surrounding environments are provided in **Table 19**.

Table 19: Potential Impacts on Tribal Cultural Resources

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant with Mitigation Incorporated. The project is not located within or adjacent to any tribal cultural resource that is formally listed or eligible for listing in the California Register of Historical Resources (CRHR) or in a local register. The nearest listed historical resource in the CRHR is the California SP Hangar One, approximately 2.5 miles northwest of the site at 5701 West Imperial Highway in Los Angeles, and the nearest resource in the Los Angeles County

Register of Historic Districts is the Chester Washington Golf Course, approximately 0.5 mile east of the site at 717 East Baseline Road in West Claremont. Neither resource is tribal in nature, nor are they within an area where the project could cause a substantial adverse change.

However, in accordance with Assembly Bill 52 (AB 52), the City of Hawthorne notified tribes that may have knowledge of or affiliation with the project area. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation identified the project site as lying within a sensitive cultural landscape with high potential for unrecorded tribal cultural resources. To address this potential, the project will implement Mitigation Measures TCR-1 through TCR-4 (see Tribal Cultural Resources section), which include retaining a qualified Kizh Nation tribal monitor during all ground-disturbing activities, providing cultural sensitivity training, and following tribe-specific protocols for inadvertent discoveries. With implementation of these measures, impacts to listed or eligible tribal cultural resources would be less than significant.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation Incorporated. Under PRC § 5024.1(c), a resource may be considered historically significant if it is associated with important events or persons, embodies distinctive characteristics of a type, period, or method of construction, or has the potential to yield important information about prehistory or history. CEQA further requires consideration of the significance of a resource to a California Native American tribe.

Although no tribal cultural resources meeting these criteria have been recorded within the project site boundaries, consultation with the Gabrieleño Band of Mission Indians – Kizh Nation concluded that the project area has a high likelihood of containing buried tribal cultural resources due to its location within ancestral territory and its proximity to documented cultural landscapes and travel corridors. The City, as lead agency, has determined that mitigation is necessary to avoid or substantially lessen potential impacts. Implementation of Mitigation Measures TCR-1 through TCR-4 will ensure that any resources encountered are appropriately identified, evaluated, and protected in coordination with the tribe. With these measures in place, impacts to tribal cultural resources determined significant under PRC § 5024.1(c) would be less than significant.

Mitigation Measures

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities
Prior to the start of any ground-disturbing activities, the Hawthorne Municipal Airport shall retain a qualified Native American monitor from, or approved by, the Gabrieleño Band of Mission Indians – Kizh Nation. Ground-disturbing activities include, but are not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A written monitoring agreement with the Kizh Nation shall be executed and provided to the City of Hawthorne before commencement of any such activities or the issuance of related permits. The tribal monitor shall be present during all ground-disturbing activities and shall maintain daily logs describing construction activities, soil conditions, and any discoveries of potential tribal cultural resources. These logs shall be made available to the City upon written request. Monitoring will continue until either the City confirms in writing that all ground-disturbing activities have concluded or the Kizh Nation confirms in writing that further work no longer has the potential to affect tribal cultural resources.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

If any tribal cultural resources are discovered during construction, all work within at least 50 feet of the find shall be halted immediately. The Kizh Nation tribal monitor and/or a Kizh Nation archaeologist shall evaluate the find and determine the appropriate treatment in coordination with the City. All discovered resources will be recovered and curated by the Kizh Nation in a manner and for purposes determined solely by the Tribe, including educational, cultural, and historic preservation uses. Work in the vicinity of the find shall not resume until the tribal monitor confirms that the resource has been appropriately documented, recovered, or otherwise protected in consultation with the City.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

If human remains or associated funerary or ceremonial objects are encountered during construction, all work in the immediate vicinity shall cease, and the requirements of Public Resources Code section 5097.98 and Health and Safety Code section 7050.5 shall be followed. The location and nature of the discovery shall be kept confidential to prevent further disturbance. The Los Angeles County Coroner shall be notified, and if the remains are determined to be Native American, the Native American Heritage Commission shall be contacted within 24 hours to identify the Most Likely Descendant (MLD). Preservation in place is the preferred method of treatment, and final disposition of the remains and associated objects shall be determined in consultation with the MLD, the City of Hawthorne, and the Kizh Nation, in accordance with applicable laws and the recommendations of the Native American Heritage Commission.

TCR-4: Cultural Sensitivity Training for Construction Personnel

Prior to the commencement of any ground-disturbing or construction activities, all personnel involved in the project, including subcontractors, shall attend a Cultural Sensitivity Training session. The training shall be developed and delivered by a qualified representative of the Gabrieleño Band of Mission Indians – Kizh Nation, in coordination with the City of Hawthorne. The purpose of the training is to inform construction personnel about the cultural significance of the project area, the types of tribal cultural resources that may be encountered, the roles and authorities of the tribal monitor, and the procedures to follow in the event of an unanticipated discovery. The training shall include an overview of the history and cultural heritage of the Kizh Nation and the region, descriptions of tribal cultural resources that may be present, an explanation of Mitigation Measures TCR-1 through TCR-3, clarification of stop-work requirements, a description of the roles and responsibilities of the tribal monitor, archaeologist, contractor, and City staff, and a summary of protocols for communication, confidentiality, and respectful conduct. A sign-in sheet shall be maintained documenting attendance, and the contractor shall ensure that any new personnel arriving after the initial training receive the same instruction before participating in any ground-disturbing activities.

4.19 Utilities and Service Systems

The potential impacts, if any, on utilities and service systems for the proposed project's surrounding environments are provided in **Table 20**.

Table 20: Potential Impacts on Utilities and Service Systems

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than significant. The project includes the removal of approximately 55,000 square feet of impervious surface, catch basins, storm drain pipes, and paved valley gutters. The project would replace the 55,000 square feet of impervious surface and introduce an additional 10,000 square feet of new impervious surface to accommodate expanded hangar footprints and associated site improvements such as access roads, parking areas, and taxiways. No outdated underground utilities would be removed. Utility trenching would take place for the installation of new utility lines including storm drain pipes, sanitary sewer pipes, and underground electrical conduit lines.

The project introduces new on-site bathroom facilities within the hangars but would not significantly increase the wastewater output from the site. The project would also include new electricity lines to accommodate the new hangars facilities. No expansion of off-site utility

facilities would be needed as the project would not cause an exceedance in available capacity for water, wastewater, stormwater, electric, natural gas or telecommunications services. See **Exhibit 20** for public utility line locations in vicinity of the project.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

No Impact. The City of Hawthorne is located within the service area of the West Basin Municipal Water District (WBMWD), a member agency of the Metropolitan Water District of Southern California (MWDSC). California Water Service (Cal Water) operates the City of Hawthorne's water system and is under contract until 2027. Water supply for the City of Hawthorne comes from one groundwater well and purchased surface water from the MWDSC. The project will be constructed and operated in compliance with the WBMWD Water Shortage Contingency Plan as required under the California Water Code. The current water supply meets the water demands of the airport and will be sufficient in meeting the water demands of the project's construction phase and operation during normal and dry years.

c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. Wastewater from the Hawthorne Municipal Airport is collected by the local sewer system managed by Los Angeles County Sanitation Districts (LACSD). Wastewater treatment is provided by the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in Carson, California. The project includes the addition of permanent restrooms; however, the construction would not significantly impact the wastewater output of the airport during project operation since the project is not expected to dramatically increase the number of permanent airport employees. Project construction would bring a number of temporary workers to the site. However portable toilets would be provided for their use on site, eliminating any additional temporary stress on wastewater systems. Wastewater from the portable bathroom stations would be collected by a private portable toilet company. Therefore, the project would have no impact on wastewater treatment providers or systems.

d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than significant. The project would create some small office spaces and workshops within the hangars that are not expected to generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure during project operation.

During project construction, there would be large amounts of solid waste from demolition, however this would not impact waste management infrastructure as this waste would be managed and transported to Scholl Canyon Landfill privately by the contractor. According to CalRecycle Solid Waste Information System, the Scholl Canyon Landfill permits a maximum of 3,400 tons of solid waste to be added per day, and as of March 1, 2021, the Landfill has 3.5 million cubic yards of remaining capacity. The cease operation date for the Landfill is April 1, 2030, approximately three years following the expected completion of the project (*CalRecycle, 2025*). Therefore, the project's potential to exceed state or local standards, or exceed the capacity of local infrastructure would be a less than significant impact.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. Chapter 8.16, Solid Waste and Recycling, of the City of Hawthorne Code of Ordinances lays forth the City's regulations related to solid waste. The contractor will ensure compliance with this Solid Waste and Recycling Ordinance to ensure proper disposal of solid

waste. There will be no failure to comply with federal, state, or local management and reduction statutes or regulations related to solid waste.

4.20 Wildfire

The potential impacts, if any, on wildfires for the proposed project's surrounding environments are provided in **Table 21.**

Table 21: Potential Impacts of Wildfire

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project would not interfere with transportation routes and therefore would not impair an adopted emergency response plan or emergency evacuation plan.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The project is in a highly developed urban setting and is not within a CalFire designated fire hazard severity zone. The nearest very high fire hazard severity zone is approximately five miles north of the project site (see **Exhibit 21**). Additionally, the project is located within an airport boundary which is, by nature, flat with no significant slopes or topography. Thus, the project would have no impact on the exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant. The project would not require the installation of new roads, fuel breaks, or emergency water sources, which are typically associated with increased fire risk or potential environmental impacts. However, the project includes the removal and replacement of existing utility lines that are primarily beneath paved surfaces and within previously disturbed rights-of-way. The utility improvements would involve temporary ground disturbance but would occur in areas that have been previously developed and do not contain sensitive environmental resources.

BMPs would be implemented during construction to control erosion, sedimentation, and stormwater runoff, ensuring that any potential short-term impacts are minimized. Since the replacement of utility lines would not involve expanding the footprint of the existing infrastructure or introducing new facilities that could increase fire risk, the potential for exacerbating wildfire hazards is negligible. Additionally, ongoing maintenance of the replaced infrastructure is not anticipated to result in long-term adverse environmental impacts, as the lines will remain underground and within existing developed corridors.

Given that the project is limited to replacement activities and does not introduce new infrastructure that could alter fire risk or significantly affect the surrounding environment, the potential for temporary or ongoing impacts is minimal. Therefore, impacts associated with the installation or maintenance of associated infrastructure would be less than significant.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The project would be located on a flat paved surface. There are no major streams or sloped vegetated areas of land in the vicinity of the project, and therefore there would be no impact.

4.21 Mandatory Findings of Significance

The mandatory findings of significance, if any, for the proposed project's surrounding environments are provided in **Table 22**.

Table 22: Mandatory Findings of Significance

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Potential Impacts	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation Incorporated. The proposed project would occur entirely on previously disturbed, developed airport land and would not encroach upon any natural habitat for fish or wildlife species. The project site is located within an active general aviation airport environment and lacks natural vegetation or habitat features that would support sensitive biological communities. As such, the project would have no direct or indirect impacts on fish, wildlife, or plant species. Although the project includes the construction of new aircraft hangars, it is not anticipated to significantly increase the number of flights to or from the airport. As identified in the 2019 Airport Layout Plan Update and Narrative Report, the project supports forecasted growth in based aircraft (from 112 in 2022 to 123 by 2027) and does not induce aviation activity beyond what was previously planned. Therefore, the project would not increase the existing risk to bird populations or other wildlife beyond current conditions associated with ongoing airport operations.

The site has been previously graded and developed; however, because it lies within the ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation, AB 52 consultation determined that there is a high potential for unrecorded tribal cultural resources to be present beneath the modern infrastructure. While no ground-disturbing activities are proposed in undisturbed natural areas, subsurface excavation could encounter buried cultural resources or human remains. To avoid or substantially lessen potential impacts to such resources, the project will implement Mitigation Measures TCR-1 through TCR-4, which require the retention of a qualified Kizh Nation tribal monitor during all ground-disturbing activities, cultural sensitivity training, procedures for unanticipated discovery of tribal cultural resources, and coordination with the Kizh Nation and the MLD in the event of discovery of human remains. With these measures in place, the project would not eliminate important examples of California history or prehistory, and impacts would be less than significant.

In addition, the site contains remediation and monitoring wells managed under DTSC oversight. As discussed in Sections 4.9(d) and 4.10(a–e), construction of the hangars will require

coordination with DTSC, Northrop Grumman, and CDM Smith to ensure that well conversion, abandonment, or relocation does not truncate ongoing groundwater remediation efforts. These protections are addressed through Mitigation Measure HAZ-1. With implementation of Mitigation Measure HAZ-1 and Mitigation Measures TCR-1 through TCR-4, the project would not eliminate important examples of California history or prehistory, nor interfere with environmental remediation efforts. Therefore, impacts would be less than significant with mitigation incorporated.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less than Significant with Mitigation Incorporated. The proposed project at Hawthorne Municipal Airport would not result in impacts that are cumulatively considerable when viewed in connection with past, present, and probable future projects in the surrounding area. Most potential impacts associated with the project are expected to occur during the construction phase, including temporary increases in noise, air emissions, and vibration from equipment and vehicle operations, as well as minor disruptions to traffic flow and local infrastructure. These impacts will be minimized through the implementation of BMPs and adherence to regulatory requirements, including compliance with the 2022 CGP and SCAQMD Rule 403 for fugitive dust control.

When considered alongside past and ongoing projects at the airport, such as hangar upgrades, maintenance work, and infrastructure improvements, the incremental contribution of this project to cumulative impacts remains limited. Additionally, large-scale regional projects such as the Metro C Line Extension to Torrance and the LAX Automated People Mover are not expected to have cumulative environmental impacts with the Hawthorne Airport Hangars Project due to differences in location, scope, and construction schedules.

However, cumulative impacts must also account for site-specific issues related to hazardous materials remediation and tribal cultural resources. Construction of the new hangars will affect DTSC-managed remediation wells, and without safeguards, could truncate groundwater cleanup efforts. This issue is addressed through Mitigation Measure HAZ-1 (Remediation Well Protection, Conversion, and Coordination). In addition, because the site lies within the ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation, ground disturbance could encounter tribal cultural resources or human remains. This potential cumulative impact is addressed through Mitigation Measures TCR-1 through TCR-4 which require tribal monitoring, cultural sensitivity training, discovery procedures, and coordination with the Kizh Nation and the MLD.

With implementation of Mitigation Measure HAZ-1 and Mitigation Measures TCR-1 through TCR-4, the project would not make a cumulatively considerable contribution to environmental impacts when viewed in connection with other projects. Therefore, impacts would be less than significant with mitigation incorporated.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The proposed project is not expected to introduce new elements that would directly or indirectly cause substantial adverse effects on human beings. The project primarily involves the construction of new hangars and associated infrastructure improvements at Hawthorne Municipal Airport, which will enhance operational efficiency and safety. During construction, temporary environmental effects such as air quality impacts, noise, and vibration will occur but will be minimized through best management

practices, compliance with SCAQMD Rule 403 for dust control, and adherence to the City of Hawthorne's Municipal Code noise standards.

In addition, construction of the hangars will affect DTSC-managed remediation wells. Without safeguards, well abandonment, conversion, or relocation could truncate ongoing remediation efforts, potentially prolonging or worsening groundwater contamination and creating a public health concern. This issue is addressed through Mitigation Measure HAZ-1, which requires DTSC approval of all well modifications to ensure the groundwater cleanup program continues to protect human health. The project site is also located within an area of high tribal cultural resource sensitivity, and subsurface disturbance could encounter previously unrecorded cultural materials or human remains. Mitigation Measures TCR-1 through TCR-4 require the presence of a qualified Kizh Nation tribal monitor, cultural sensitivity training, procedures for the unanticipated discovery of tribal cultural resources, and compliance with state law regarding human remains, thereby avoiding adverse cultural or social impacts on tribal members and the broader community.

Once operational, the project will improve workplace conditions for airport employees by providing modern, safer facilities that meet current building and safety codes. With compliance with federal, state, and local environmental regulations, and with implementation of Mitigation Measure HAZ-1 and Mitigation Measures TCR-1 through TCR-4, the project would not cause substantial adverse effects on human beings. Therefore, impacts would be less than significant with mitigation incorporated.

5.0 Mitigated Negative Declaration (ND)

The following MND highlights potentially significant impacts, if any, to surrounding environments and any required conditions of approval for the processing of this proposal.

5.1 Introduction

Project Title:

Hawthorne Airport Hangars Development Project

Lead Agency Address:

City of Hawthorne – Airport Division
12101 Crenshaw Boulevard, Suite 300
Hawthorne, CA 90250

Project Sponsor and Address:

City of Hawthorne – Airport Division
12101 Crenshaw Boulevard, Suite 300
Hawthorne, CA 90250

Existing General Plan Designation and Zoning:

Airport Master Plan zoning classification – City of Hawthorne

Project Description:

The proposed project involves the phased demolition of outdated structures and the construction of 13 new aviation hangars at four distinct locations within the boundaries of Hawthorne Municipal Airport. The hangars will accommodate private aircraft and aviation-related businesses, and support aviation operations. The project includes associated

improvements such as new taxiways, parking areas, utilities, grading, stormwater management infrastructure, and erosion control measures.

Location of Project:

The project is located entirely within Hawthorne Municipal Airport, also known as Jack Northrop Field, at 12101 Crenshaw Boulevard, Hawthorne, California 90250.

5.2 Findings

The City of Hawthorne, as the Lead Agency for the Hawthorne Airport Hangars Project, has reviewed the proposed project's environmental effects pursuant to the California Environmental Quality Act. Based on the information and analysis presented in the Initial Study, the City finds that:

- The proposed project would not have a significant effect on the environment.
- All potential environmental impacts are either less than significant or have been reduced to a less than significant level through the incorporation of standard regulatory compliance measures, design features, best management practices, and mitigation measures.
- The project does not trigger any of the conditions that would require preparation of an Environmental Impact Report (EIR) under CEQA Guidelines Section 15064.
- Although the project site is listed pursuant to Government Code § 65962.5 due to historical contamination and existing remediation wells, DTSC has determined that some wells within the hangar footprints must be converted, abandoned, or relocated. To ensure that these activities do not truncate ongoing groundwater cleanup efforts, Mitigation Measure HAZ-1 requires coordination with DTSC, Northrop Grumman, and CDM Smith to confirm that well modifications are protective of long-term remediation goals and human health.
- Because the site lies within the ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation, there is a high potential for unrecorded tribal cultural resources beneath modern infrastructure. Mitigation Measures TCR-1 through TCR-4 require cultural sensitivity training, the presence of a tribal monitor during ground-disturbing activities, procedures for unanticipated discoveries, and compliance with state law in the event of human remains, thereby ensuring that potential impacts to tribal cultural resources are reduced to less than significant.
- The project will comply with the Construction General Permit (Order 2022-0057-DWQ) and prepare and implement a SWPPP, ensuring erosion control, sediment containment, and stormwater quality protection during construction.
- The project is consistent with all applicable plans, policies, and regulations adopted to reduce environmental effects, including the General Plan, zoning ordinance, the Air Quality Management Plan (AQMP), and other regional and local standards.
- With implementation of required mitigation, no substantial adverse effects on scenic resources, historical or archaeological resources, biological or cultural resources, or tribal cultural resources are expected.
- Construction and operational noise and vibration levels would remain below established thresholds, particularly for adjacent sensitive land uses such as nearby residential zones and Zela Davis Elementary School.

- The proposed project does not have the potential to significantly degrade environmental quality, reduce wildlife habitats, cause fish or wildlife population declines, eliminate plant or animal communities, or reduce the number or restrict the range of rare or endangered plants or animals.

5.3 Determinations

(To be completed by the Lead Agency)

The environmental factors checked below would be potentially affected by this proposed project, as indicated by the checklist below. Potentially Affected Environmental Factors:		
☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report (EIR) or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

X _____ X _____

Contact Name

City of Hawthorne

Date

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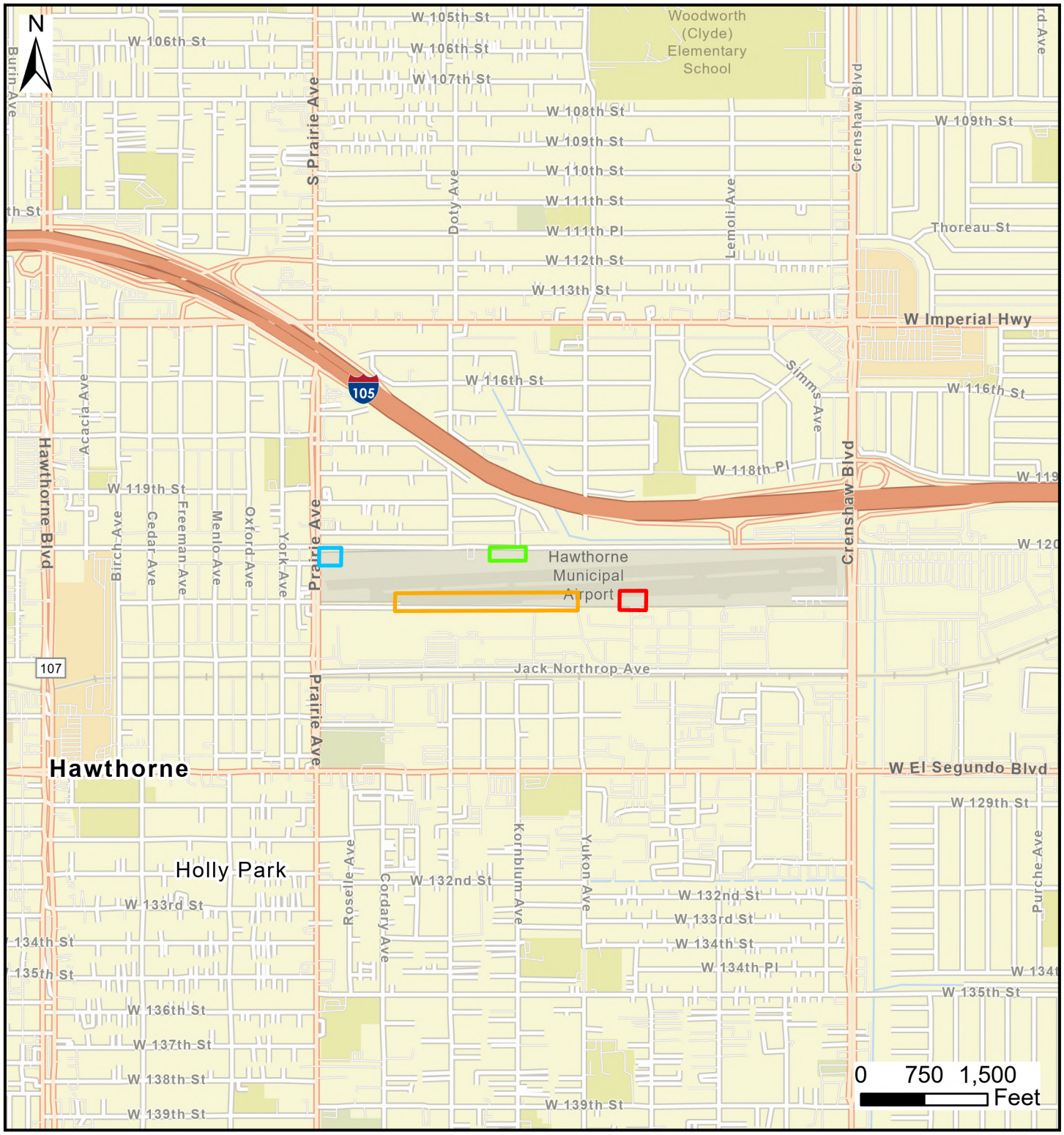
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Exhibits



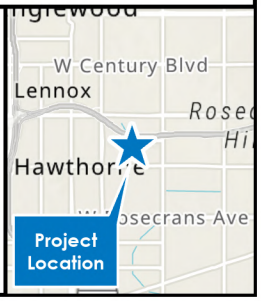
Hawthorne Airport Hangars Project

Exhibit 1 - Site Vicinity

Watearth

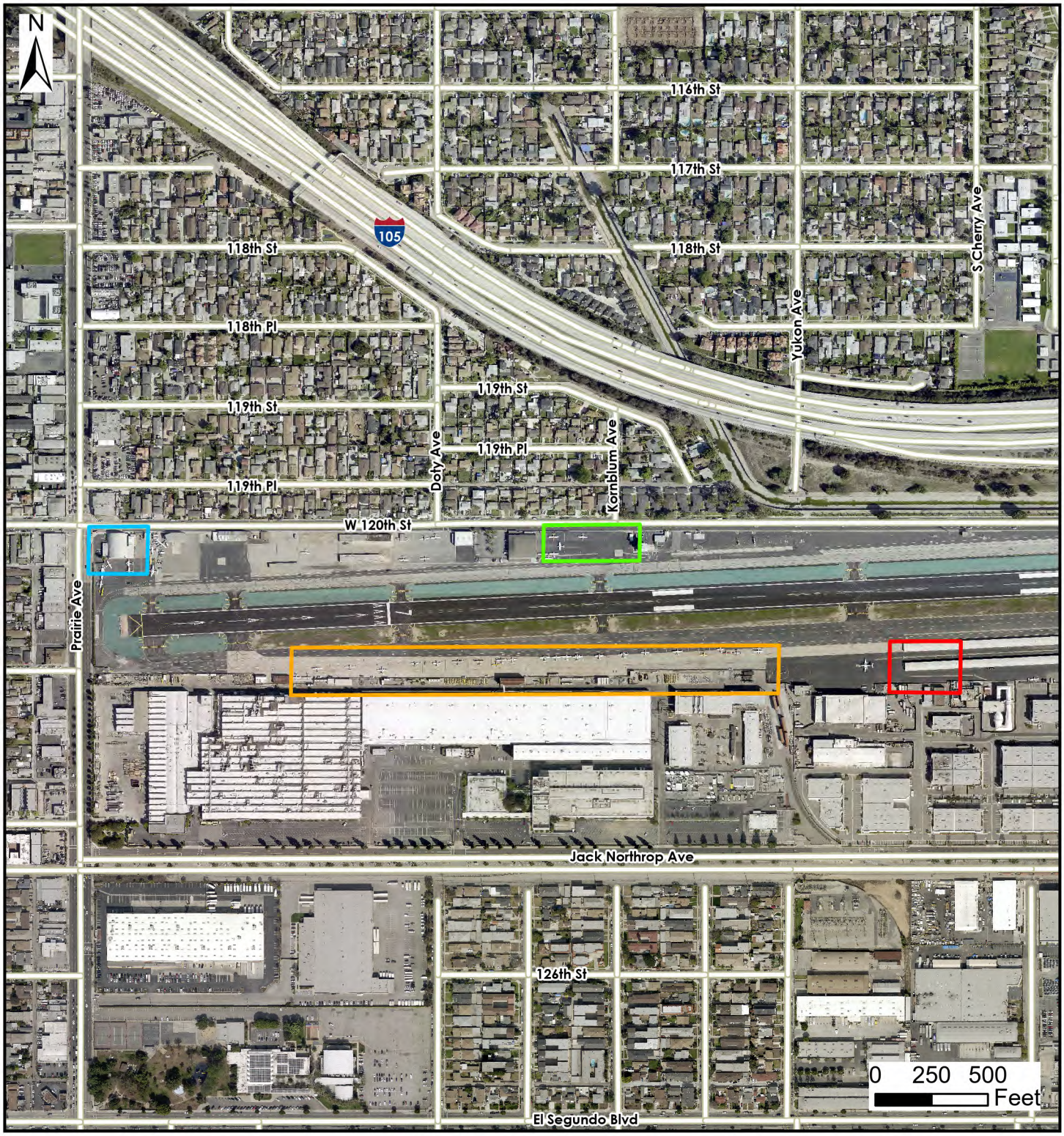
Legend

- Northeast hangar development
- Northwest hangar development
- Southeast hangar development
- Southwest hangar development



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Datum: NAD83, Units: US Feet
Sources: Esri

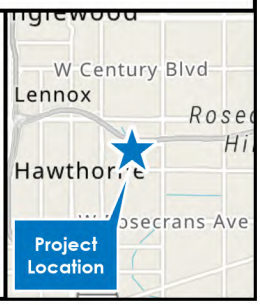


Hawthorne Airport Hangars Project

Exhibit 2 - Aerial Photo

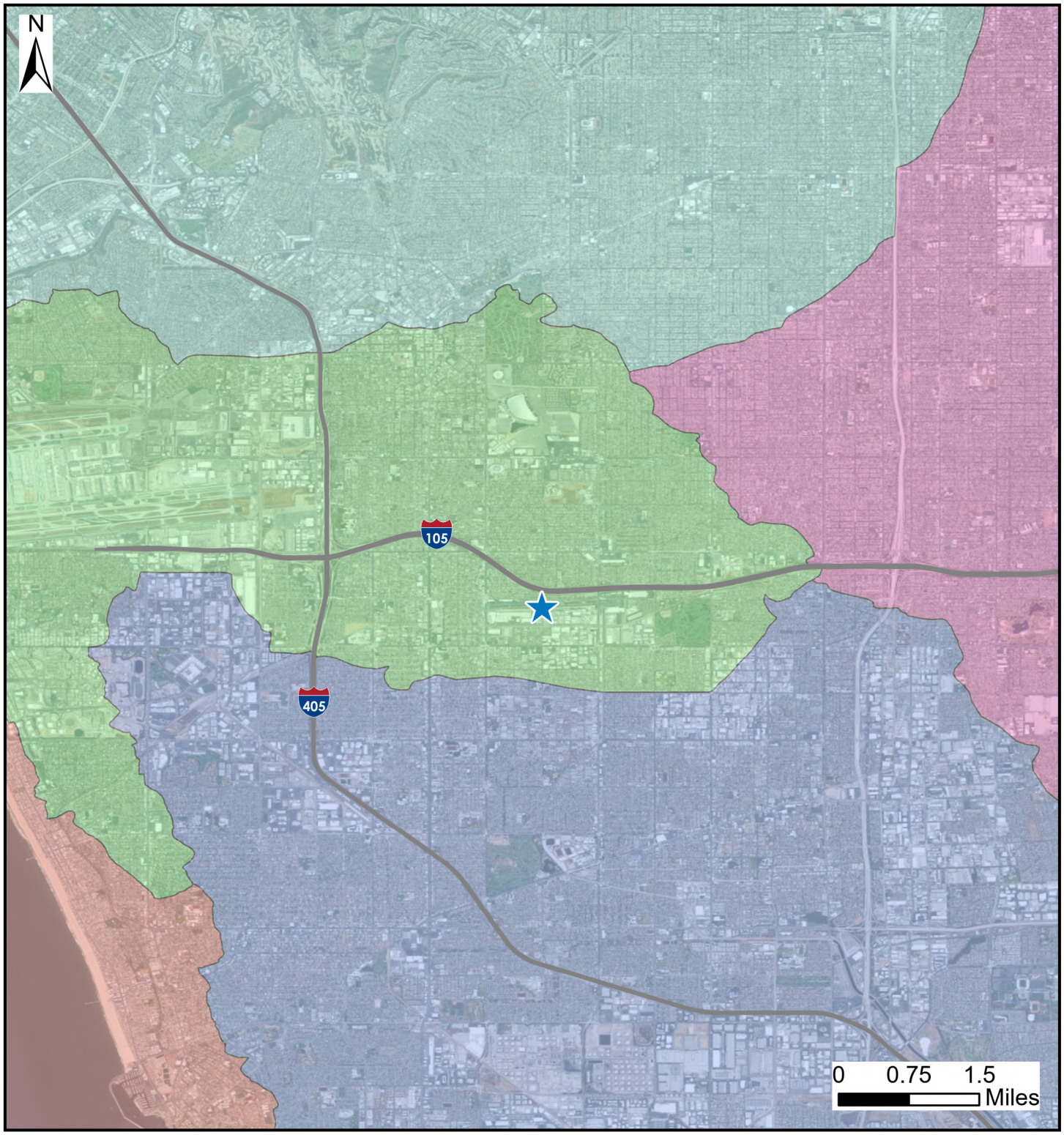
Legend

- Roads
- Northeast hangar development
- Northwest hangar development
- Southeast hangar development
- Southwest hangar development



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Datum: NAD83, Units: US Feet
Sources: Esri, USGS



Hawthorne Airport Hangars Project

Exhibit 3 - HUC-12 Watersheds

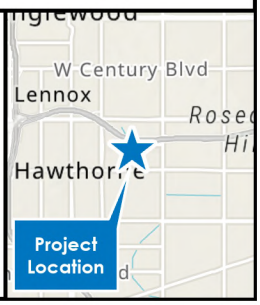
Watearth

Legend

- Project Location
- Highways

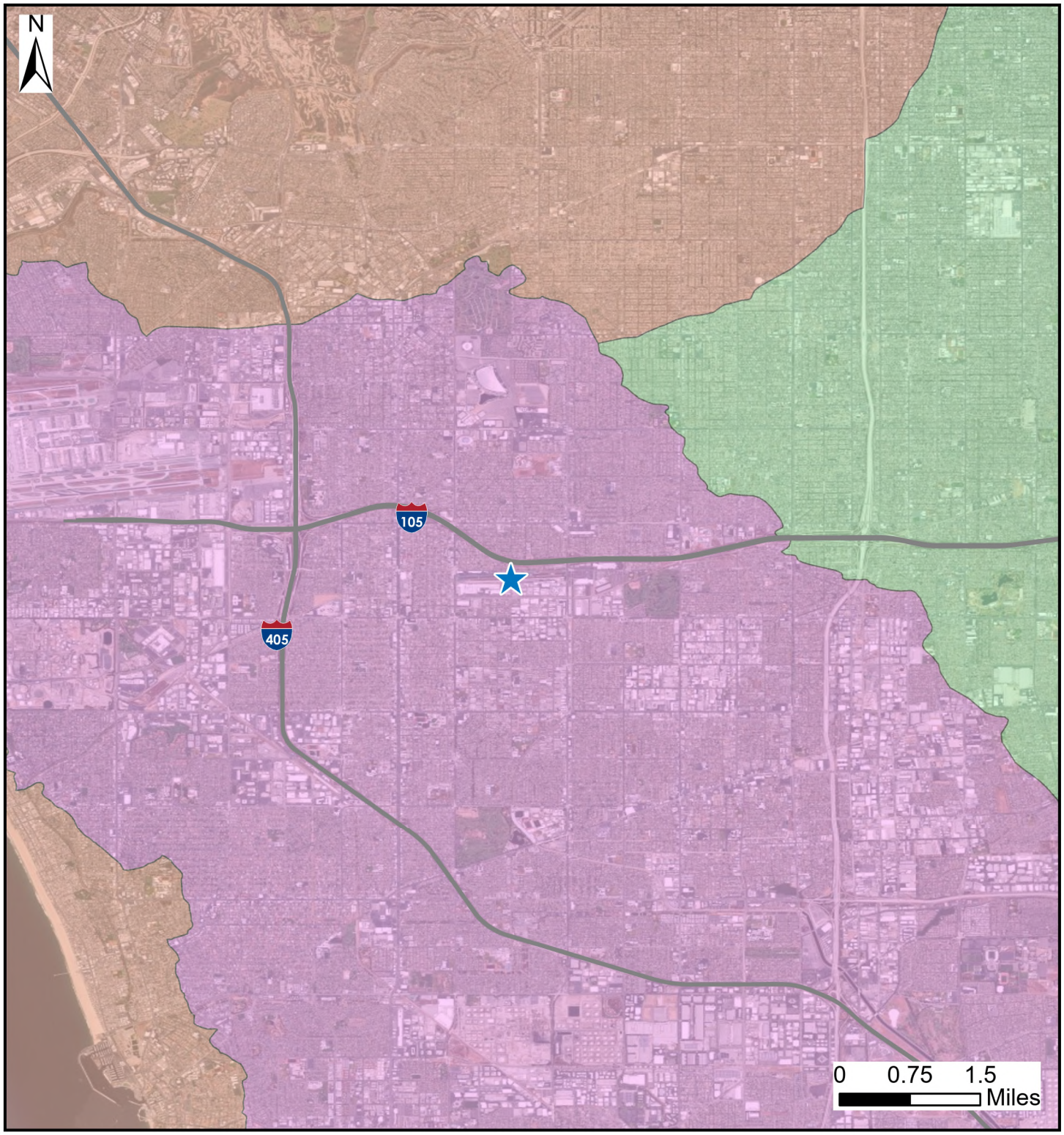
HUC-12 Watersheds

- Ballona Creek
- Compton Creek-Los Angeles River
- Lower Dominguez Channel
- Manhattan Beach-Frontal Santa Monica Bay
- Upper Dominguez Channel



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Datum: NAD83, Units: US Feet
Sources: Esri, USGS



Hawthorne Airport Hangars Project

Exhibit 4 - HUC-8 Watersheds

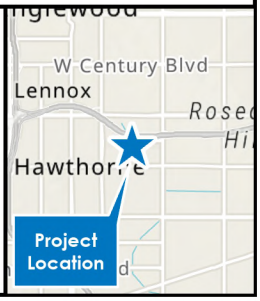
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Legend

- Project Location
- Highways

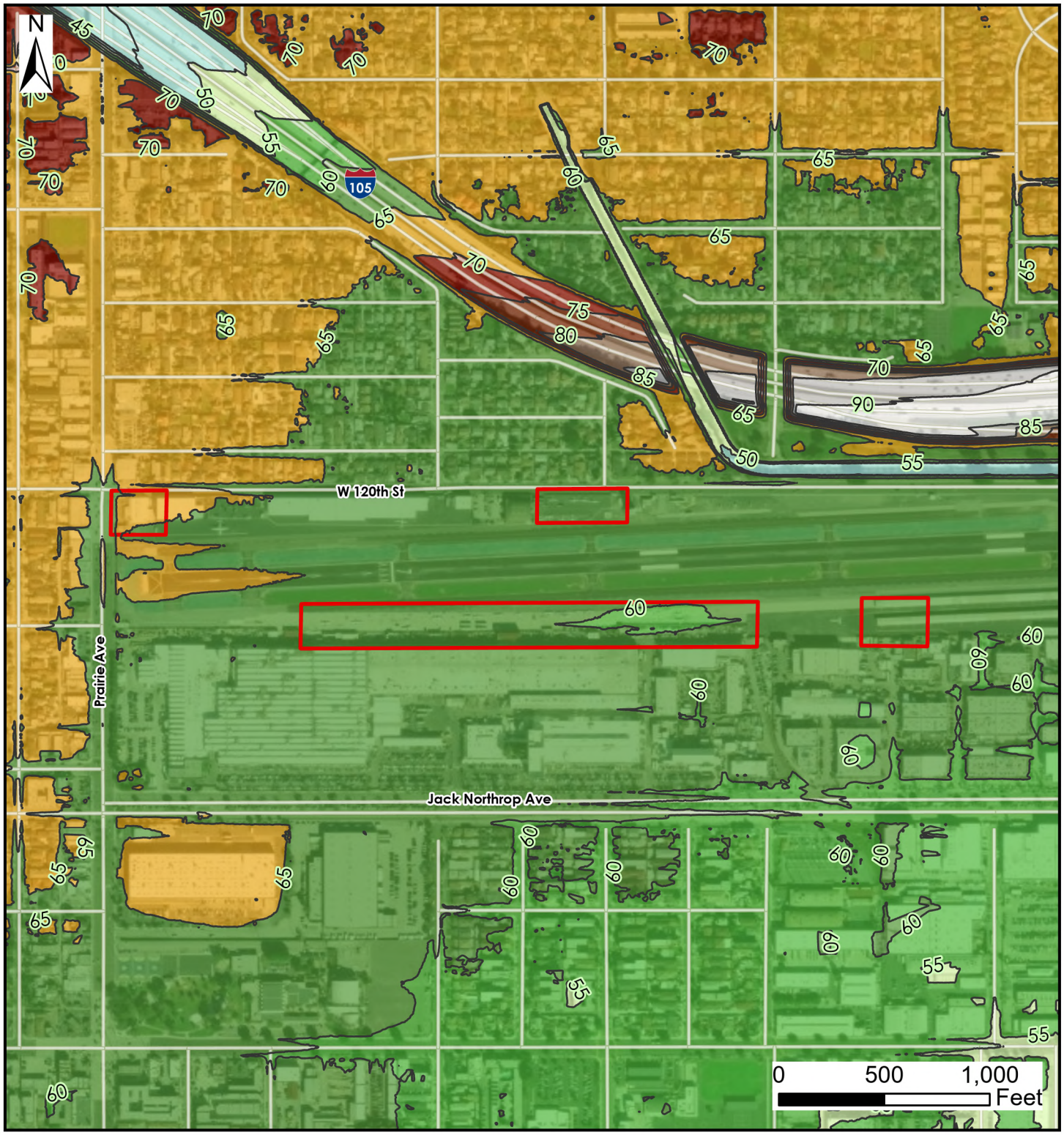
HUC-8 Watersheds

- Los Angeles
- San Gabriel
- Santa Monica Bay



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Datum: NAD83, Units: US Feet
Sources: Esri, USGS



Hawthorne Airport Hangars Project

Exhibit 5 - Topography

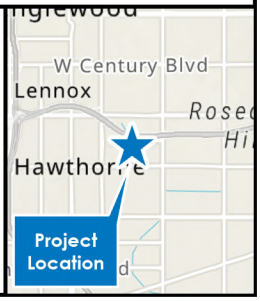
Watearth

Legend

- 5-Foot Contour Line
- Roads
- Project Area

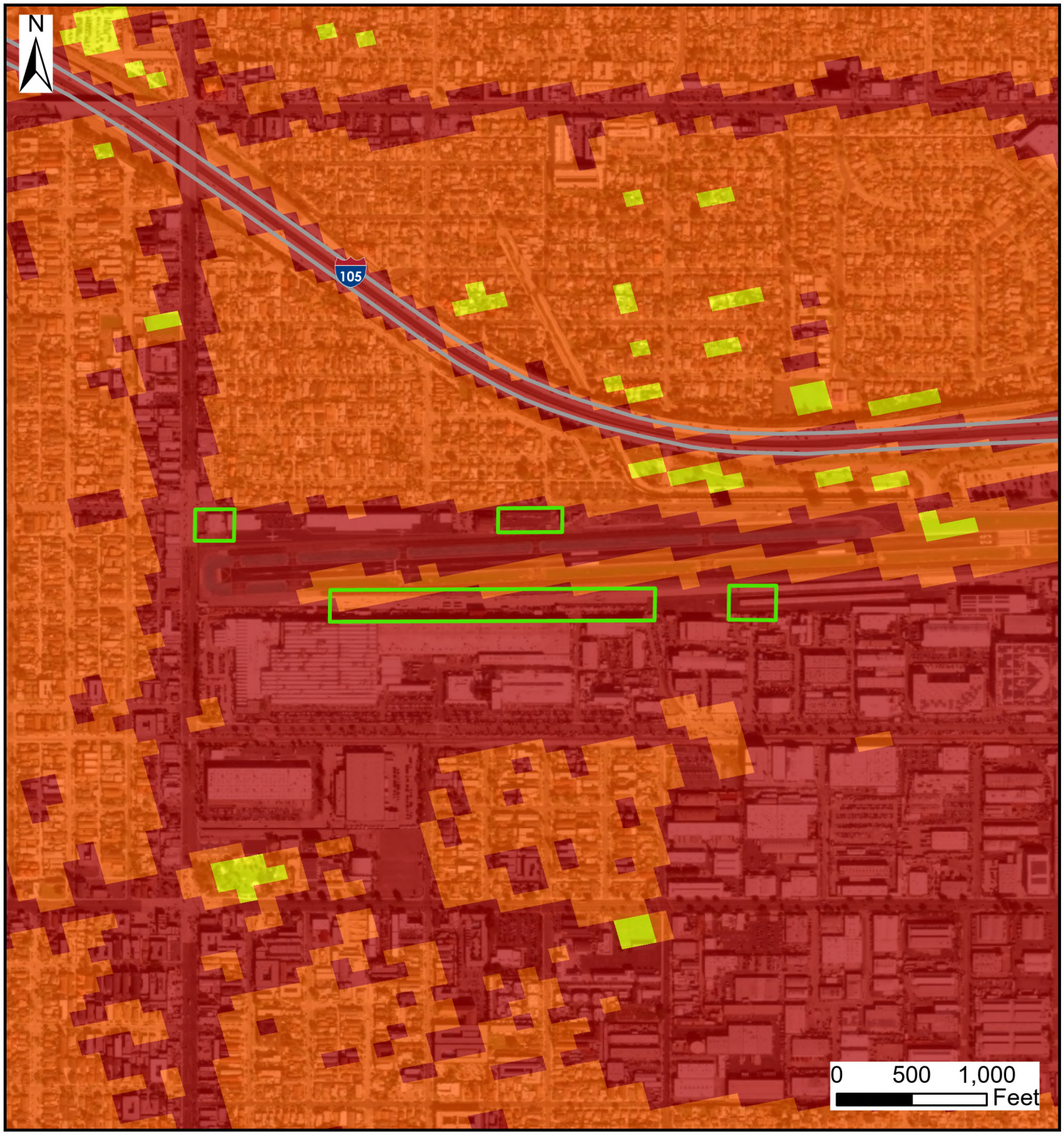
Elevation (Feet)

- ≤ 50
- 50.001 - 55
- 55.001 - 60
- 60.001 - 65
- 65.001 - 70
- 70.001 - 75
- 75.001 - 80
- 80.001 - 85
- 85.001 - 90
- 90.001 - 95



24-151.01
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Datum: NAD83, Units: US Feet
Sources: Esri, USGS



Hawthorne Airport Hangars Project

Exhibit 6 - Land Cover

Watearth

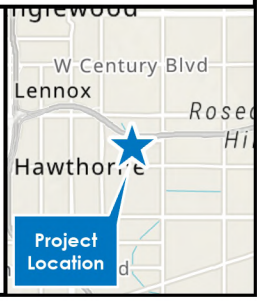
Legend

- Highways
- Project Area

Land Cover

Value

- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity



24-151.01
D. Jacobson - April 9, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, NLCD



Hawthorne Airport Hangars Project

Exhibit 7 - Biological Resources

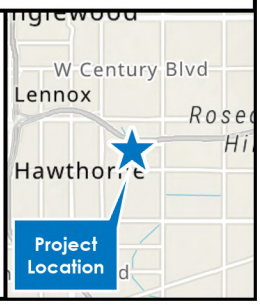
Watearth

Legend

- Project Location
- Highways

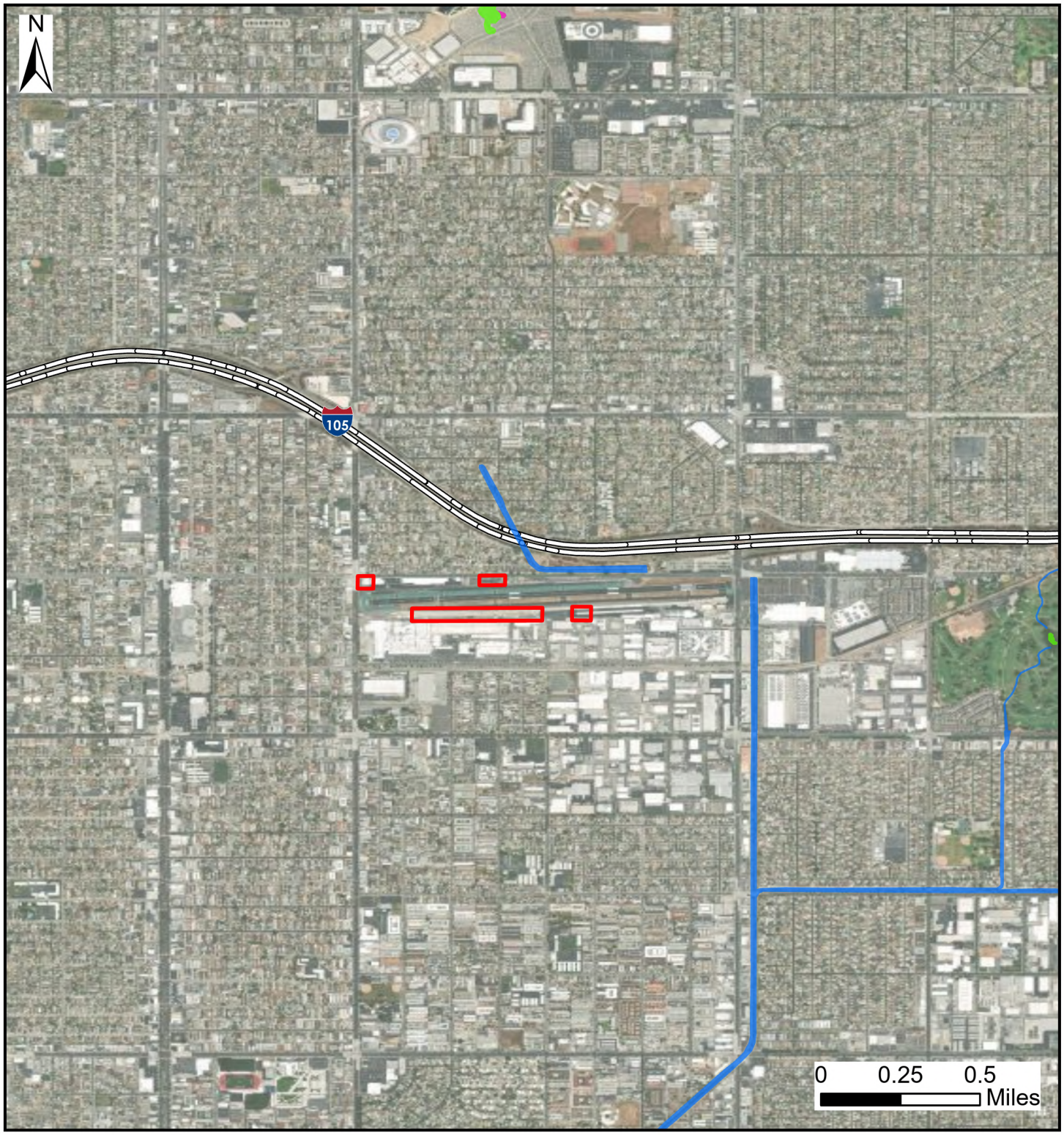
Critical Habitat Species

- Coastal California gnatcatcher
- Western Snowy Plover



24-151.01
D. Jacobson - April 9, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USFWS



Hawthorne Airport Hangars Project

Exhibit 8 - Wetlands

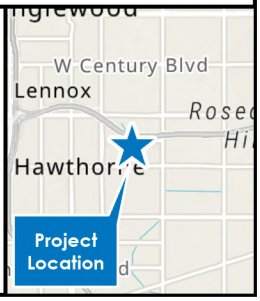
Watearth

Legend

- Highways
- Project Area

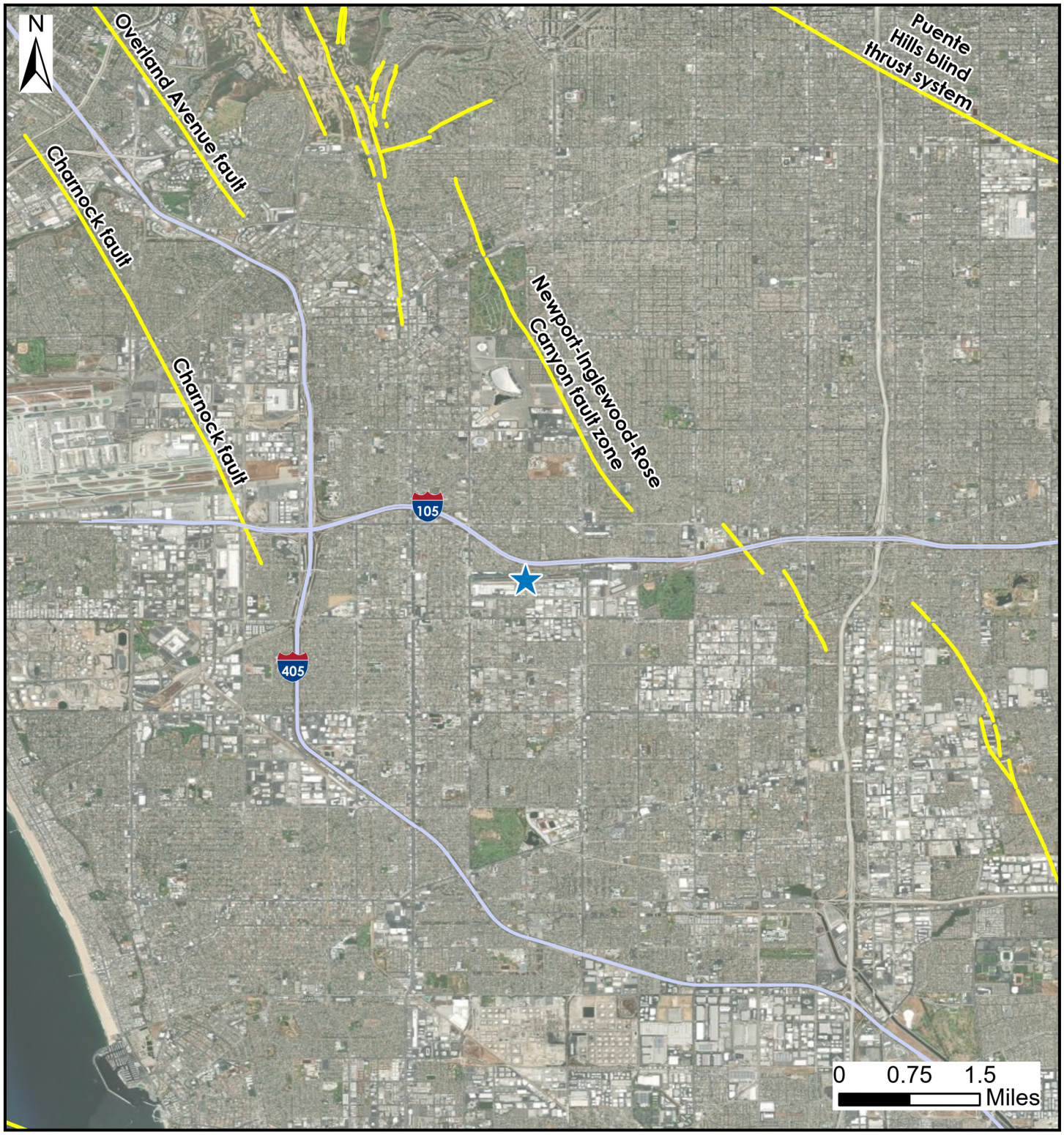
Wetland Type

- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine



24-151.01
D. Jacobson - February 3, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USFWS



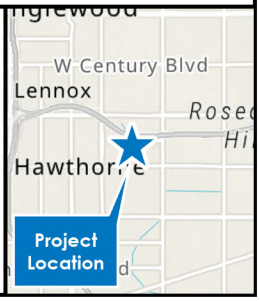
Hawthorne Airport Hangars Project

Exhibit 9 - Fault Lines

Watearth

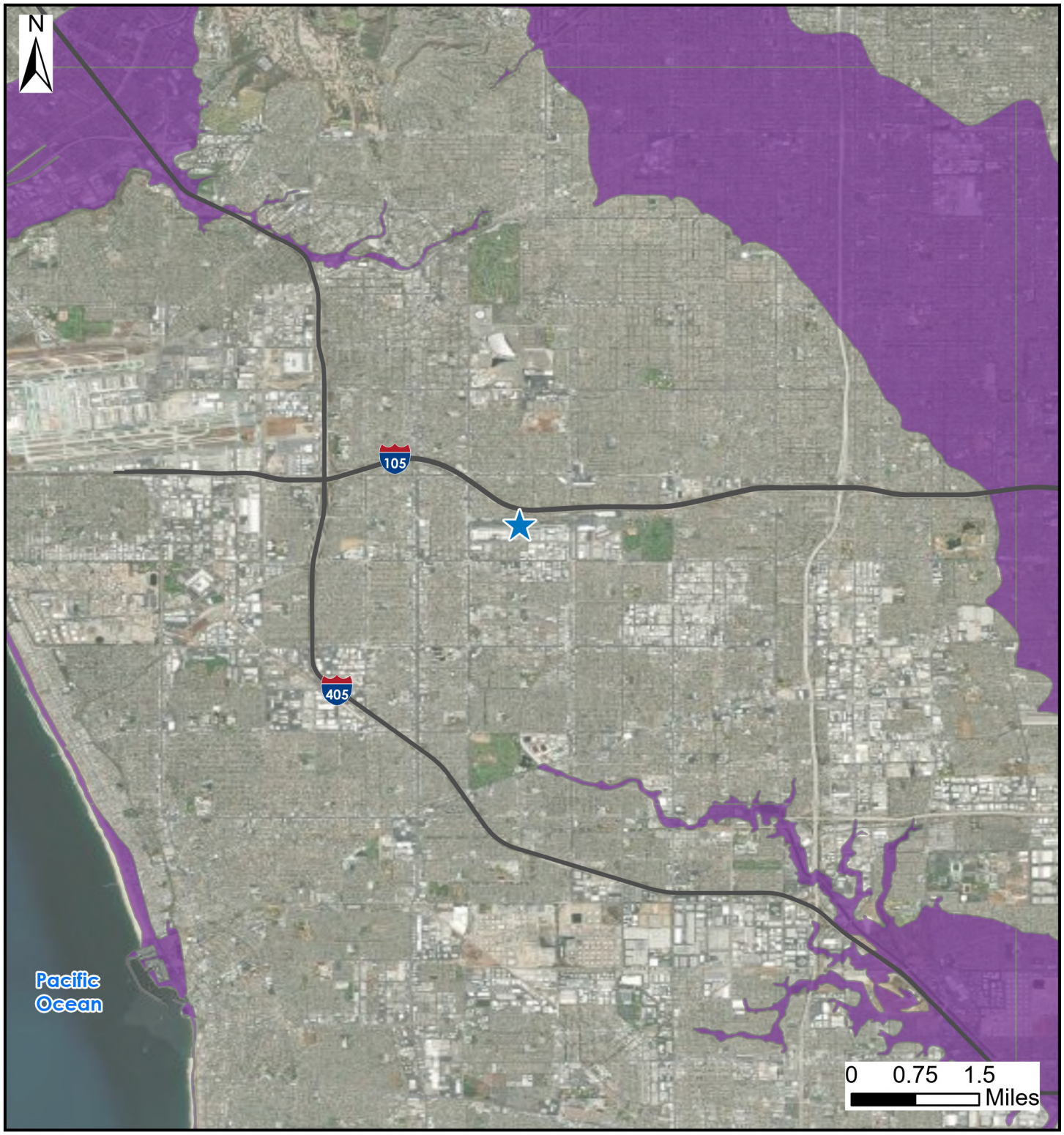
Legend

- Project Location
- Highways
- Fault Lines



24-151.01
D. Jacobson - February 3, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USGS



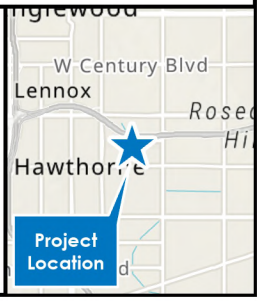
Hawthorne Airport Hangars Project

Exhibit 10 - Liquefaction Hazard Zones

Watearth

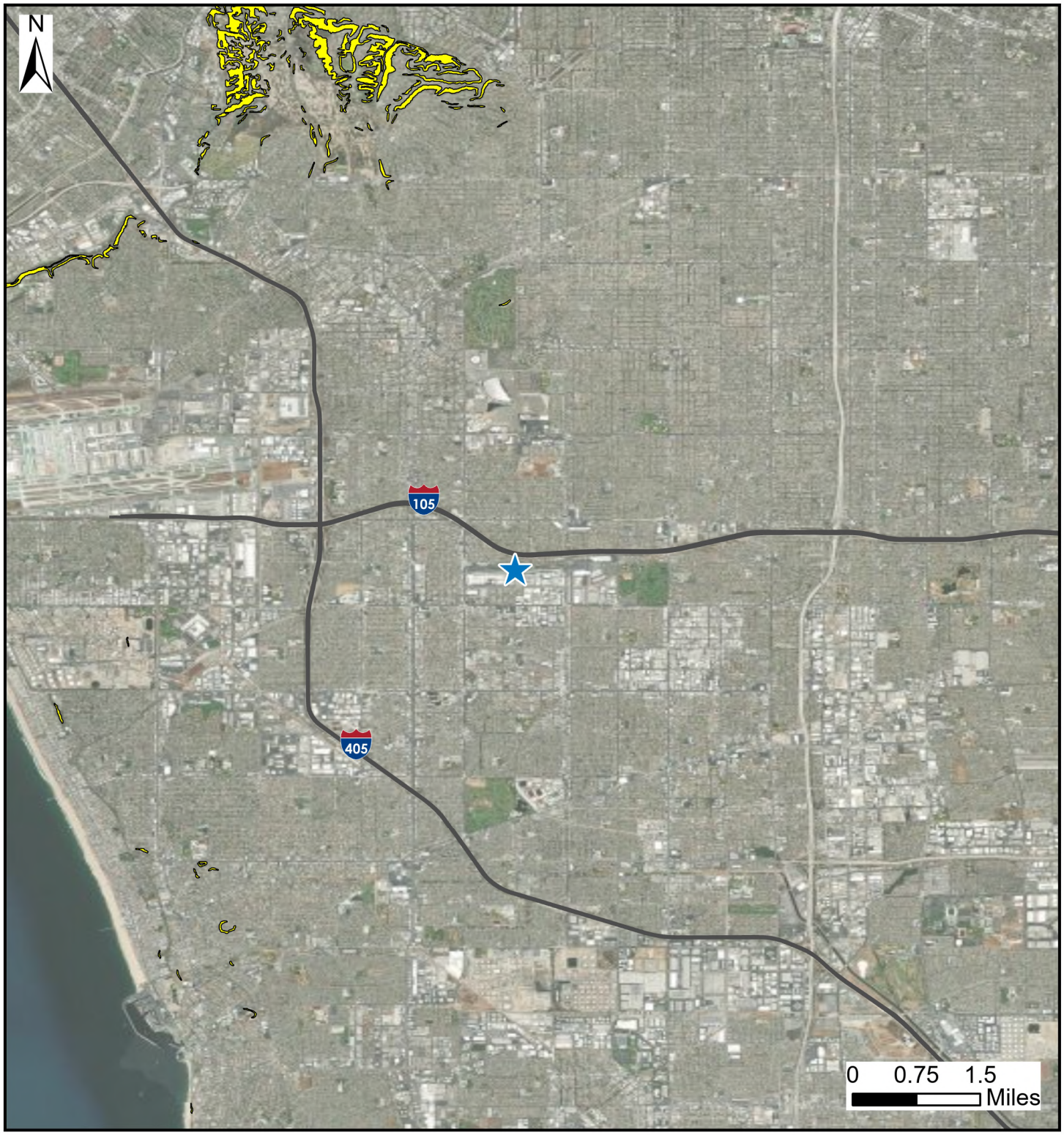
Legend

- Project Location
- Highways
- Liquefaction Hazard Zones



24-151.01
D. Jacobson - February 3, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USGS, CA State Geoportal



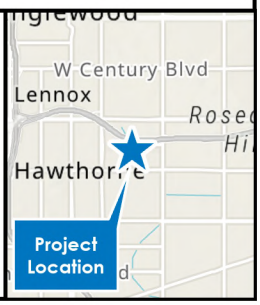
Hawthorne Airport Hangars Project

Exhibit 11 - Landslide Hazard Zones

Watearth

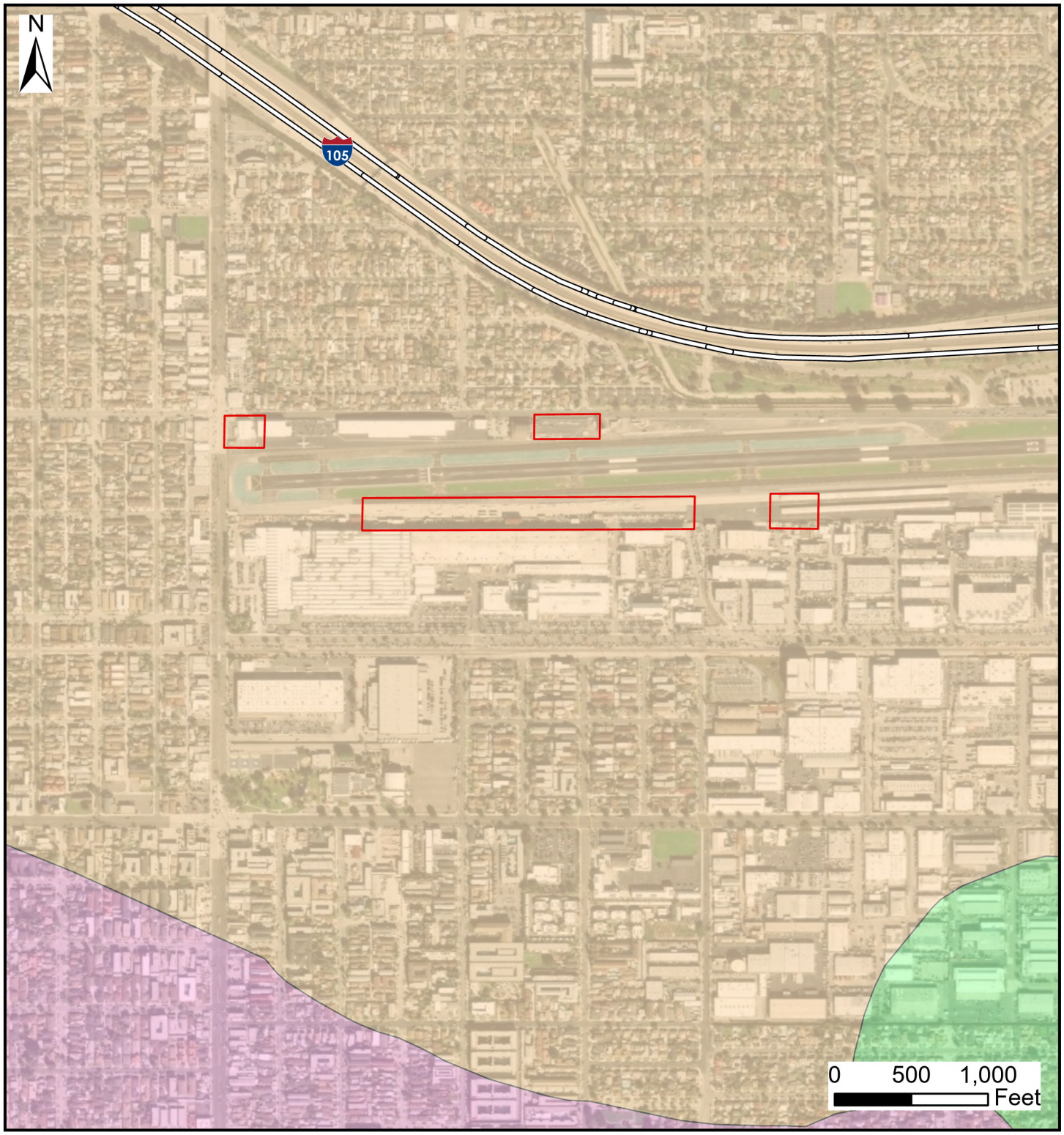
Legend

- Project Location
- Highways
- Landslide Hazard Zones



24-151.01
D. Jacobson - February 3, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USGS, CA State Geoportal



Hawthorne Airport Hangars Project

Exhibit 12 - Soils

Watearth

Legend

- Highways
- Project Area

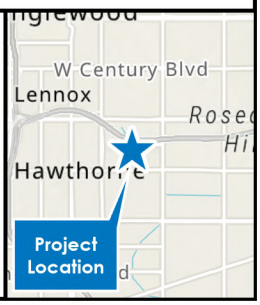
USDA Soil Groups

- 1013
- 1014
- 1130

1013 - Urban land-Centinela-Typic Xerorthents, fine substratum complex, 0 to 2 percent slopes

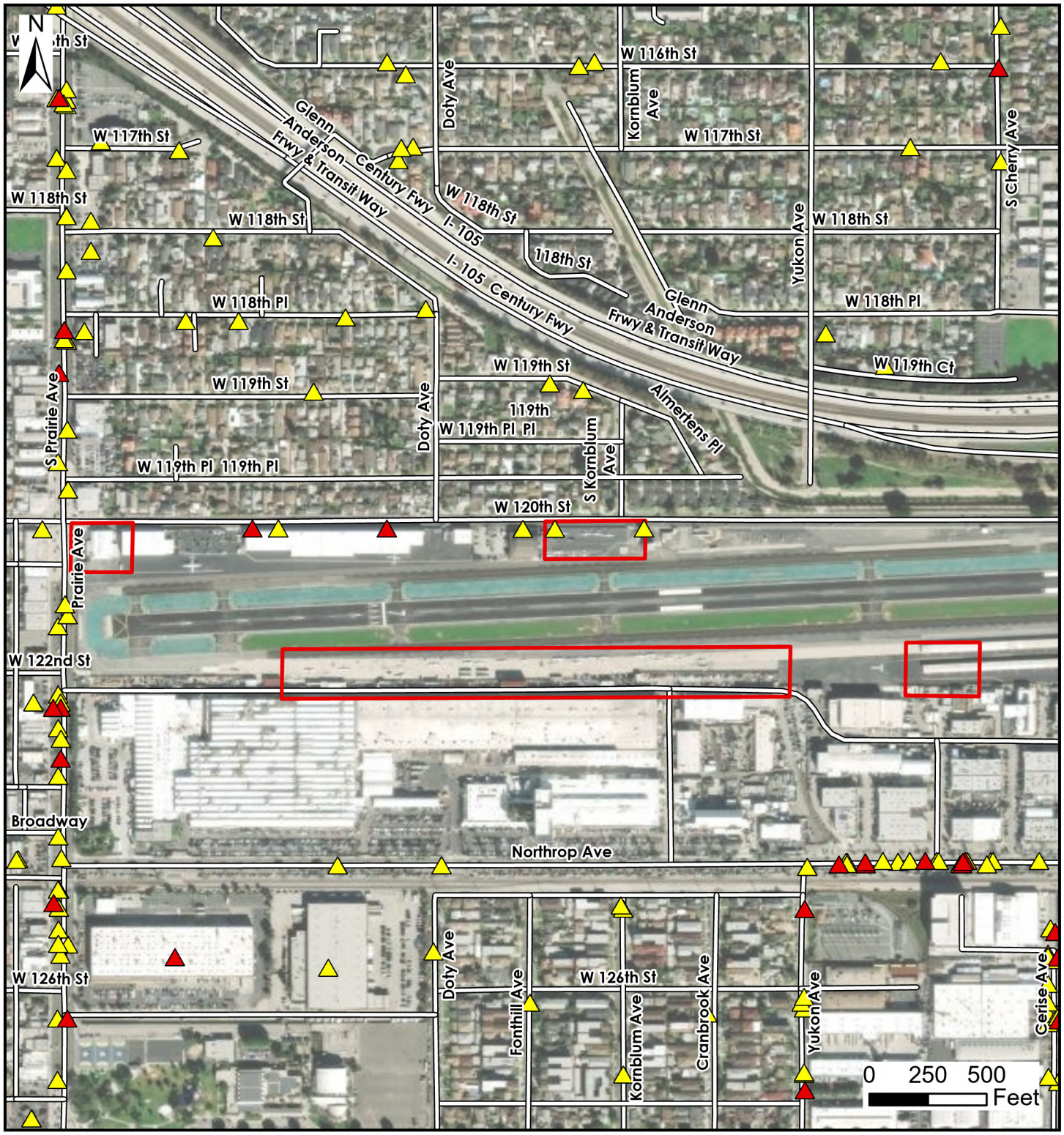
1014 - Urban land-Aquic Xerorthents, fine substratum-Cropley complex, 0 to 5 percent slopes

1130 - Urban land-Windfetch-Typic Haploxerolls complex, 0 to 2 percent slopes



24-151.01
D. Jacobson - February 3, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, USDA



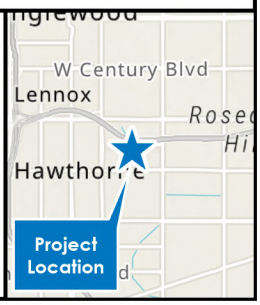
Hawthorne Airport Hangars Project

Exhibit 13 - Hazardous Materials

Watearth

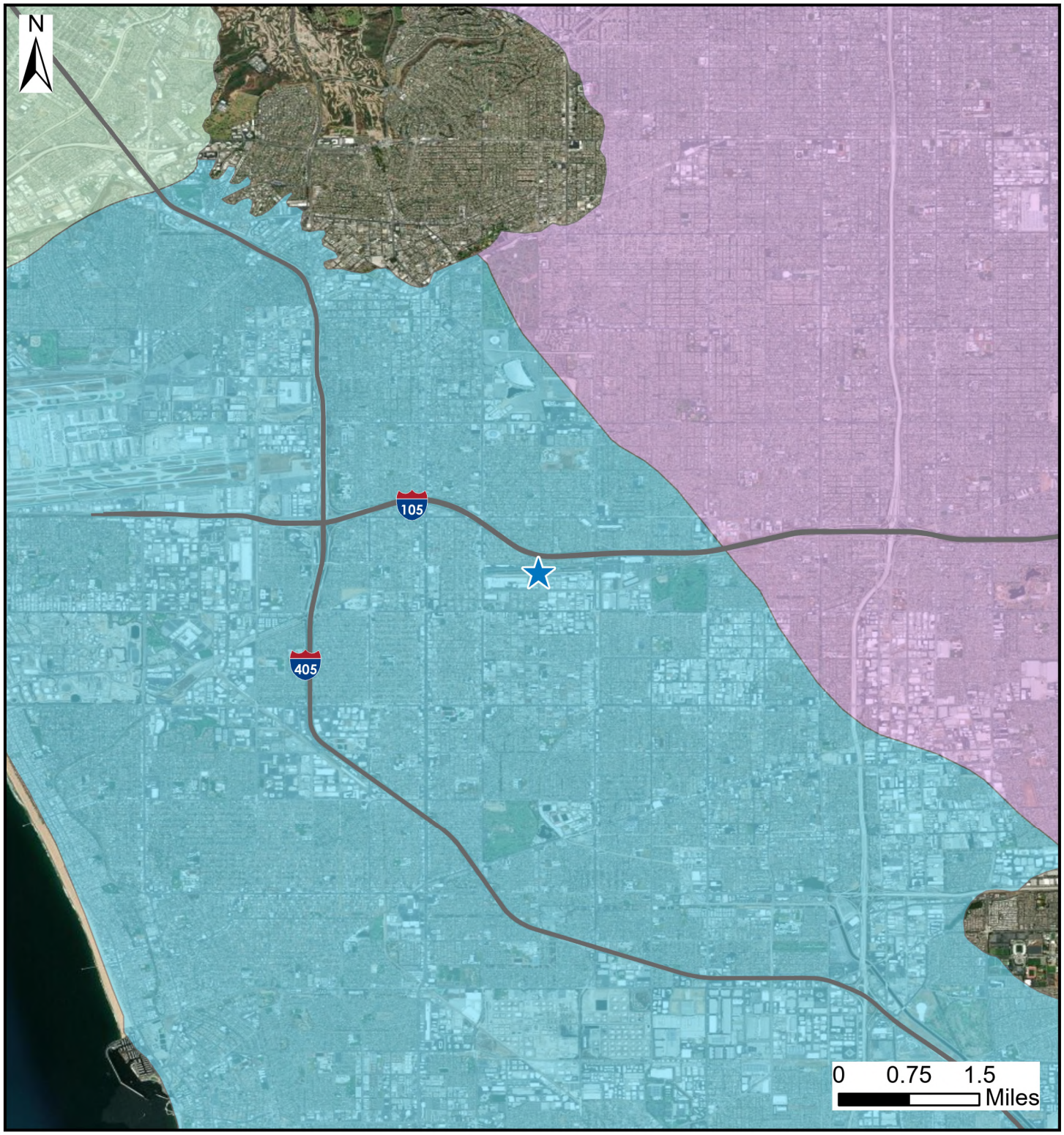
Legend

- Active Hazardous Waste Facilities
- Inactive Hazardous Waste Facilities
- Roads
- Project Area



24-151.01
D. Jacobson - April 9, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, CA Department of Toxic Substance Control



Hawthorne Airport Hangars Project

Exhibit 14 - Groundwater Basins

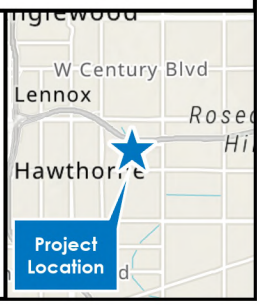
Watearth

Legend

- Project Location
- Highways

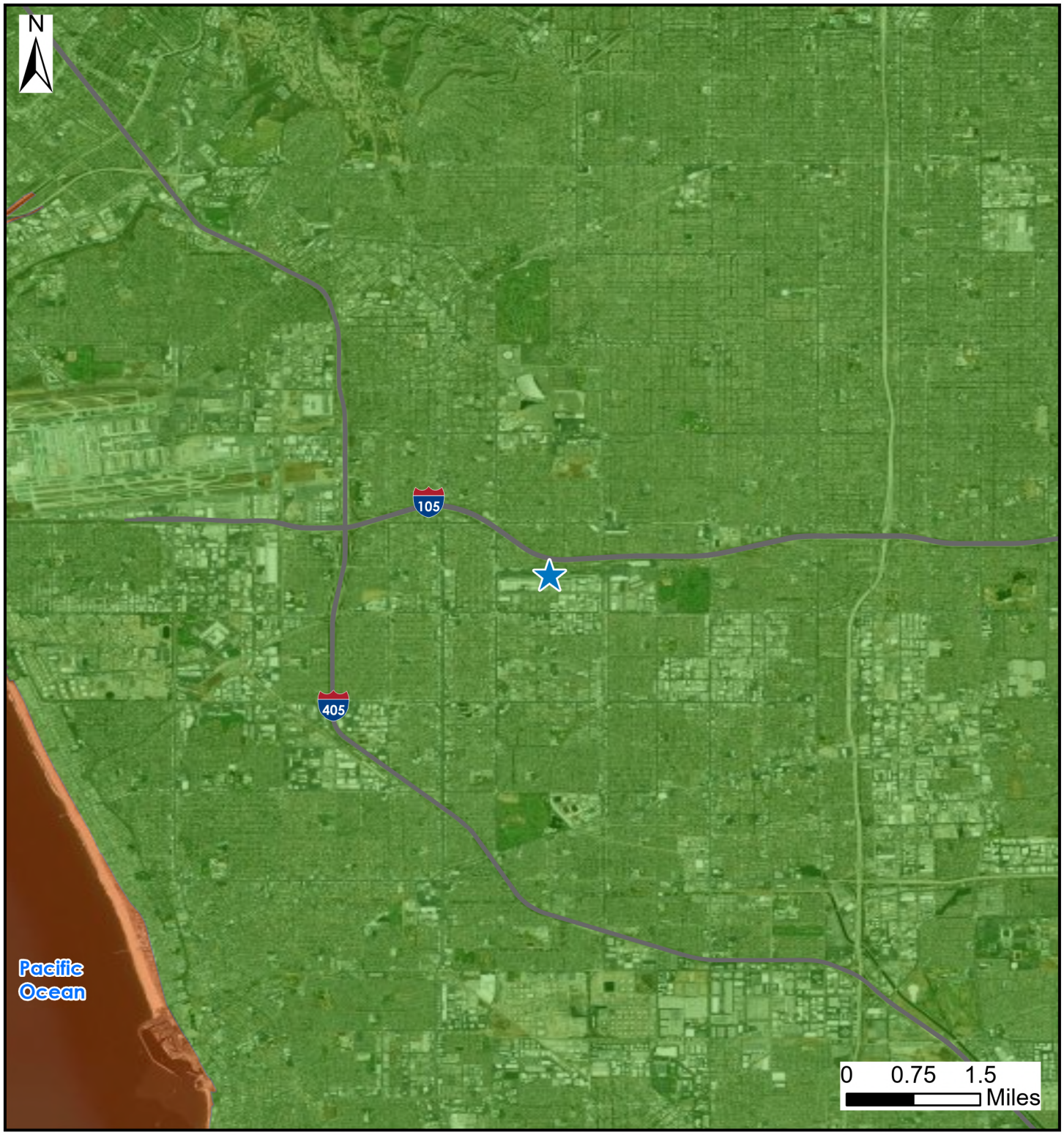
Groundwater Basins

- CENTRAL BASIN
- SANTA MONICA BASIN
- WEST COAST BASIN



24-151.01
D. Jacobson - February 4, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, LA County



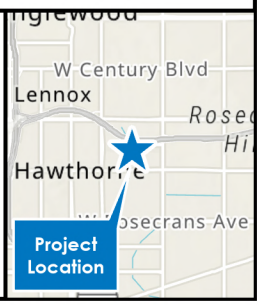
Hawthorne Airport Hangars Project

Exhibit 15 - Tsunami Hazard Area

Watearth

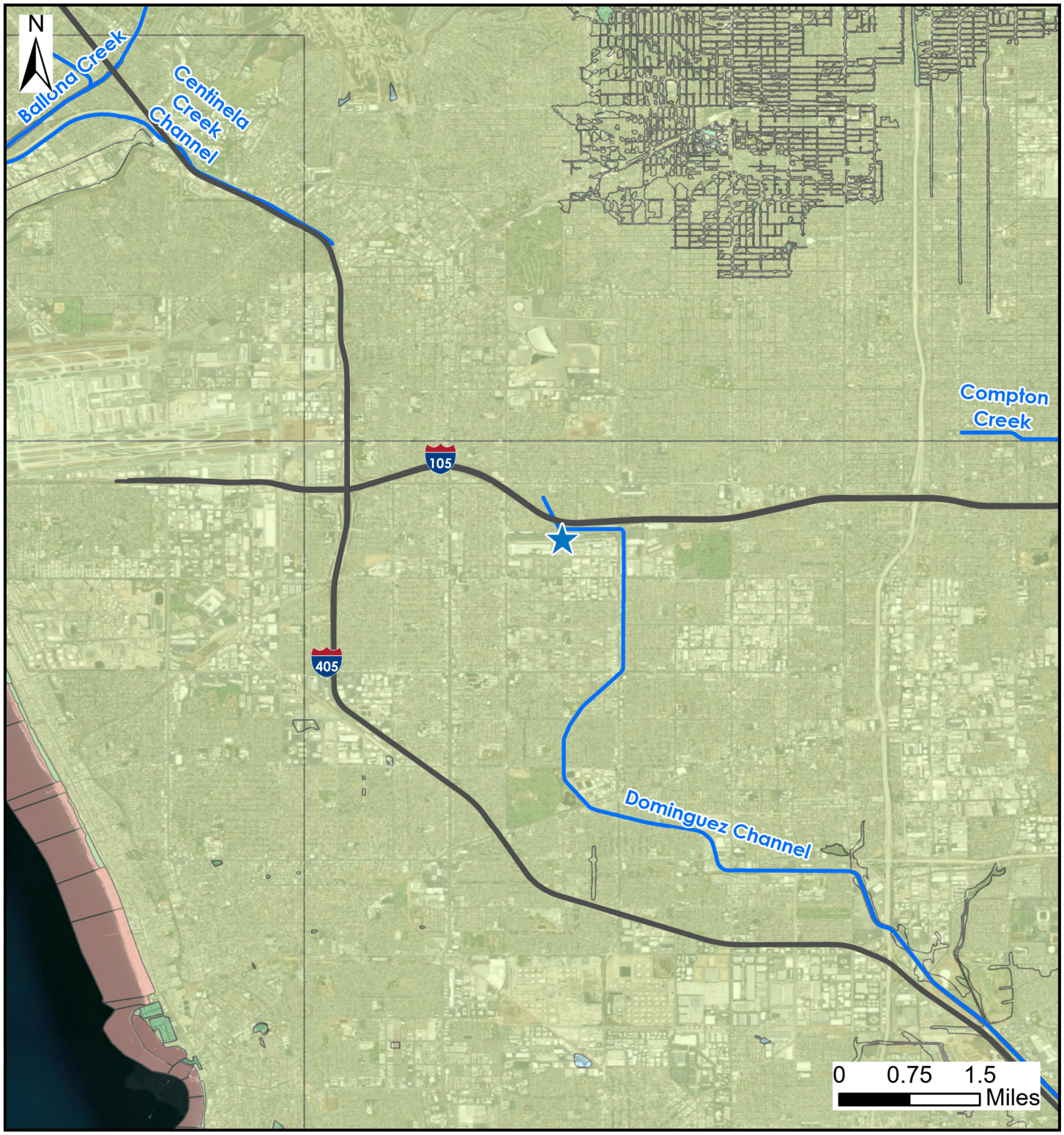
Legend

- Project Location
- Highways
- No, Outside Hazard Area
- Yes, Tsunami Hazard Area



24-151.01
D. Jacobson - February 4, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, CA Department of Conservation



Hawthorne Airport Hangars Project

Exhibit 16 - FEMA Flood Zones

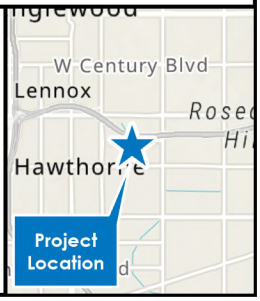
Watearth

Legend

- Project Location
- Highways
- Rivers and Creeks

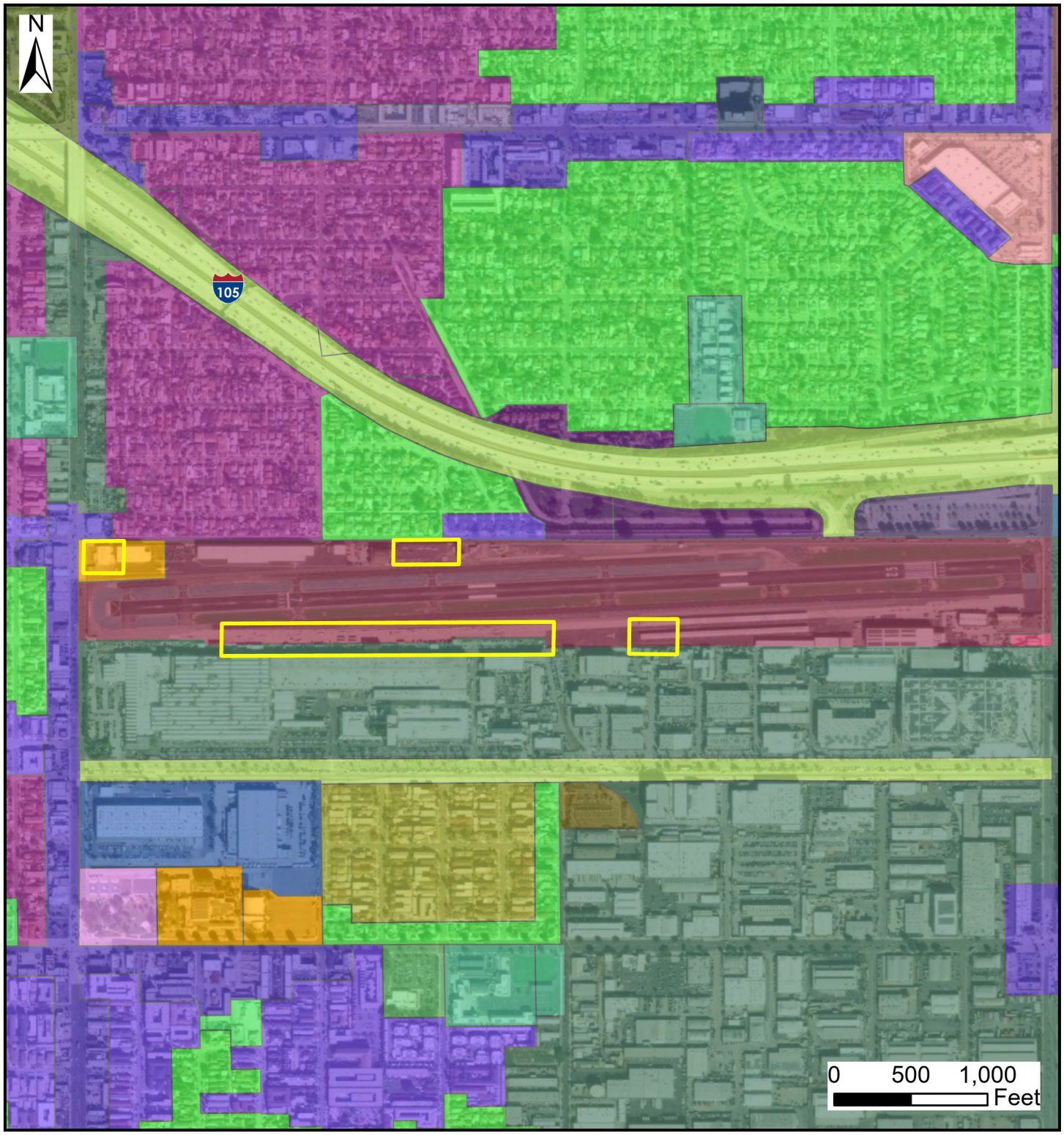
FEMA Flood Zone

- A
- AE
- AH
- VE
- X



24-151.01
D. Jacobson - April 9, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, FEMA, USGS



Hawthorne Airport Hangars Project

Exhibit 17 - Land Use

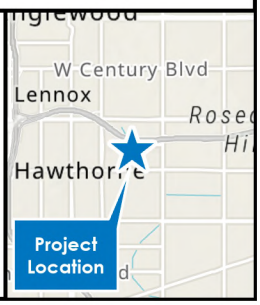
Watearth

Legend

- Project Area

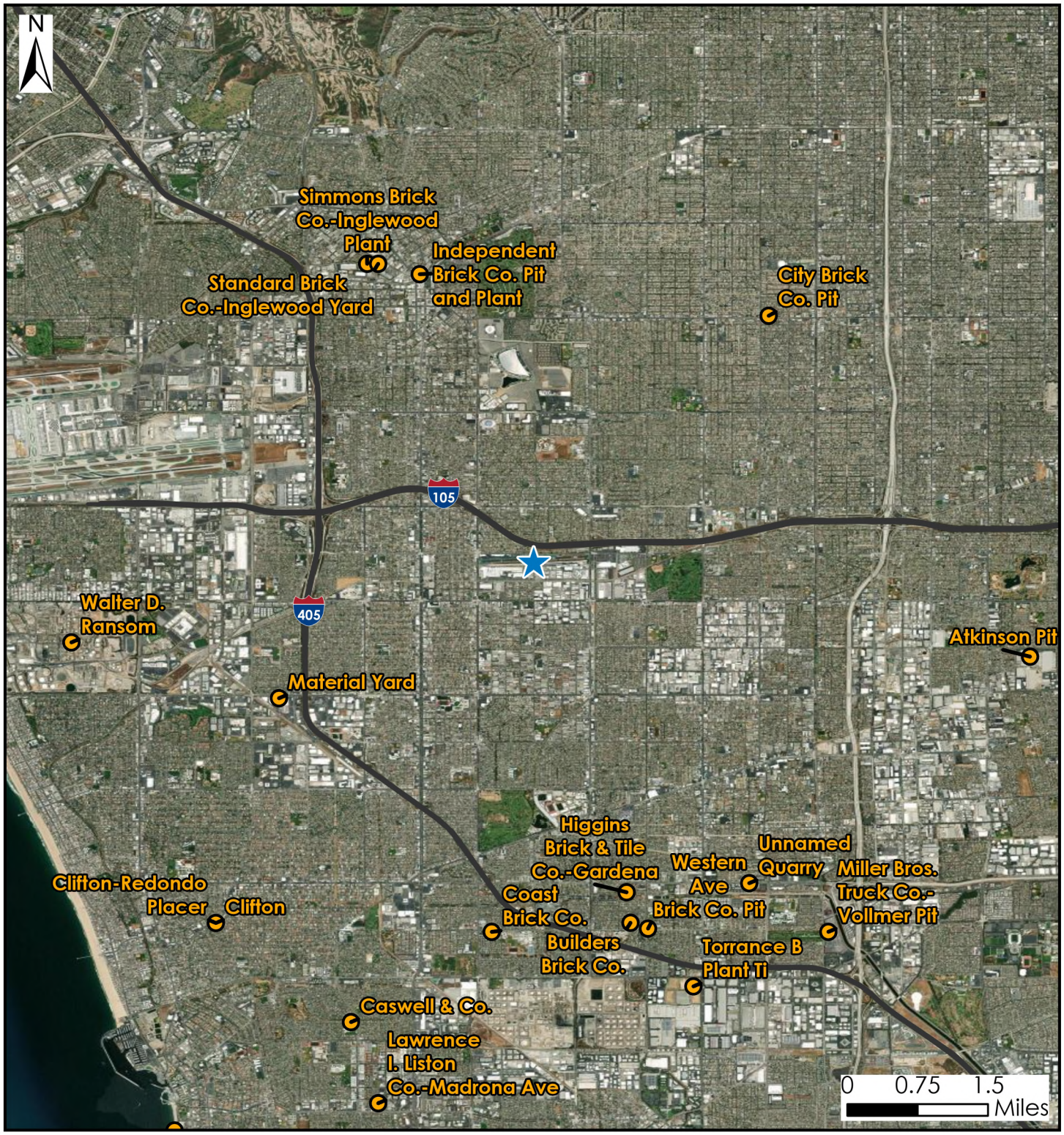
Land Use

- Airports
- Developed Local Parks and Recreation
- Electrical Power Facilities
- Elementary Schools
- Fire Stations
- Government Offices
- High-Density Single Family Residential
- High-Rise Major Office Use
- Hotels and Motels
- Low-Rise Apartments, Condominiums, and Townho
- Manufacturing, Assembly, and Industrial Servi
- Mixed Multi-Family Residential
- Mixed Residential
- Mixed Transportation
- Mixed Urban
- Modern Strip Development
- Older Strip Development
- Open Storage
- Other Public Facilities
- Park-and-Ride Lots
- Religious Facilities
- Retail Centers (Non-Strip With Contiguous Int
- Vacant Undifferentiated
- Wholesaling and Warehousing



24-151.01
D. Jacobson - February 5, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, LA County



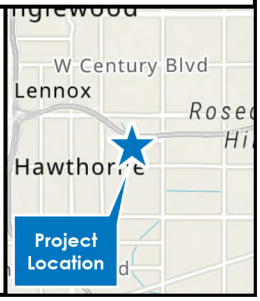
Hawthorne Airport Hangars Project

Exhibit 18 - Mineral Resources

Watearth

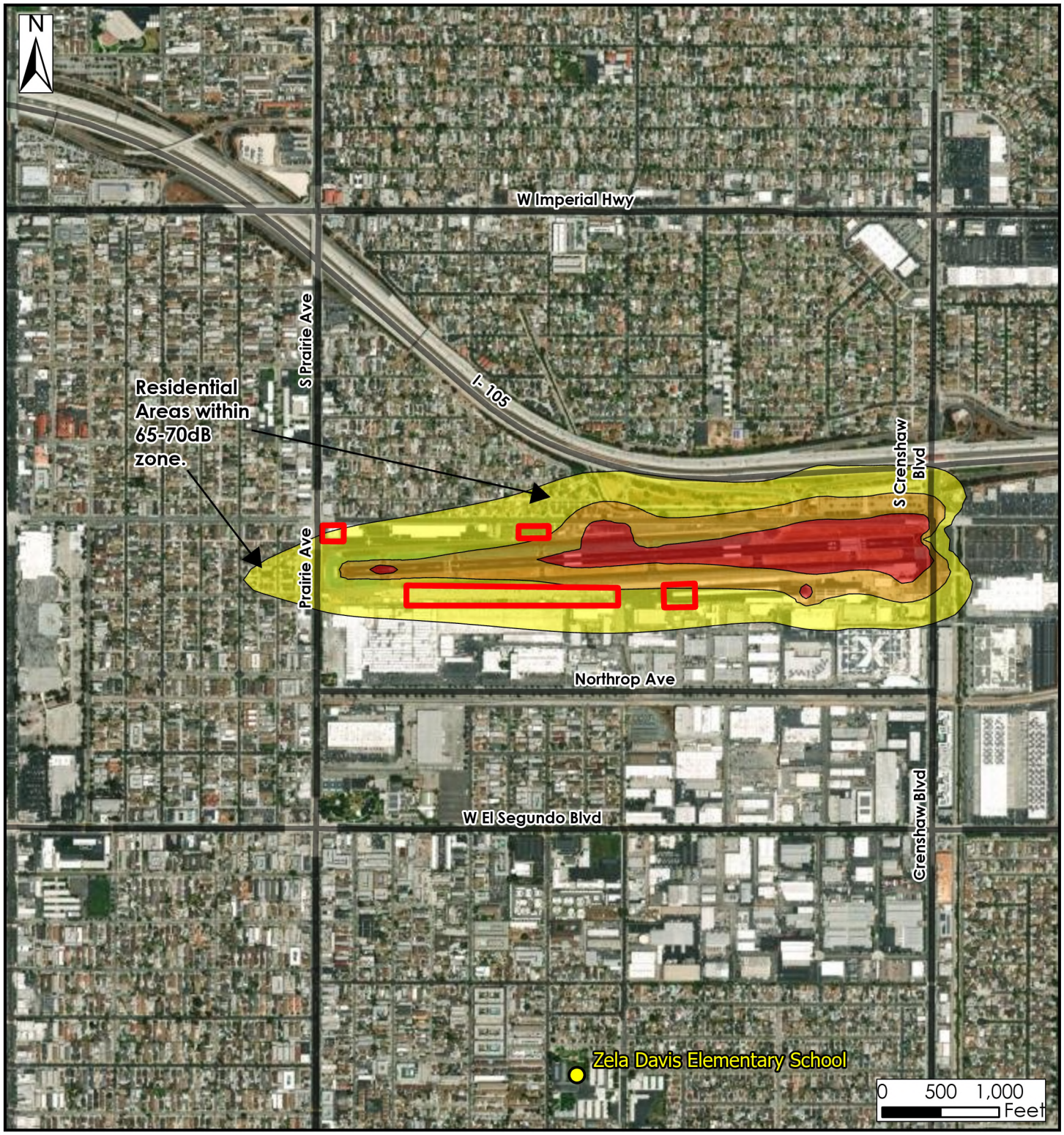
Legend

- Project Location
- Mineral Resources
- Highways



24-151.01
D. Jacobson - April 9, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, LA County, CA State Geoportal



Hawthorne Airport Hangars Project

Exhibit 19 - Noise Pollution

Watearth

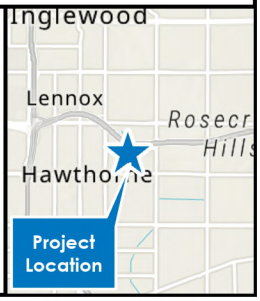
Legend

- Zela Davis Elementary School
- Roads
- Project Area

Airport Noise Contours (CNEL dB)

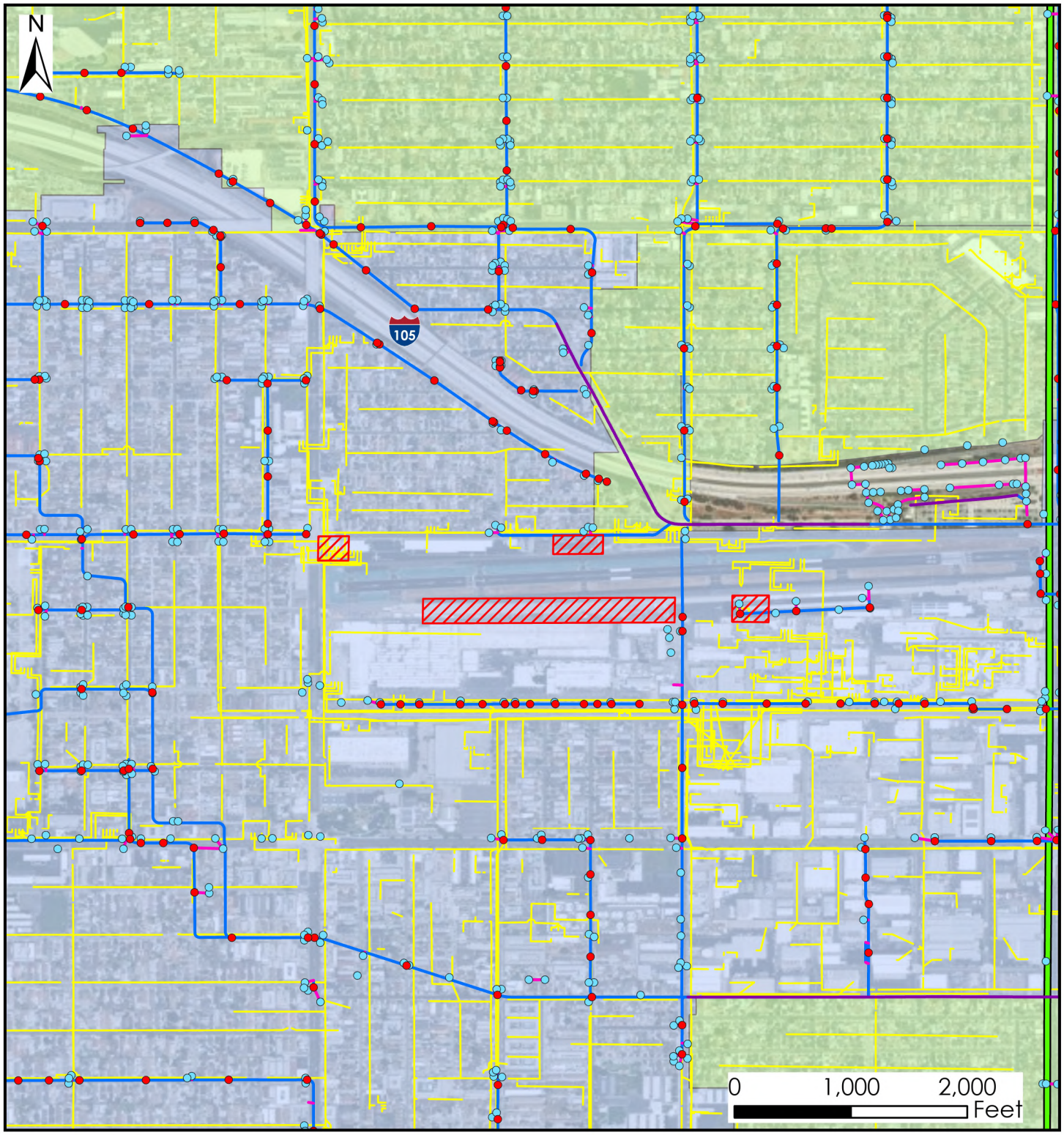
- 65
- 70
- 75

Note:
Community Noise Equivalent Level (CNEL) is a 24-hour weighted average noise level, measured in decibels (dB).



24-151.0
D. Jacobson - July 29, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, LA County



Hawthorne Airport Hangars Project

Exhibit 20 - Utilities

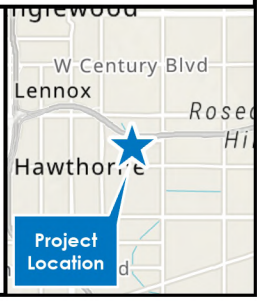
Watearth

Legend

- Catch Basin
- Maintenance Hole
- Electric Distribution Circuits
- Storm Gravity Main
- Storm Lateral Line
- Storm Open Channel
- Natural Gas Pipelines
- Project Area

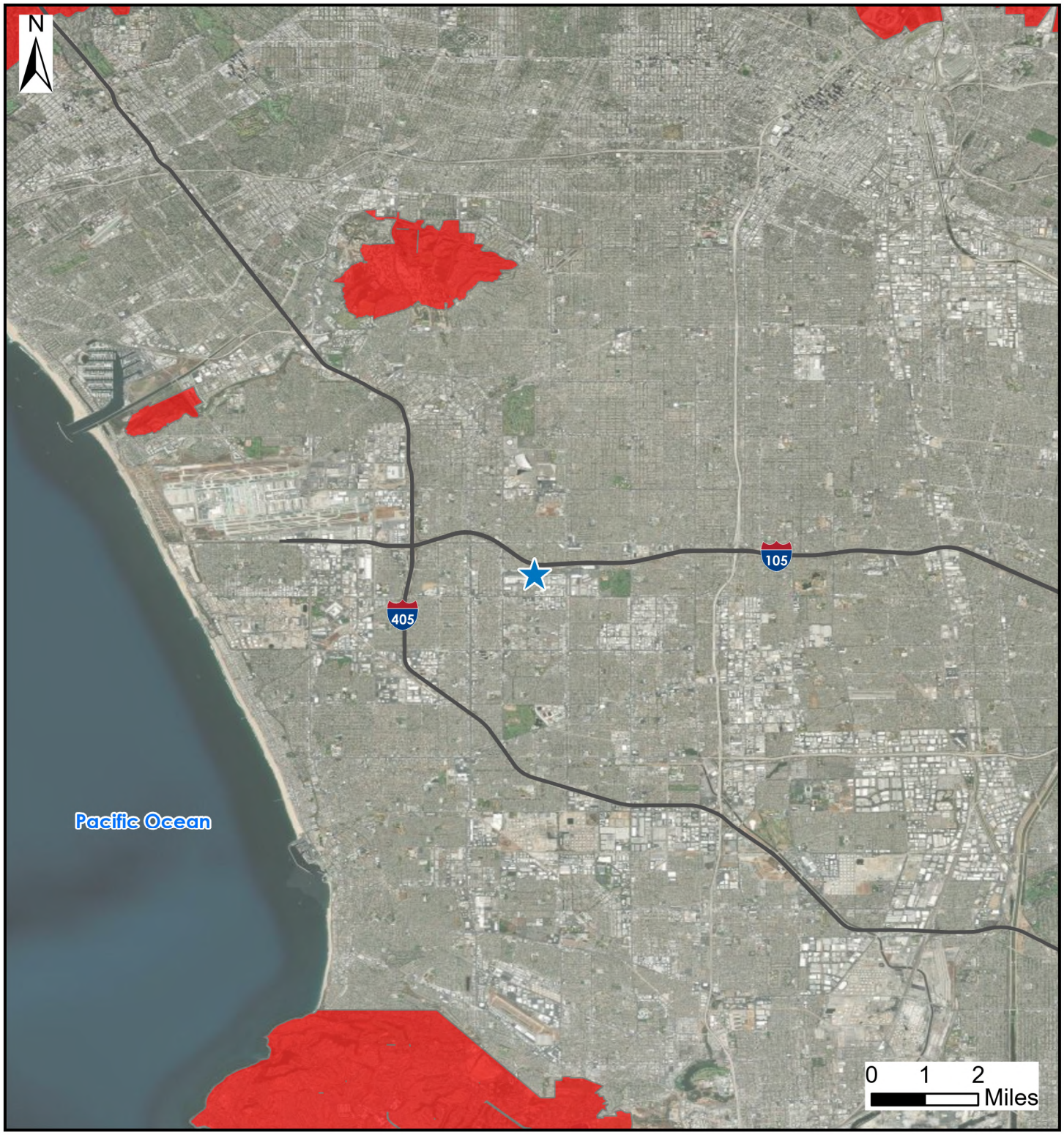
Drinking Water System Regulating District

- DISTRICT 15 - METROPOLITAN
- DISTRICT 22 - ANGELES



24-151.01
D. Jacobson - March 12, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, SWRCB, SoCal Edison, CA Energy Commission, LA County



Hawthorne Airport Hangars Project

Exhibit 21 - Fire Hazard Severity Zones

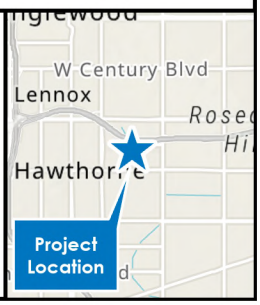
Watearth

Legend

- Project Location
- Roads

Fire Hazard Severity Zone in Local Responsibility Area (LRA)

- Very High



24-151.01
D. Jacobson - February 6, 2025

Datum: NAD83, Units: US Feet
Sources: Esri, CalFire

Appendix A

Site Visit Photo Log

Photo Log

Hawthorne Airport – CEQA

Photo 1:



Current fenceline boundary to the right – Space X to the right of fence

Photo 2:



Area of proposed southwest hangar development. Facing east.

Photo 3:



Looking at aircraft within airport – fencline to the right – runway to the left

Photo 4:



Area of proposed southwest hangar development. Facing west.

Photo 5:



Area of proposed southeast hangar development. Facing southwest.

Photo 6:



Area of proposed southeast hangar development. Facing south.

Photo 7:



Proposed southeast hangar development location. Facing south towards Manufacturing and industrial zone beyond fence.

Photo 8:



Proposed southeast hangar development location. Facing northwest towards two long parallel hangars.

Photo Log

Hawthorne Airport – CEQA

Photo 9:



Area of proposed southeast hangar development. Facing southeast.

Photo 10:



Area of proposed southwest hangar development. Facing southwest.

Photo 11:



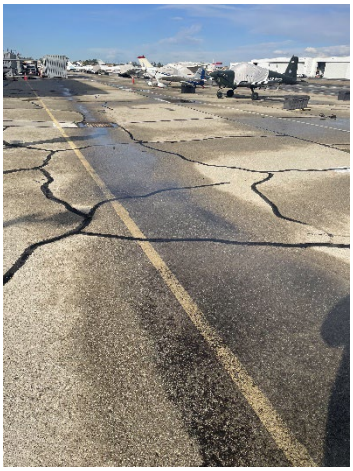
Catch basin.

Photo 12:



Catch basin within proposed area for proposed southwest hangar development. Facing east.

Photo 13:



Proposed area for southwest hangar development. Facing west.

Photo 14:



Proposed area for southeast hangar development. Facing east.

Photo 15:



Eastern edge of proposed southwest hangar development location. Facing south.

Photo 16:



Proposed southwest hangar development location. Facing west.

Photo 17:



Proposed southwest hangar development location. Facing west.

Photo 18:



Fenceline – looking toward Spapce facilities over fence

Photo 19:



Runway to the right, current fenceline to the left

Photo 20:



Car parking area within proposed southwest hangar development area. Facing east.

Photo 21:



Car parking area within proposed southwest hangar development area. Facing south.

Photo 22:



Center of proposed southwest hangar development area. Facing southwest.

Photo 23:



Proposed northwest hangar development area. Facing south.

Photo 24:



Proposed northwest hangar development area. Facing north towards Universal Hydrogen.

Photo 25:



Proposed northwest hangar development area. Facing northeast.

Photo 26:



Proposed northwest hangar development area. Facing west.

Photo 27:



Proposed northwest hangar development area. Facing southwest.

Photo 28:



Fire hydrant within proposed northwest hangar development area. Facing north.

Photo 29:



Utility box near proposed northwest hangar development area and W 120th St.

Photo 30:



Proposed northwest hangar development area. Facing west towards Universal Hydrogen.

Photo 31:



Proposed northwest hangar development area. Facing SW, Universal Hydrogen on right.

Photo 32:



Proposed northwest hangar development area. Facing North towards Universal Hydrogen.

Photo 33:



Proposed northeast hangar development area. Facing west.

Photo 34:



Proposed northeast hangar development area. Facing northwest.

Photo 35:



Proposed northeast hangar development location. Facing north.

Photo 36:



Proposed northeast hangar development location. Facing north.

Photo 37:



Existing hangar on northern portion of airport. Facing east.

Photo 38:



Air traffic control tower on northern portion of airport. Facing east.

Photo 39:



Catch basin within proposed northeast hangar development area. Facing southwest.

Photo 40:



Proposed northeast hangar development area. Facing east.

Photo 41:



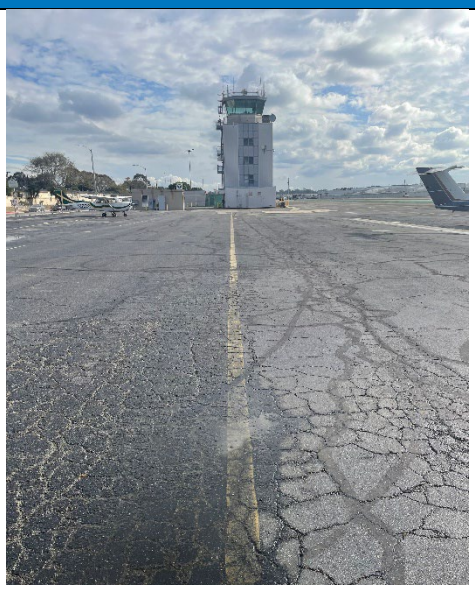
Proposed northeast hangar development area. Facing east.

Photo 42:



Utility cover.

Photo 43:



Proposed northeast hangar development area. Facing east towards air traffic control tower.

Appendix B

Tribal Notification Letters and Consultation

Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 7, 2025

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Dear Mr. Andrew Salas,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

To accommodate the new hangars, six existing buildings totaling 18,000 square feet will be demolished, including two outdated hangars and four non-aviation storage buildings. In addition to these demolitions, the project will also remove approximately 55,000 square feet of impervious surfaces, including concrete pads, asphalt pavement, outdated utilities, and storm drain systems. The demolition process will involve the removal of 91,400 square feet of concrete pavement up to six inches thick, 68,335 square feet of asphalt paving up to four inches thick, 23 light poles and foundations, and various site infrastructure elements such as curbs, bollards, chain-link fencing, and stormwater features.

The newly constructed hangars will vary in size, ranging from 2,500 to 25,300 square feet. Each hangar will be purpose-built to accommodate private aircraft, small jets, and aviation-related equipment, incorporating fire suppression systems, modern lighting, and energy-efficient designs. Some hangars will also include office spaces and small workshops for aviation-related businesses. While the hangars will not serve as hazardous material storage facilities, standard aviation-related chemicals such as lubricants and cleaning agents will be handled in compliance with all environmental and safety regulations.

Construction activities for the hangars are scheduled to begin in June 2025. The project will be constructed in multiple phases, with completion expected by the end of 2028. The initial phase will focus on the demolition of existing structures, site preparation, and grading at all four locations. Following this, the seven southwest hangars will be constructed first due to their larger capacity and immediate operational need. The next phase will involve the construction of the four northeast hangars and the single northwest hangar, including access roads and landscaping improvements. The final phase will include the construction of the southeast hangar, as well as taxiway connections and parking areas. A variety of heavy machinery and equipment will be used throughout the project, including excavators, bulldozers, cranes, concrete mixers, dump trucks, loaders, backhoes, compactors, and asphalt pavers. These vehicles will support grading, demolition, material transport, site preparation, and taxiway construction.

Existing remediation wells on-site—CEW-04B, CEW-05B, and CEW-06B within the footprint of Hangar 42, as well as additional remediation wells located within Hangar 41—will remain in

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place and operational throughout construction to support ongoing site remediation efforts. These wells, classified as EISB B Horizon extraction wells, are part of the Enhanced In-Situ Bioremediation (EISB) system. Coordination will be maintained with Advanced Air and project stakeholders to ensure continued accessibility to all wells during construction, including the protection or rerouting of any associated conveyance piping or infrastructure as needed. Preferably, two of these wells (CEW-06 and CEW-04 or CEW-05) will be converted to monitoring wells, featuring smaller surface aircraft-rated covers of 8 to 12 inches in diameter, by the end of April 2026 or early May 2026. These converted wells would remain accessible for semi-annual sampling, subject to approval by the Department of Toxic Substances Control. This plan is contingent on the ability to abandon the wells in the future without the use of a drill rig. All three wells will be properly abandoned prior to the completion of the hangar. Northrop Grumman and CDM Smith will work with Advanced Air to coordinate and maintain access to all wells during construction and ensure protection of the wells located within the footprint of both Hangars 41 and 42 during construction.

To minimize air and water pollution, temporary soil erosion and sediment control measures will be installed before construction begins and maintained until all disturbed areas are stabilized. Best Management Practices will be implemented to ensure proper stormwater management and environmental protection. Quality assurance testing for grading and soil compaction will be conducted by the project owner, with any deficiencies corrected at the contractor's expense. The project will also comply with local, state, and federal environmental regulations, ensuring that construction activities adhere to strict pollution prevention.

Pavement construction for access roads, hangar aprons, and taxiway connections will involve the removal and replacement of existing pavement, application of emulsified asphalt tack coats, and strict adherence to joint offset requirements to maintain structural integrity. Any irregular or defective longitudinal joints will be cut and corrected before additional paving layers are applied. The geotechnical design for hangar foundations will be based on subsurface investigations and laboratory testing. Soil borings will be advanced to a depth of 10 feet, following ASTM standards, and all soils will be classified using the Unified Soil Classification System. Logs of pavement cores will be prepared, detailing thickness, material composition, and structural characteristics to ensure long-term foundation stability.

Given the project's location and potential for ground-disturbing activities, we recognize the importance of engaging with your office early in the planning process. We respectfully request your input regarding cultural, historical, or archaeological resources that may be present within the project site. To ensure compliance with Assembly Bill 52 (PRC Section 21074) and other applicable regulations, we kindly request the opportunity to meet with your team to discuss any concerns and establish appropriate mitigation measures if necessary. We are available to provide project maps, environmental documents, and technical details and would appreciate the opportunity to discuss your concerns. Please let us know a convenient time for a consultation meeting.

We are reaching out to your organization as well as other tribal entities for this project, including:

Cahuilla Band of Indians
Address: 52701 CA Highway 371, Anza, CA 92539
Phone: (951) 763-2808
Website: https://cahuilla-nsn.gov/

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Gabrielino/Tongva Nation of the Greater Los Angeles Basin
Address: 106 ½ Judge John Aiso St #231, Los Angeles, CA 90012
Phone: (951) 807-0479
Website: http://www.gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Address: P.O. Box 490, Bellflower, CA 92581
Phone: (562) 761-6417
Website: N/A

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Address: P.O. Box 693, San Gabriel, CA 91778
Phone: (626) 286-1262
Website: https://www.gabrieleno-nsn.us/

Gabrielino-Tongva Tribe
Address: 23454 Vanowen Street, West Hills, CA 91307
Phone: (310) 403-6048
Website: https://gabrielinotribe.org/

Santa Rosa Band of Cahuilla Indians
Address: P.O. Box 391820, Anza, CA 92539
Phone: (951) 659-2700
Website: https://santarosa-nsn.gov/

Soboba Band of Luiseno Indians
Address: P.O. Box 487, San Jacinto, CA 92581
Phone: (951) 663-5279
Website: https://www.soboba-nsn.gov/

Lead Agency Contact: Guido Fernandez
Airport Division
City of Hawthorne
Hawthorne Municipal Airport
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
(310) 349-1636
gfernandez@cityofhawthorne.org818.551.2022

Project Sponsor's Name and Address: Donny Sandusky
12101 Crenshaw Blvd., Suite 100
Hawthorne, CA 90250
Office: (310) 644-3344 Ext. 710
Cell: (310) 334-9736
Fax: (310) 644-9344

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
510.529.5552

Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Dear Mr. Anthony Morales,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

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Address: 106 ½ Judge John Aiso St #231, Los Angeles, CA 90012
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Address: P.O. Box 393, Covina, CA 91723
Phone: (626) 926-4131
Website: https://gabrielenoindians.org/

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Phone: (310) 403-6048
Website: https://gabrielinotribe.org/

Gabrielino Tongva Indians of California Tribal Council
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Phone: (562) 761-6417
Website: N/A

Santa Rosa Band of Cahuilla Indians
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Phone: (951) 659-2700
Website: https://santarosa-nsn.gov/

Soboba Band of Luiseno Indians
Address: P.O. Box 487, San Jacinto, CA 92581
Phone: (951) 663-5279
Website: https://www.soboba-nsn.gov/

Lead Agency Contact: Guido Fernandez
Airport Division
City of Hawthorne
Hawthorne Municipal Airport
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
(310) 349-1636
gfernandez@cityofhawthorne.org818.551.2022

Project Sponsor's Name and Address: Donny Sandusky
12101 Crenshaw Blvd., Suite 100
Hawthorne, CA 90250
Office: (310) 644-3344 Ext. 710
Cell: (310) 334-9736
Fax: (310) 644-9344

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
510.529.5552

Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

Dear Mr. Robert Dorame,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
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Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA, 91307

Dear Mr. Charles Alvarez,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
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Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA, 92539

Dear Ms. Erica Schenk,

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

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Los Angeles, CA 90039
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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA, 92539

Dear Mr. Steven Estrada,

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510.529.5552

Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA, 92581

Dear Mr. Joseph Ontiveros,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

To accommodate the new hangars, six existing buildings totaling 18,000 square feet will be demolished, including two outdated hangars and four non-aviation storage buildings. In addition to these demolitions, the project will also remove approximately 55,000 square feet of impervious surfaces, including concrete pads, asphalt pavement, outdated utilities, and storm drain systems. The demolition process will involve the removal of 91,400 square feet of concrete pavement up to six inches thick, 68,335 square feet of asphalt paving up to four inches thick, 23 light poles and foundations, and various site infrastructure elements such as curbs, bollards, chain-link fencing, and stormwater features.

The newly constructed hangars will vary in size, ranging from 2,500 to 25,300 square feet. Each hangar will be purpose-built to accommodate private aircraft, small jets, and aviation-related equipment, incorporating fire suppression systems, modern lighting, and energy-efficient designs. Some hangars will also include office spaces and small workshops for aviation-related businesses. While the hangars will not serve as hazardous material storage facilities, standard aviation-related chemicals such as lubricants and cleaning agents will be handled in compliance with all environmental and safety regulations.

Construction activities for the hangars are scheduled to begin in June 2025. The project will be constructed in multiple phases, with completion expected by the end of 2028. The initial phase will focus on the demolition of existing structures, site preparation, and grading at all four locations. Following this, the seven southwest hangars will be constructed first due to their larger capacity and immediate operational need. The next phase will involve the construction of the four northeast hangars and the single northwest hangar, including access roads and landscaping improvements. The final phase will include the construction of the southeast hangar, as well as taxiway connections and parking areas. A variety of heavy machinery and equipment will be used throughout the project, including excavators, bulldozers, cranes, concrete mixers, dump trucks, loaders, backhoes, compactors, and asphalt pavers. These vehicles will support grading, demolition, material transport, site preparation, and taxiway construction.

Existing remediation wells on-site—CEW-04B, CEW-05B, and CEW-06B within the footprint of Hangar 42, as well as additional remediation wells located within Hangar 41—will remain in

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place and operational throughout construction to support ongoing site remediation efforts. These wells, classified as EISB B Horizon extraction wells, are part of the Enhanced In-Situ Bioremediation (EISB) system. Coordination will be maintained with Advanced Air and project stakeholders to ensure continued accessibility to all wells during construction, including the protection or rerouting of any associated conveyance piping or infrastructure as needed. Preferably, two of these wells (CEW-06 and CEW-04 or CEW-05) will be converted to monitoring wells, featuring smaller surface aircraft-rated covers of 8 to 12 inches in diameter, by the end of April 2026 or early May 2026. These converted wells would remain accessible for semi-annual sampling, subject to approval by the Department of Toxic Substances Control. This plan is contingent on the ability to abandon the wells in the future without the use of a drill rig. All three wells will be properly abandoned prior to the completion of the hangar. Northrop Grumman and CDM Smith will work with Advanced Air to coordinate and maintain access to all wells during construction and ensure protection of the wells located within the footprint of both Hangars 41 and 42 during construction.

To minimize air and water pollution, temporary soil erosion and sediment control measures will be installed before construction begins and maintained until all disturbed areas are stabilized. Best Management Practices will be implemented to ensure proper stormwater management and environmental protection. Quality assurance testing for grading and soil compaction will be conducted by the project owner, with any deficiencies corrected at the contractor's expense. The project will also comply with local, state, and federal environmental regulations, ensuring that construction activities adhere to strict pollution prevention.

Pavement construction for access roads, hangar aprons, and taxiway connections will involve the removal and replacement of existing pavement, application of emulsified asphalt tack coats, and strict adherence to joint offset requirements to maintain structural integrity. Any irregular or defective longitudinal joints will be cut and corrected before additional paving layers are applied. The geotechnical design for hangar foundations will be based on subsurface investigations and laboratory testing. Soil borings will be advanced to a depth of 10 feet, following ASTM standards, and all soils will be classified using the Unified Soil Classification System. Logs of pavement cores will be prepared, detailing thickness, material composition, and structural characteristics to ensure long-term foundation stability.

Given the project's location and potential for ground-disturbing activities, we recognize the importance of engaging with your office early in the planning process. We respectfully request your input regarding cultural, historical, or archaeological resources that may be present within the project site. To ensure compliance with Assembly Bill 52 (PRC Section 21074) and other applicable regulations, we kindly request the opportunity to meet with your team to discuss any concerns and establish appropriate mitigation measures if necessary. We are available to provide project maps, environmental documents, and technical details and would appreciate the opportunity to discuss your concerns. Please let us know a convenient time for a consultation meeting.

We are reaching out to your organization as well as other tribal entities for this project, including:

Cahuilla Band of Indians
Address: 52701 CA Highway 371, Anza, CA 92539
Phone: (951) 763-2808
Website: https://cahuilla-nsn.gov/

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Gabrielino/Tongva Nation of the Greater Los Angeles Basin
Address: 106 ½ Judge John Aiso St #231, Los Angeles, CA 90012
Phone: (951) 807-0479
Website: http://www.gabrielino-tongva.com

Gabrielino-Tongva Tribe
Address: 23454 Vanowen Street, West Hills, CA 91307
Phone: (310) 403-6048
Website: https://gabrielinotribe.org/

Gabrieleño Band of Mission Indians – Kizh Nation
Address: P.O. Box 393, Covina, CA 91723
Phone: (626) 926-4131
Website: https://gabrielenoindians.org/

Gabrielino Tongva Indians of California Tribal Council
Address: P.O. Box 490, Bellflower, CA 92581
Phone: (562) 761-6417
Website: N/A

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Address: P.O. Box 693, San Gabriel, CA 91778
Phone: (626) 286-1262
Website: https://www.gabrieleno-nsn.us/

Santa Rosa Band of Cahuilla Indians
Address: P.O. Box 391820, Anza, CA 92539
Phone: (951) 659-2700
Website: https://santarosa-nsn.gov/

Lead Agency Contact: Guido Fernandez
Airport Division
City of Hawthorne
Hawthorne Municipal Airport
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
(310) 349-1636
gfernandez@cityofhawthorne.org818.551.2022

Project Sponsor's Name and Address: Donny Sandusky
12101 Crenshaw Blvd., Suite 100
Hawthorne, CA 90250
Office: (310) 644-3344 Ext. 710
Cell: (310) 334-9736
Fax: (310) 644-9344

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
510.529.5552

Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

April 2, 2025

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

Dear Ms. Sandonne Goad,

Hawthorne Municipal Airport (Jack Northrop Field) is proposing the Hawthorne Municipal Airport Hangar Development Project, which aims to enhance aviation operations by constructing 13 new hangars across four designated locations within the airport. The project is designed to increase storage capacity for private aircraft, improve operational efficiency, and support the airport's long-term growth. The hangars will be distributed throughout the airport, with seven in the southwest section, one in the southeast section, four in the northeast section, and one in the northwest section.

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Cahuilla Band of Indians
Address: 52701 CA Highway 371, Anza, CA 92539
Phone: (951) 763-2808
Website: https://cahuilla-nsn.gov/

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Gabrieleño Band of Mission Indians – Kizh Nation
Address: P.O. Box 393, Covina, CA 91723
Phone: (626) 926-4131
Website: https://gabrielenoindians.org/

Gabrielino Tongva Indians of California Tribal Council
Address: P.O. Box 490, Bellflower, CA 92581
Phone: (562) 761-6417
Website: N/A

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Address: P.O. Box 693, San Gabriel, CA 91778
Phone: (626) 286-1262
Website: https://www.gabrieleno-nsn.us/

Gabrielino-Tongva Tribe
Address: 23454 Vanowen Street, West Hills, CA 91307
Phone: (310) 403-6048
Website: https://gabrielinotribe.org/

Santa Rosa Band of Cahuilla Indians
Address: P.O. Box 391820, Anza, CA 92539
Phone: (951) 659-2700
Website: https://santarosa-nsn.gov/

Soboba Band of Luiseno Indians
Address: P.O. Box 487, San Jacinto, CA 92581
Phone: (951) 663-5279
Website: https://www.soboba-nsn.gov/

Lead Agency Contact: Guido Fernandez
Airport Division
City of Hawthorne
Hawthorne Municipal Airport
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
(310) 349-1636
gfernandez@cityofhawthorne.org818.551.2022

Project Sponsor's Name and Address: Donny Sandusky
12101 Crenshaw Blvd., Suite 100
Hawthorne, CA 90250
Office: (310) 644-3344 Ext. 710
Cell: (310) 334-9736
Fax: (310) 644-9344

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Letter for Tribal Consultation

Proposed Hawthorne Municipal Airport Hangar Development Project

CEQA Consultant: Jennifer J. Walker - Watearth Inc.,
3371 Glendale Blvd, Ste 101
Los Angeles, CA 90039
jwalker@watearth.com
510.529.5552

Sincerely,



Jennifer J. Walker PE, D.WRE, ENV SP, CFM, QSD, LEED AP BD+C President, **Watearth**

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GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Tuesday, July 8, 2025

Guido Fernandez
Airport Manager
Hawthorne Municipal Airport
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
(310) 349-1636
gfernandez@cityofhawthorne.org

Subject: Formal Request for Government-to-Government Consultation – **Hawthorne Municipal Airport Hangar Development Project**

Dear Guido Fernandez,

On behalf of the Gabrieleno Band of Mission Indians Kizh Nation, I am formally requesting government-to-government consultation with the City of Los Angeles pursuant to Assembly Bill 52 (AB 52) and the California Environmental Quality Act (CEQA) regarding the proposed *Hawthorne Municipal Airport Hangar Development Project.* Our tribe has ancestral and cultural ties to this area, and we are concerned that the project may impact Tribal Cultural Resources (TCRs) within our traditional territory.

Under AB 52, lead agencies are required to engage in meaningful government-to-government consultation with our tribe who is ancestrally and culturally affiliated with the project area when the project undergoes CEQA review, in accordance with the law.

We request that formal consultation be initiated within the required timeframe, and we are prepared to meet at your earliest convenience. Please confirm receipt of this request and provide available dates for an initial consultation meeting.

For scheduling or further discussion, please contact me at gabrielenoindians@gmail.com or (844) 390 - 0787. We appreciate your commitment to ensuring compliance with AB 52 and protecting the cultural heritage of our tribal community. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Best regards,

Hereditary Chief Andrew Salas
Gabrieleño Band of Mission Indians–Kizh Nation

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, Secretary
Mike Jesus Lemos, Treasurer I | Samantha Lemos, Treasurer II | Richard Gradias, Chairman of the council of Elders

GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Thursday, July 17, 2025

Guido Fernandez
Airport Manager
City of Hawthorne
12101 Crenshaw Blvd. Ste. 300
Hawthorne, CA 90250
GFernandez@cityofhawthorne.org

Subject: Tribal Cultural Resource Consultation – Historical and Substantial Evidence for Proposed Hawthorne Municipal Airport Hangar Development Project

Dear Guido Fernandez,

On behalf of the Gabrieleño Band of Mission Indians – Kizh Nation, the undersigned submits this formal response regarding the proposed project in the vicinity of Hawthorne Municipal Airport. This area lies within our documented ancestral territory and demands a thorough cultural resource sensitivity assessment pursuant to AB52 and CEQA requirements.

The project location falls within the sovereign and cultural landscape of the Kizh Nation, the original inhabitants of the Los Angeles Basin. Long before European colonization, this area was home to complex and thriving Kizh settlements, ceremonial landscapes, and environmental stewardship practices. The Kizh (historically referred to as "Gabrieleno" by Spanish colonists) have occupied these lands for thousands of years — a fact supported by linguistic, ethnographic, archaeological, and oral traditional records.

The Kizh people built semi-permanent villages, crafted tule reed dwellings and watercraft, and maintained a reciprocal relationship with the land. Their ecological knowledge shaped land management, seasonal gathering, and sustainable harvesting methods throughout the region. The Hawthorne area specifically, situated along flat alluvial plains and adjacent to natural watercourses, was a highly suitable location for permanent habitation, gathering, and travel.

Village Location, Natural Resources, and Lifeways

Near the project area stood the ancestral Kizh village of *Sa'angna*, one of the major settlements situated near the Inglewood area. *Sa'angna*, along with nearby villages such as *Waachnga* and *'Ongoovanga*, formed a network of interdependent communities linked by trade, family ties, and ceremonial traditions. The region was abundant in natural resources. Waterways such as **Centinela Creek**, **Dominguez Slough**, and their now-altered tributaries once coursed through the landscape, providing fresh water, tule reeds, fish, amphibians, and migratory waterfowl.

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Acorns, chia, wildflowers, and medicinal plants grew along these riparian corridors, while coastal breezes brought seasonal predictability to the climate. These waterways were not only central to sustenance — they were also sacred, serving as cultural boundaries and spiritual conduits for the Kizh people.

This region also lay along a portion of the **ancient Salt Trail**, a significant Indigenous trade route connecting *Yaangna* (the central village near today's El Pueblo de Los Ángeles) to the Pacific coastline and the sacred bluffs of Palos Verdes. The trail passed through what is now Hawthorne, Lawndale, and El Segundo, used for generations by the Kizh people to transport sea salt, dried fish, abalone, olivella shell beads, asphaltum, and ceremonial items inland. The Salt Trail was not simply a utilitarian path — it was a spiritual and economic artery, deeply embedded in Kizh cosmology and kinship traditions.

The presence of this trail and its convergence with vital natural waterways underscores the cultural richness of this landscape. Although the surface may today appear urbanized, the soil beneath holds the potential for immense archaeological and cultural significance.

Spanish History and Land Grant Overlays

With the arrival of Spanish colonizers in the late 1700s, the Kizh were violently displaced from their land and lifeways. The construction of **Mission San Gabriel (1771)** marked the beginning of systematic efforts to absorb Indigenous populations into the mission system. The Kizh people were enslaved, converted under duress, and forced to abandon their ancestral villages. The coastal region around present-day Hawthorne was directly affected by the expanding reach of the mission system.

In the post-colonial era, this same region became part of the **Mexican land grant system**. Specifically, the **Rancho Sausal Redondo** was granted in 1837 to Antonio Ygnacio Ávila and encompassed the present-day cities of Hawthorne, El Segundo, Lawndale, and parts of Manhattan Beach. These ranchos were built directly atop ancestral Kizh homelands — erasing native land tenure in the eyes of colonial governments but never severing the Kizh people's ties to place.

The forced transition from mission to rancho further disrupted Kizh territory, but the village memory, place names, and traditional boundaries remain intact in our oral and genealogical histories.

Archaeological Context and Sensitivity

Archaeological evidence across the greater Los Angeles Basin — and particularly in neighboring areas such as El Segundo, Inglewood, and LAX — supports the presence of prehistoric cultural resources including habitation sites, shell middens, cremation pits, lithic scatters, mortars, and human burials. For example, excavations during infrastructure expansion at LAX in the 1980s revealed culturally rich and intact archaeological deposits less than two miles from the current project area.

Due to the shallow sediment layers and low development depths in the region, subsurface materials may remain undisturbed beneath modern infrastructure. This is especially true along ancient travel corridors and near former riparian zones — exactly where this project is situated. Therefore, any excavation, grading, or trenching activity near Hawthorne Airport carries a *high likelihood* of intersecting unrecorded tribal cultural resources, including ancestral remains and funerary items protected under CEQA and the Public Resources Code.

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Recommended Protective Measures

Given the historical, cultural, and archaeological significance of the Hawthorne Airport region and its deep-rooted connection to the Kizh Nation, we respectfully request the following protective measures:

1. **Tribal Monitoring** – A certified Kizh Nation tribal monitor must be onsite during all ground-disturbing activities, including grading, excavation, boring, trenching, and soil testing.
2. **Cultural Sensitivity Training** – Pre-construction training must be provided to all project personnel by the Kizh Nation, detailing the importance of the site and appropriate procedures for inadvertent discoveries.
3. **Implementation of Kizh Nation Mitigation Measures –** In order to safeguard any tribal cultural resources that may be encountered during ground-disturbing activities, we respectfully request that the City of Hawthorne adopt and incorporate the Kizh Nation's specific mitigation measures.

These measures have been meticulously developed to reflect our Tribe's unique historical, cultural, and ancestral relationship to the land and are essential to upholding the integrity of our sacred sites. Their implementation is also critical for ensuring compliance with AB 52 consultation obligations and cultural resource protection standards under CEQA.

The Gabrieleño Band of Mission Indians – Kizh Nation remains committed to working collaboratively with your agency and all project stakeholders to protect and preserve our tribal cultural heritage. We are not a consulting party by invitation — we are the original people of this land and demand that our sovereignty and history be recognized accordingly.

Please consider this letter a formal request for consultation under AB 52 and a statement of the required mitigation measures that must be implemented. We look forward to ensuring that any development in this culturally sensitive area proceeds with the respect, oversight, and protections that our history demands.

Respectfully,

Hereditary Chief Andrew Salas
Gabrieleño Band of Mission Indians–Kizh Nation

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GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
California State Recognized Aboriginal Tribe of the Los Angeles Basin
(Historically known as the Gabrieleño Tribal Council - San Gabriel Band of Mission Indians)

Hawthorne Municipal Airport Hangar Development Project

GABRIELENO BAND OF MISSION INDIANS – KIZH NATION - PROPOSED TCR MITIGATION MEASURES

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

PLEASE NOTE THE FOLLOWING:

Any/all revisions to the Kizh's proposed TCR mitigations set forth above must be requested in writing, and not more than ten (30) calendar days from the date that we consulted on the subject Project so that we can conclude consultation. Requested revisions shall be delivered to the Kizh via email at admin@gabrielenoindians.org, and in a Word document, redline format. Please include as the email subject: "REQUEST FOR MITIGATION REVISIONS," and identify the project name and location/address. If revisions are not requested within 10 calendar days of consultation, the Kizh's proposed mitigations are presumed accepted as proposed (i.e., as set forth above). The laws preserving the confidentiality of Native

The laws preserving the confidentiality of Native
American documents and records prohibits the inclusion of any information about the location of Native American artifacts, sites, sacred lands, or any other information that is exempt from public disclosure pursuant to the Public Records Act. (Cal. Code Regs. § 15120(d) Rocklin (2011) 197 Cal.App.4th 200, at p. 220. Please be advised that these protective mitigation measures are property of the KIZH Nation Tribal government and no other entity or Tribal government nor should they be utilized for any other Tribal government or entity and are protected under the AB52 confidentiality act

Thank you for your anticipated cooperation.

Lee Vella

From: Caceres, David <dcaceres@cityofhawthorne.org>
Sent: Friday, November 21, 2025 4:32 PM
To: gabrielenoindians@gmail.com
Cc: kara@grant-law.net
Subject: FW: RE: Resend -- Fw: Hawthorne Airport - Kizh Nation

Dear Sir:

I am following up with my email below.

City staff reviewed your letter, dated July 17, 2025, and compared the requested mitigation measures with those measures identified in the City's MND. Specifically, we found that you requested "cultural sensitivity training" that was not included in the City's MND; as a result, the City is now going to modify the proposed mitigation measures to include such training.

We hope that the above now addresses all of your concerns. If not, please respond by midday on Tuesday, November 25, 2025. If the City does not hear from you, it will conclude that that consultation has concluded pursuant to Public Resources Code Sec. 21080.3.2(b)(2).

Yours,

David

From: Caceres, David
Sent: Tuesday, November 18, 2025 1:55 PM
To: 'gabrielenoindians@gmail.com' <gabrielenoindians@gmail.com>
Cc: 'Dizike.SoCalNewswire@post.com' <Dizike.SoCalNewswire@post.com>; kara@grant-law.net
Subject: FW: RE: Resend -- Fw: Hawthorne Airport - Kizh Nation

Dear Sir:

My name is David Caceres, and I currently serve as the Interim City Attorney for the City of Hawthorne ("City").

In the past few days, I have attempted to contact your legal counsel, but to no avail. (She's copied on this email.)

I am writing to you now in response to news articles written by Ms. Dizike. Please know that the City (as Lead Agency) remains committed to ensuring that the mitigation measures previously requested by Ms. Grant are in fact accomplished. To the best of my knowledge, they are now set forth within the City's MND, which is set for a public hearing on December 9, 2025.

To the extent that you disagree with any of the above, please do not hesitate to let me know. I will endeavor to remedy your concerns.

Yours,

David

From: Dizike.SoCalNewswire@post.com <Dizike.SoCalNewswire@post.com>
Sent: Tuesday, November 18, 2025 8:25 AM
To: Caceres, David <dcaceres@cityofhawthorne.org>
Subject: Re: RE: Resend -- Fw: Hawthorne Airport - Kizh Nation

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Good morning David.

Hmm. I hope Kara's health is ok. You might try reaching out to Andrew Salas, the Hereditary Chief for the Kizh Nation. I spoke with both Andrew and Kara for the feautre. Andrew is the party that issued the July 8 and July 17 letters included in the MND.

Andrew Salas - Phone: (626)926-4131 / Email: gabrielenoindians@gmail.com

My best,

Cind Dizike
Investigative Journalist | Feature Writer
SoCalNewswire -delivers original news features & press releases directly to local journalists and media outlets for publication.
Dizike.SoCalNewswire@post.com | (818)389-3141 | Editors: SocalNewswire@post.com

Sent: Monday, November 17, 2025 at 2:49 PM
From: "Caceres, David" <dcaceres@cityofhawthorne.org>
To: "Dizike.SoCalNewswire@post.com" <Dizike.SoCalNewswire@post.com>
Subject: RE: Resend -- Fw: Hawthorne Airport - Kizh Nation

Hi Cind,

Happy Monday!

I just wanted you to know that I've made two attempts to Chief Salas' legal counsel and I have not heard back from her.

Yours,

David

From: Dizike.SoCalNewswire@post.com <Dizike.SoCalNewswire@post.com>
Sent: Friday, November 14, 2025 7:57 PM
To: Caceres, David <dcaceres@cityofhawthorne.org>; kara@grant-law.net
Subject: Resend -- Fw: Hawthorne Airport - Kizh Nation

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Second send. David - I sent to *.com* instead of *.org*. Sorry!!

Hi David and Kara.

David, it was a pleasure speaking with you today.

Kara, David Caceras is the City of Hawthorne's (interim) City Attorney. He would like to speak with you and help resolve any concerns the Kizh Nation may have over the Hawthorne Airport project. His cell is (424)337-3038.

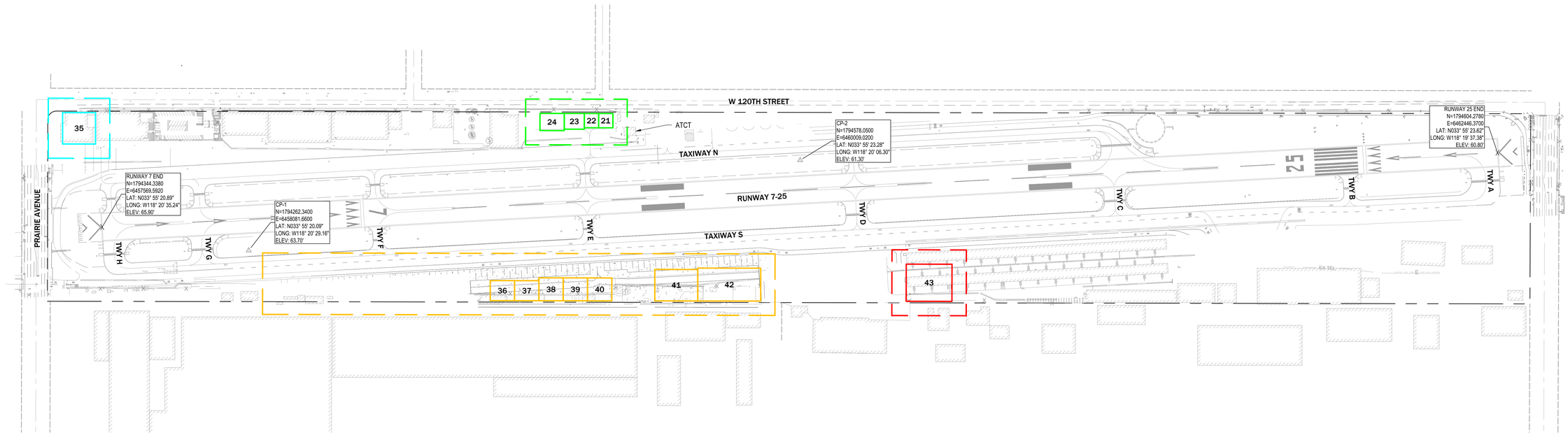
David, attached please find the email issued from the airport manager dated July 29, 2025 that Hereditary Chief Andrew Salas requested I include in this communication. Mr. Salas emphasized that the letter conveys the city/airport *"will not be retaining a tribal monitor to oversee teh project."*

I've also attached my copy of the feautre that was released. The newswire distributes to all major (and small) regional publications, as well as individual editors and journalists. Typically, we see a mix of outlets that either run the story verbatim or adapt it with attribution to their own outlet — both practices are permitted. Pickup can occur immediately or be delayed by several days or weeks, depending on the topic, its time sensitivity, and the editorial discretion of each publication.

May you both have a wonderful weekend!

Cind Dizike
Investigative Journalist | Feature Writer
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Appendix C
Civil Design Plans



GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED, IN PART, BASED UPON RECORD DRAWINGS AND/OR CAD FILES FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THOSE UTILIZING THE INFORMATION ON THESE DRAWINGS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY PURPOSE.
2. EXISTING UTILITIES WERE TAKEN FROM PLANS OF RECORD. THEY HAVE BEEN SHOWN TO THE EXTENT KNOWN AND ARE OFFERED IN GOOD FAITH SOLELY FOR INFORMATIONAL PURPOSES. THEY MAY NOT REFLECT ACTUAL LOCATIONS AND MAY NOT BE INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
3. THE ACTUAL LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT OF DAMAGE TO EXISTING UTILITIES OR CABLES, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UTILITIES OR CABLES, AS DIRECTED BY THE ENGINEER, IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE.
6. ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S STAGING AND CONSTRUCTION OPERATIONS SHALL BE RESTORED EQUAL TO OR BETTER THAN ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. ALL DIRT, DUST, STONES AND LOOSE DEBRIS SHALL BE CONTINUOUSLY REMOVED FROM ALL PAVED SURFACES DURING THIS CONTRACT.
8. THIS CONTRACT DOES NOT ALLOW FOR PRICE INCREASES DUE TO ESCALATION IN COST OF UNIT BID ITEMS. THE CONTRACTOR SHALL TAKE THIS INTO CONSIDERATION WHEN PREPARING UNIT PRICES FOR BID.
9. THE OWNER RESERVES THE RIGHT TO ELIMINATE ANY ITEMS OF THE CONTRACT AND PERFORM THESE ITEMS WITH ITS FORCES AND MATERIALS. IT IS ESTIMATED THAT UP TO 8% OF THE PROJECT MAY BE COMPLETED BY THE OWNER. THE ITEMS TO BE COMPLETED BY THE OWNER WILL BE SPECIFIED PRIOR TO AWARD.
10. THE OWNER RESERVES THE RIGHT TO SALVAGE FENCE MATERIALS. THE MATERIAL TO BE SALVAGED IS IDENTIFIED IN THE SPECIFICATION. SALVAGED MATERIAL SHALL BE STOCKPILED AT A LOCATION DESIGNATED BY THE OWNER IN GOOD CONDITION.ALL OTHER FENCE MATERIAL SHALL BE SPOILED OFF AIRPORT PROPERTY AT A PROPER DISPOSAL SITE SELECTED BY THE CONTRACTOR.

GRADING AND EXCAVATION NOTES

11. QUALITY ASSURANCE TESTS WILL BE MADE BY AND AT THE EXPENSE OF THE OWNER, UNLESS OTHERWISE NOTED. THE COST OF ALL FAILING TESTS SHALL BE BORNE BY THE CONTRACTOR.
12. THE EXACT LOCATIONS AND DIMENSIONS OF PAVEMENT TO BE RECONSTRUCTED SHALL BE DETERMINED BY THE ENGINEER DURING CONSTRUCTION.
13. ALL SPOIL SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE.
14. THE COMBINATION OF SILT/CLAY SOILS AND HIGH NATURAL MOISTURE CONTENTS CREATE THE POTENTIAL FOR LOSS OF STRENGTH UNDER REPETITIVE LOADINGS OR VIBRATION. THE CONTRACTOR SHOULD TAKE THESE FACTORS INTO CONSIDERATION WHEN SELECTING EQUIPMENT, METHODS AND MEANS FOR CONSTRUCTION OF THIS PROJECT, AS WELL AS HAULING EQUIPMENT THAT WILL OPERATE IN THE AREA THROUGHOUT CONSTRUCTION.ANY DAMAGE TO THE SUBGRADE CONDITION AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER AND ALL AT THE CONTRACTOR'S EXPENSE.
15. TEMPORARY AIR AND WATER POLLUTION, SOIL EROSION AND SILTATION CONTROL WORK PERFORMED FOR PROTECTION OF CONSTRUCTION AREAS OUTSIDE THE CONSTRUCTION LIMITS, SUCH AS BORROW AREAS AND WASTE AREAS, HAUL ROADS, EQUIPMENT AND MATERIAL STORAGE SITES, AND TEMPORARY PLANT SITES, WILL NOT BE MEASURED AND PAID FOR DIRECTLY BUT SHALL BE CONSIDERED AS A SUBSIDIARY OBLIGATION OF THE CONTRACTOR.
16. ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES AND MATERIALS SHALL BE IN PLACE PRIOR TO BEGINNING EARTHWORK OPERATIONS AND SHALL BE MAINTAINED UNTIL THE NEW SLOPES ARE STABILIZED WITH SEEDING AND/OR SLOPE PROTECTION.

SURVEY NOTES

17. ALL ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM. COORDINATES REFER NAD 83 HORIZONTAL DATUM.
18. THE TOPOGRAPHIC FEATURES SHOWN HEREON WERE COMPILED FROM FIELD SURVEY PERFORMED BY GGI DATED AUGUST 25 2024.

PAVING NOTES

19. THE CONTRACTOR'S ATTENTION IS DIRECTED TO ITEM P-101 "PREPARATION/REMOVAL OF EXISTING PAVMEMENTS" AS IT RELATES TO FILLING JOINTS AND CRACKS IN EXISTING PAVEMENT. A MIXTURE OF EMULSIFIED ASPHALT AND SAND IS REQUIRED TO FILL JOINTS AND CRACKS IN EXISTING PAVEMENT. ITEM P-605,"JOINT SEALING FILLER" WILL NOT BE ALLOWED.
20. EMULSIFIED ASPHALT TACK COAT, ITEM P-603, SHALL BE APPLIED PRIOR TO PLACING EACH LIFT OF PAVEMENT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
21. TRANSVERSE JOINTS IN ONE COURSE SHALL BE OFFSET BY AT LEAST 10 FEET (3 M) FROM TRANSVERSE JOINTS IN THE PREVIOUS COURSE. TRANSVERSE JOINTS IN ADJACENT LANES SHALL BE OFFSET A MINIMUM OF 10 FEET (3 M).
22. THE LONGITUDINAL JOINT IN ONE COURSE SHALL OFFSET THE LONGITUDINAL JOINT IN THE COURSE IMMEDIATELY BELOW BY AT LEAST ONE FOOT (30 CM); HOWEVER, THE JOINT IN THE SURFACE TOP COURSE SHALL BE AT THE CENTERLINE OF CROWNED PAVEMENTS.
23. PROPOSED BITUMINOUS SURFACE COURSE TO BE INSTALLED IN PAVEMENT RECONSTRUCTION AREAS, SHALL BE SUBJECTED TO THE SAME MATERIAL ACCEPTANCE CRITERIA AS THE ASPHALT LEVELING COURSE.
24. LONGITUDINAL JOINTS WHICH HAVE BEEN LEFT EXPOSED FOR MORE THAN FOUR (4) HOURS; THE SURFACE TEMPERATURE HAS COOLED TO LESS THAN 175°F (80°C); OR ARE IRREGULAR, DAMAGED, UNCOMPACTED OR OTHERWISE DEFECTIVE SHALL BE CUT BACK WITH A CUTTING WHEEL OR PAVEMENT SAW A MAXIMUM OF 3 INCHES (75 MM) TO EXPOSE A CLEAN, SOUND, UNIFORM VERTICAL SURFACE FOR THE FULL DEPTH OF THE COURSE. ALL CUTBACK MATERIAL AND ANY LAITANCE PRODUCED FROM CUTTING JOINTS SHALL BE REMOVED FROM THE PROJECT. ASPHALT TACK COAT IN ACCORDANCE WITH P-603 SHALL BE APPLIED TO THE CLEAN, DRY JOINT PRIOR TO PLACING ANY ADDITIONAL FRESH ASPHALT AGAINST THE JOINT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE ASPHALT.

MARKING NOTES

25. REMOVAL OF EXISTING MARKINGS SHALL BE IN ACCORDANCE WITH ITEM P-101.

GEOTECHNICAL NOTES

26. BORINGS SHALL BE ADVANCED TO A CONTINUOUS DEPTH OF 10 FEET IN ACCORDANCE WITH ASTM D-1586.
27. LABORATORY COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D-1557.
28. ALL SOILS SHALL BE CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM IN ADDITION TO VISUAL SOIL DESCRIPTIONS.
29. THE LABORATORY SHALL PROVIDE LOGS OF PAVEMENT CORES TO INCLUDE THICKNESS, MIX TYPE, AGGREGATE TYPE, MAXIMUM AGGREGATE SIZE, ETC.

LEGEND

- SOUTHWEST HANGAR DEVELOPMENT
- SOUTHEAST HANGAR DEVELOPMENT
- NORTHWEST HANGAR DEVELOPMENT
- NORTHEAST HANGAR DEVELOPMENT
- BUILDING RESTRICTION LINE
- TAXIWAY OBJECT FREE AREA
- FIRE WATER PIPE
- CHAIN LINK FENCE
- ELECTRICAL PULLBOX OR STRUCTURE
- AREA LIGHT POLE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- BOLLARD OR POST
- AIRCRAFT TIE-DOWN ANCHOR
- STORM DRAIN INLET PROTECTION
- SHEET FLOW ARROW
- GRAVEL BAG BARRIER PROTECTION
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRICAL CONDUIT
- STORM DRAIN CATCH BASIN
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- BUILDING AND FOUNDATION REMOVAL
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

150 0 150 300FT.
150'

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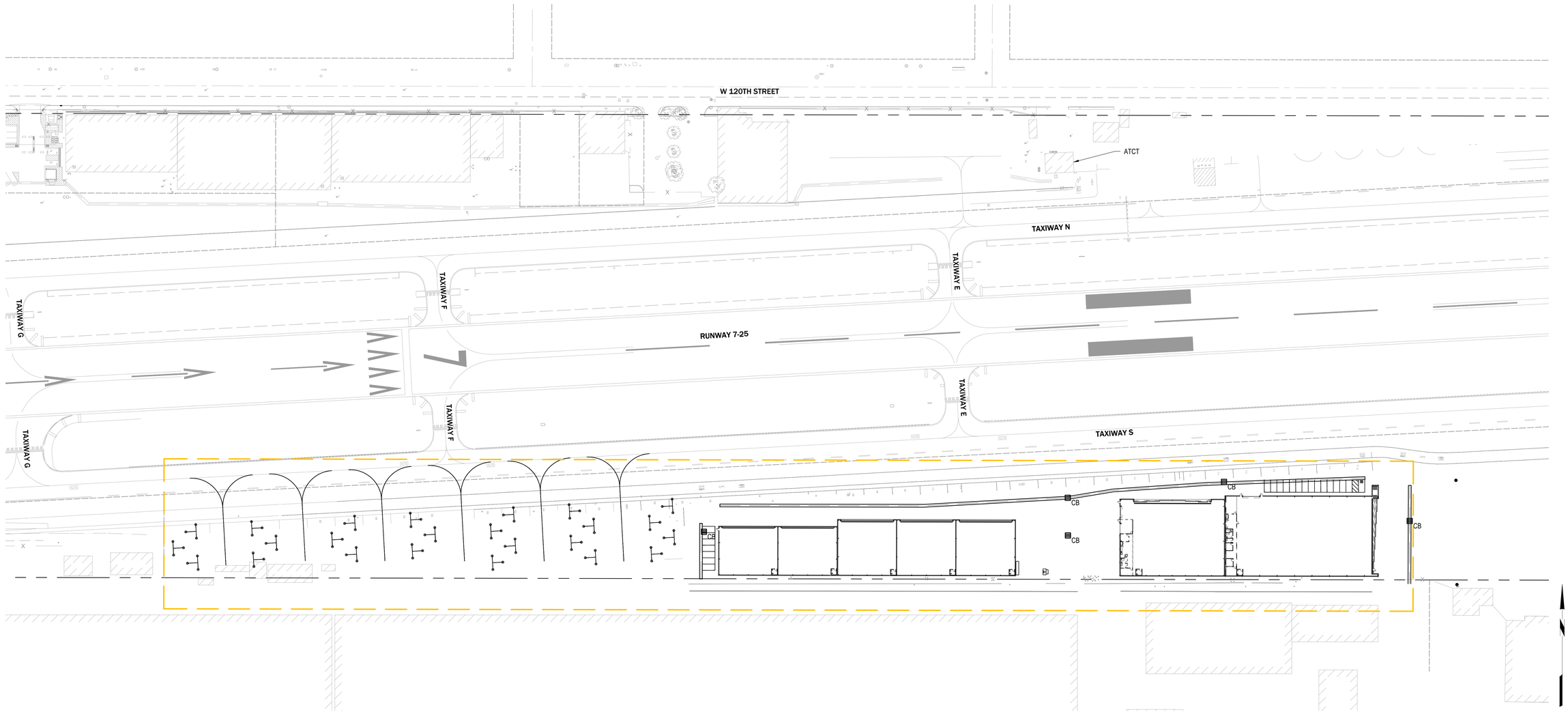
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OVERALL PROJECT GENERAL PLAN

GI101

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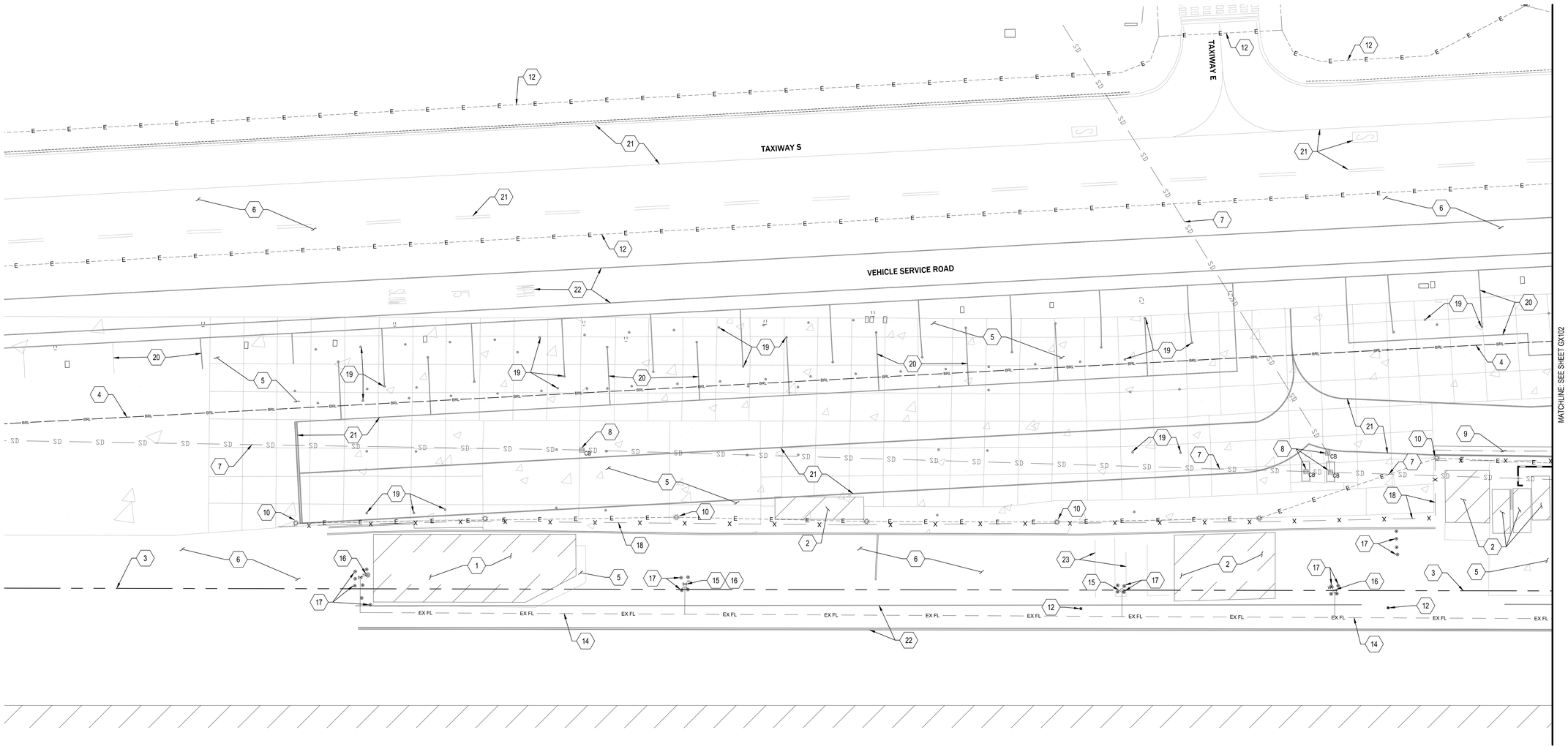
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SOUTHWEST SITEPLAN

GI102

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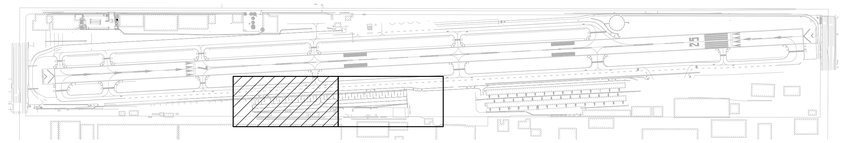
LEGEND

- BUILDING RESTRICTION LINE
- TAXIWAY OBJECT FREE AREA
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRICAL CONDUIT
- FIRE WATER PIPE
- CHAIN LINK FENCE
- ELECTRICAL PULLBOX OR STRUCTURE
- AREA LIGHT POLE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- BOLLARD OR POST
- AIRCRAFT TIE-DOWN ANCHOR

KEYED NOTES

1. HANGAR BUILDING
2. STORAGE BUILDING OR STRUCTURE
3. AIRFIELD PROPERTY LINE
4. BUILDING RESTRICTION LINE
5. CONCRETE PAVEMENT
6. ASPHALT PAVEMENT
7. STORM DRAIN PIPE
8. STORM DRAIN CATCH BASIN
9. CONCRETE VALLEY GUTTER
10. OVERHEAD AREA LIGHT POLE, (TYP.)
11. UNDERGROUND ELECTRICAL CONDUIT
12. ELECTRICAL PULLBOX OR STRUCTURE, (TYP.)
13. SANITARY SEWER PIPE
14. FIRE WATER PIPE
15. FIRE HYDRANT
16. WATER VALVE OR STRUCTURE
17. PROTECTIVE BOLLARD OR POST, (TYP.)
18. CHAIN LINK FENCE
19. AIRCRAFT TIE-DOWN ANCHOR, (TYP.)
20. TIE-DOWN MARKINGS, (TYP.)
21. TAXIWAY MARKINGS
22. ACCESS ROAD MARKINGS

20 0 20 40FT.
20'



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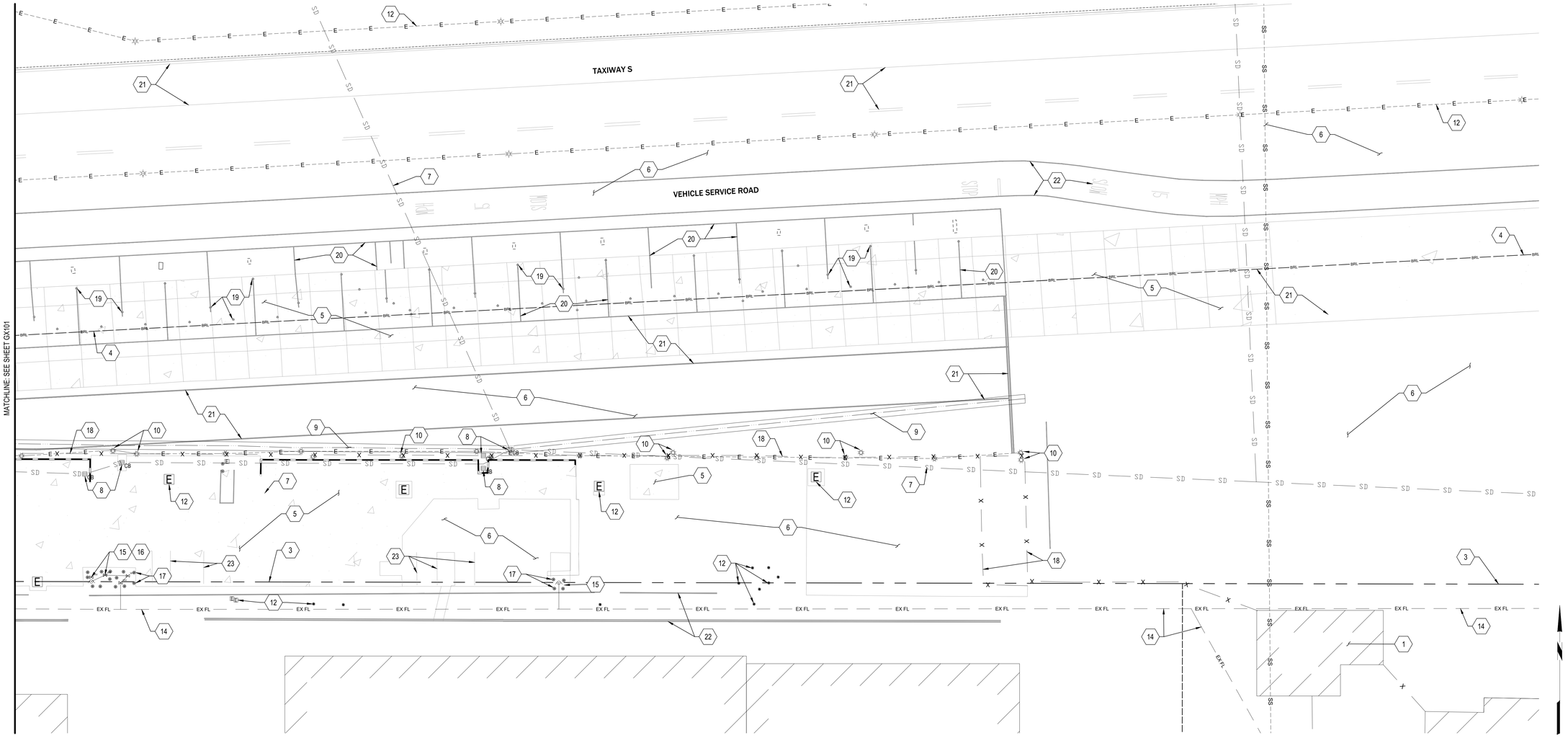
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EXISTING CONDITIONS PLAN

GX101

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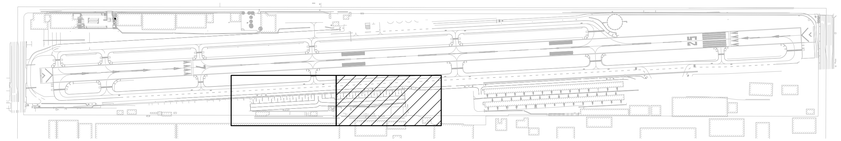


LEGEND

BRL	BUILDING RESTRICTION LINE
TOFA	TAXIWAY OBJECT FREE AREA
SD	STORM DRAIN PIPE
SS	SANITARY SEWER PIPE
E	UNDERGROUND ELECTRICAL CONDUIT
EX FL	FIRE WATER PIPE
X	CHAIN LINK FENCE
E	ELECTRICAL PULLBOX OR STRUCTURE
	AREA LIGHT POLE
CB	STORM DRAIN CATCH BASIN
	FIRE HYDRANT
	WATER VALVE
	BOLLARD OR POST
	AIRCRAFT TIE-DOWN ANCHOR

KEYED NOTES

1. HANGAR BUILDING
3. AIRFIELD PROPERTY LINE
4. BUILDING RESTRICTION LINE
5. CONCRETE PAVEMENT
6. ASPHALT PAVEMENT
7. STORM DRAIN PIPE
8. STORM DRAIN CATCH BASIN
9. CONCRETE VALLEY GUTTER
10. OVERHEAD AREA LIGHT POLE, (TYP.)
11. UNDERGROUND ELECTRICAL CONDUIT
12. ELECTRICAL PULLBOX OR STRUCTURE, (TYP.)
13. SANITARY SEWER PIPE
14. FIRE WATER PIPE
15. FIRE HYDRANT
16. WATER VALVE OR STRUCTURE
17. PROTECTIVE BOLLARD OR POST, (TYP.)
18. CHAIN LINK FENCE
19. AIRCRAFT TIE-DOWN ANCHOR, (TYP.)
20. TIE-DOWN MARKINGS, (TYP.)
21. TAXIWAY MARKINGS
22. ACCESS ROAD MARKINGS



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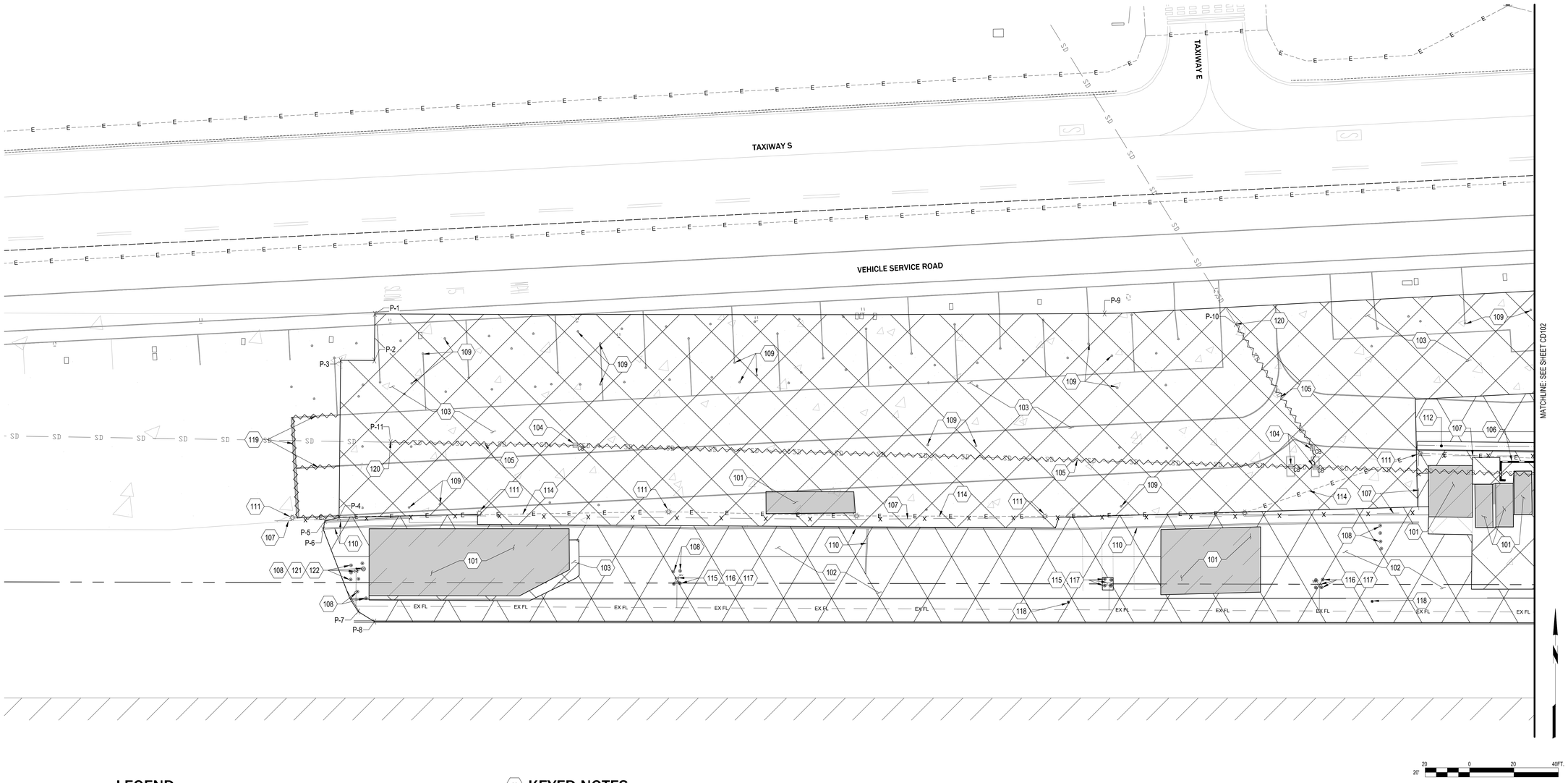
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EXISTING CONDITIONS PLAN

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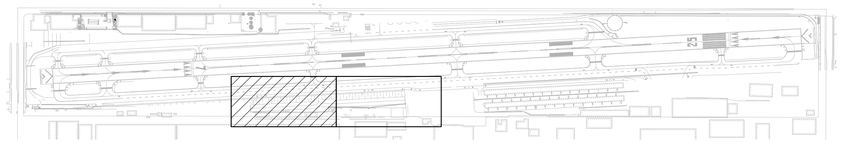
LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- BUILDING AND FOUNDATION REMOVAL

KEYED NOTES

101. REMOVE BUILDING AND FOUNDATION, ITEM P-640.
102. REMOVE ASPHALT PAVEMENT, ITEM P-152.
103. REMOVE CONCRETEC PAVEMENT, ITEM P-152.
104. REMOVE CATCH BASIN.
105. REMOVE STORM DRAIN PIPE.
107. REMOVE CHAIN LINK FENCE.
108. REMOVE BOLLARD OR POST, (TYP.).
109. REMOVE AIRCRAFT TIE-DOWNS ANCHORS, (TYP.).
110. REMOVE CONCRETE CURB.
111. REMOVE AREA LIGHT POLE, (TYP.).
112. REMOVE CONCRETE VALLEY GUTTER.
114. REMOVE ELECTRICAL CONDUIT AND CONDUCTORS.
115. FIRE HYDRANT TO REMAIN, PROTECT IN PLACE.
116. DOMESTIC WATER VALVE TO REMAIN, PROTECT IN PLACE.
117. BOLARD OR POST TO REMAIN, PROTECT IN PLACE.
118. ELECTRICAL STRUCTURE TO REMAIN, PROTECT IN PLACE.
119. OBLITERATE APRON MARKINGS OUTSIDE OF PAVEMENT REMOVAL.
120. CAP EXISTING STORM DRAIN PIPE
121. REMOVE DOMESTIC WATER METER
122. REMOVE DOMESTIC WATER VALVE, CAP PIPE AT VALVLE

POINT TABLE		
POINT #	NORTHING	EASTING
1	1794203.09	6458893.04
2	1794182.10	6458892.83
3	1794182.17	6458877.62
4	1794111.33	6458876.91
5	1794109.78	6458870.49
6	1794106.04	6458869.73
7	1794068.99	6458885.48
8	1794064.45	6458892.80
9	1794203.26	6459222.03
10	1794198.43	6459281.18
11	1794145.28	6458900.15



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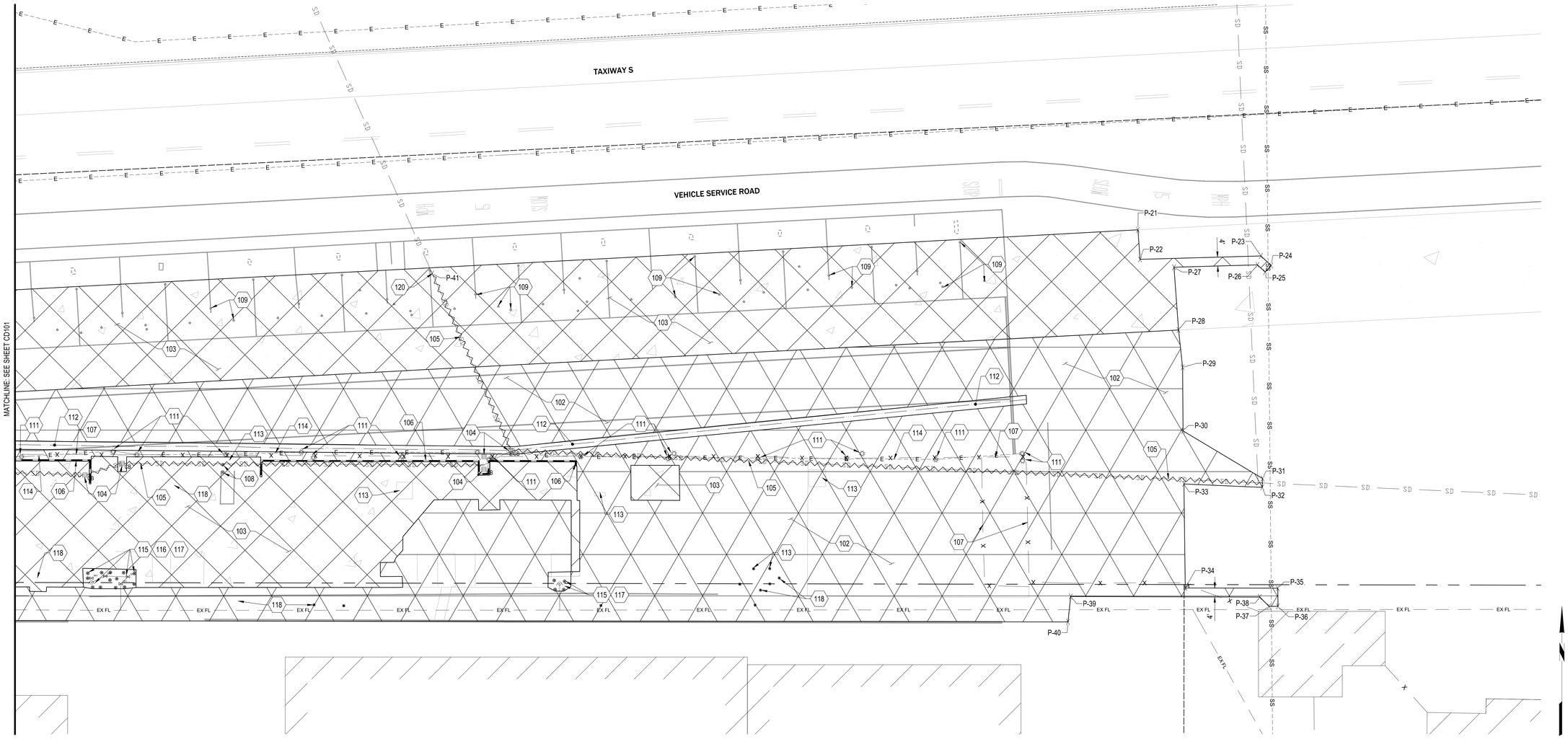
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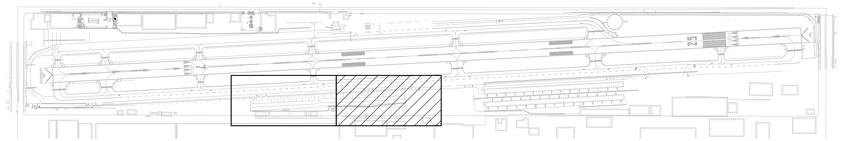
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- BUILDING AND FOUNDATION REMOVAL

KEYED NOTES

102. REMOVE ASPHALT PAVEMENT, ITEM P-152.
103. REMOVE CONCRETEC PAVEMENT, ITEM P-152.
104. REMOVE CATCH BASIN.
105. REMOVE STORM DRAIN PIPE.
106. REMOVE ONE FOOT CONCRETE WALL, (TYP.).
107. REMOVE CHAIN LINK FENCE.
108. REMOVE BOLLARD OR POST, (TYP.).
109. REMOVE AIRCRAFT TIE-DOWNS ANCHORS, (TYP.).
111. REMOVE AREA LIGHT POLE, (TYP.).
112. REMOVE CONCRETE VALLEY GUTTER.
113. REMOVE ELECTRICAL STRUCTURE.
114. REMOVE ELECTRICAL CONDUIT AND CONDUCTORS.
115. FIRE HYDRANT TO REMAIN, PROTECT IN PLACE.
116. DOMESTIC WATER VALVE TO REMAIN, PROTECT IN PLACE.
117. BOLARD OR POST TO REMAIN, PROTECT IN PLACE.
118. ELECTRICAL STRUCTURE TO REMAIN, PROTECT IN PLACE.
120. CAP EXISTING STORM DRAIN PIPE

POINT TABLE		
POINT #	NORTHING	EASTING
21	1794240.60	6459923.59
22	1794227.23	6459924.55
23	1794228.78	6459979.17
24	1794224.43	6459983.82
25	1794221.51	6459981.08
26	1794224.73	6459977.64
27	1794223.67	6459939.88
28	1794195.27	6459941.97
29	1794178.38	6459943.80
30	1794149.65	6459944.00
31	1794128.09	6459979.96

POINT TABLE		
POINT #	NORTHING	EASTING
32	1794124.10	6459979.79
33	1794125.63	6459944.39
34	1794078.61	6459945.00
35	1794078.50	6459986.84
36	1794070.32	6459986.91
37	1794070.28	6459982.85
38	1794074.52	6459978.68
39	1794074.75	6459893.19
40	1794063.24	6459891.96
41	1794220.83	6459604.54



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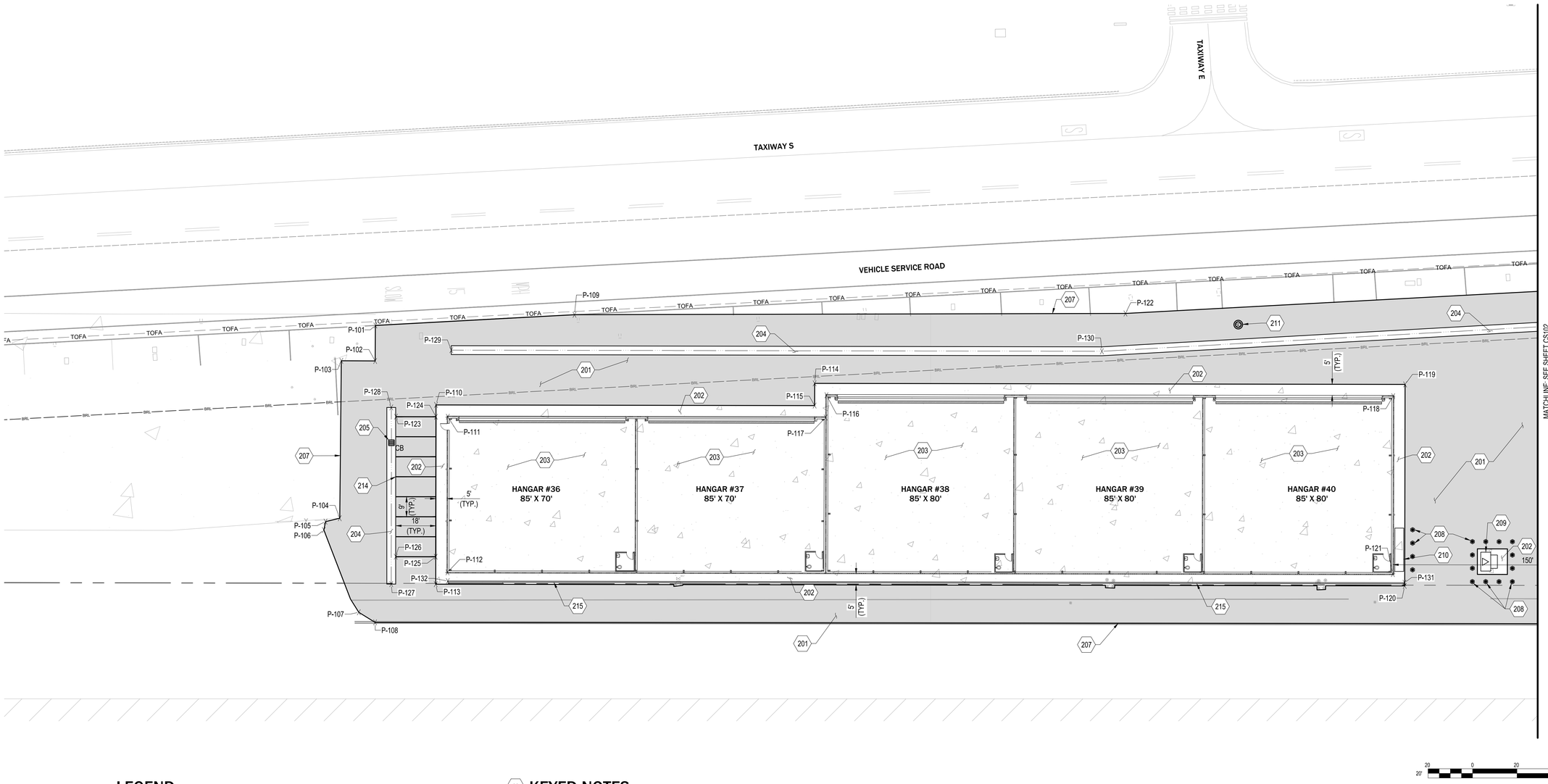
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LEGEND

PROPOSED ASPHALT PAVEMENT

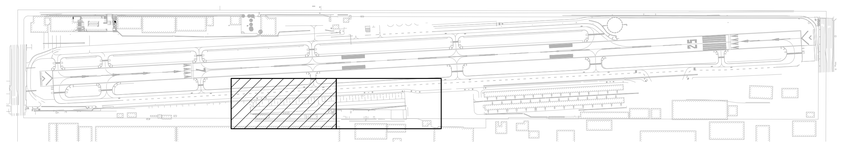
PROPOSED CONCRETE PAVEMENT

KEYED NOTES

201. ASPHALT PAVEMENT, PER DETAIL A4/B4, SHEET CG103
202. CONCRETE PAVEMENT, PER ACHITECTURAL PLANS
203. CONCRETE HANGAR FOUNDATION PER ACHITECTURAL PLANS
204. CONCRETE VALLEY GUTTER, PER GREENBOOK STANDARD PLANS DETAIL 122
205. STORM DRAIN CATCH BASIN, PER GRADING AND DRAINAGE PLANS
206. TRENCH DRAIN, PER ACHITECTURAL PLANS
207. MEET EXISTING PAVEMENT
208. PROTECTIVE 6" BOLLARD (TYP.), PER DETAIL C1, SHEET CG103
209. ELECTRICAL TRANSFORMER PER ELECTRICAL PLANS
210. ELECTRICAL SWITCH GEAR PER ELECTRICAL PLANS
211. STORM DRAIN MAN HOLE, PER GRADING AND DRAINAGE PLANS
214. INSTALL WHITE, 4" PAVEMENT MARKINGS (TYP.), PER CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
215. 6" CONCRETE CURB, PER GREENBOOK STANDARD PLANS DETAIL A87A

POINT TABLE		
POINT #	NORTHING	EASTING
101	1794198.09	6458892.94
102	1794182.10	6458892.83
103	1794182.17	6458877.62
104	1794111.33	6458876.91
105	1794109.78	6458870.49
106	1794106.04	6458869.73
107	1794068.99	6458885.48
108	1794064.45	6458892.80
109	1794202.90	6458982.52
110	1794162.31	6458920.21
111	1794156.97	6458925.53
112	1794086.97	6458925.40
113	1794081.65	6458920.06
114	1794172.01	6459090.56
115	1794162.01	6459090.54
116	1794166.67	6459095.88

POINT TABLE		
POINT #	NORTHING	EASTING
117	1794156.67	6459095.53
118	1794166.22	6459350.88
119	1794171.54	6459356.22
120	1794080.87	6459356.06
121	1794086.22	6459350.74
122	1794203.47	6459230.42
123	1794157.01	6458902.20
124	1794156.98	6458920.20
125	1794093.98	6458920.08
126	1794094.01	6458902.08
127	1794081.68	6458900.06
128	1794161.19	6458900.09
129	1794186.97	6458927.08
130	1794186.45	6459219.81
131	1794082.27	6459355.96
132	1794083.04	6458925.50



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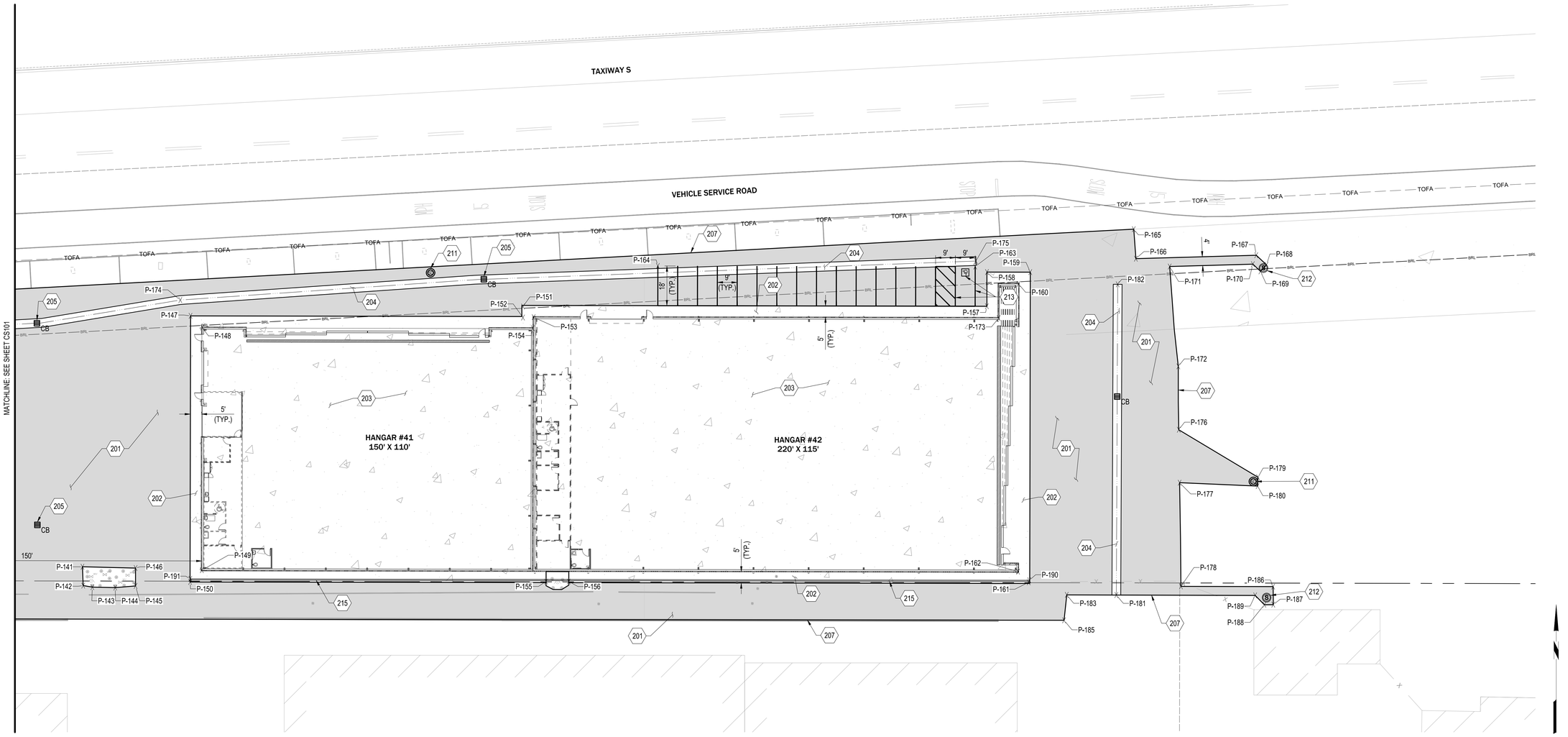
Scale

SITE PLAN

CS101

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LEGEND

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

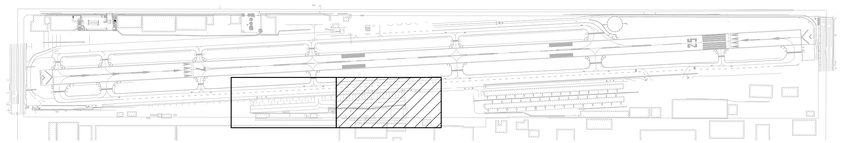
KEYED NOTES

201. ASPHALT PAVEMENT, PER DETAIL A4/B4, SHEET CG103
202. CONCRETE PAVEMENT, PER ACHITECTURAL PLANS
203. CONCRETE HANGAR FOUNDATION PER ACHITECTURAL PLANS
204. CONCRETE VALLEY GUTTER, PER GREENBOOK STANDARD PLANS DETAIL 122
205. STORM DRAIN CATCH BASIN, PER GRADING AND DRAINAGE PLANS
206. TRENCH DRAIN, PER ACHITECTURAL PLANS
207. MEET EXISTING PAVEMENT
211. STORM DRAIN MAN HOLE, PER GRADING AND DRAINAGE PLANS
212. SANITARY SEWER MANHOLE, PER WET UTILIY PLANS
213. ADA HANDICAP PARKING, SIGNS AND SYMBOLS PER CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
214. INSTALL WHITE, 4" PAVEMENT MARKINGS (TYP.), PER CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
215. 6" CONCRETE CURB, PER GREENBOOK STANDARD PLANS DETAIL A87A

POINT TABLE		
POINT #	NORTHING	EASTING
141	1794087.50	6459446.55
142	1794078.96	6459446.89
143	1794078.27	6459451.04
144	1794078.06	6459461.43
145	1794078.82	6459470.66
146	1794086.92	6459470.65
147	1794201.29	6459495.61
148	1794195.95	6459500.93
149	1794085.95	6459500.74
150	1794080.63	6459495.39
151	1794205.53	6459646.45
152	1794200.52	6459646.44
153	1794200.68	6459651.27
154	1794195.68	6459650.93
155	1794080.84	6459656.92
156	1794080.82	6459667.23
157	1794205.65	6459856.95

POINT TABLE		
POINT #	NORTHING	EASTING
158	1794221.15	6459856.98
159	1794221.11	6459876.64
160	1794215.79	6459871.30
161	1794080.45	6459875.91
162	1794085.29	6459871.07
163	1794223.66	6459851.65
164	1794223.92	6459707.65
165	1794240.60	6459923.59
166	1794227.23	6459924.55
167	1794228.78	6459979.17
168	1794224.43	6459983.82
169	1794221.51	6459981.08
170	1794224.73	6459977.64
171	1794223.67	6459939.88
172	1794178.38	6459943.80
173	1794200.31	6459862.27
174	1794208.47	6459490.95

POINT TABLE		
POINT #	NORTHING	EASTING
175	1794226.16	6459851.99
176	1794149.65	6459944.00
177	1794125.63	6459944.39
178	1794078.61	6459945.00
179	1794128.09	6459979.96
180	1794124.10	6459979.79
181	1794074.69	6459915.69
182	1794215.60	6459916.30
183	1794074.75	6459893.19
185	1794063.24	6459891.96
186	1794078.50	6459986.84
187	1794070.32	6459986.91
188	1794070.28	6459982.85
189	1794074.52	6459978.68
190	1794081.35	6459876.19
191	1794082.02	6459495.50



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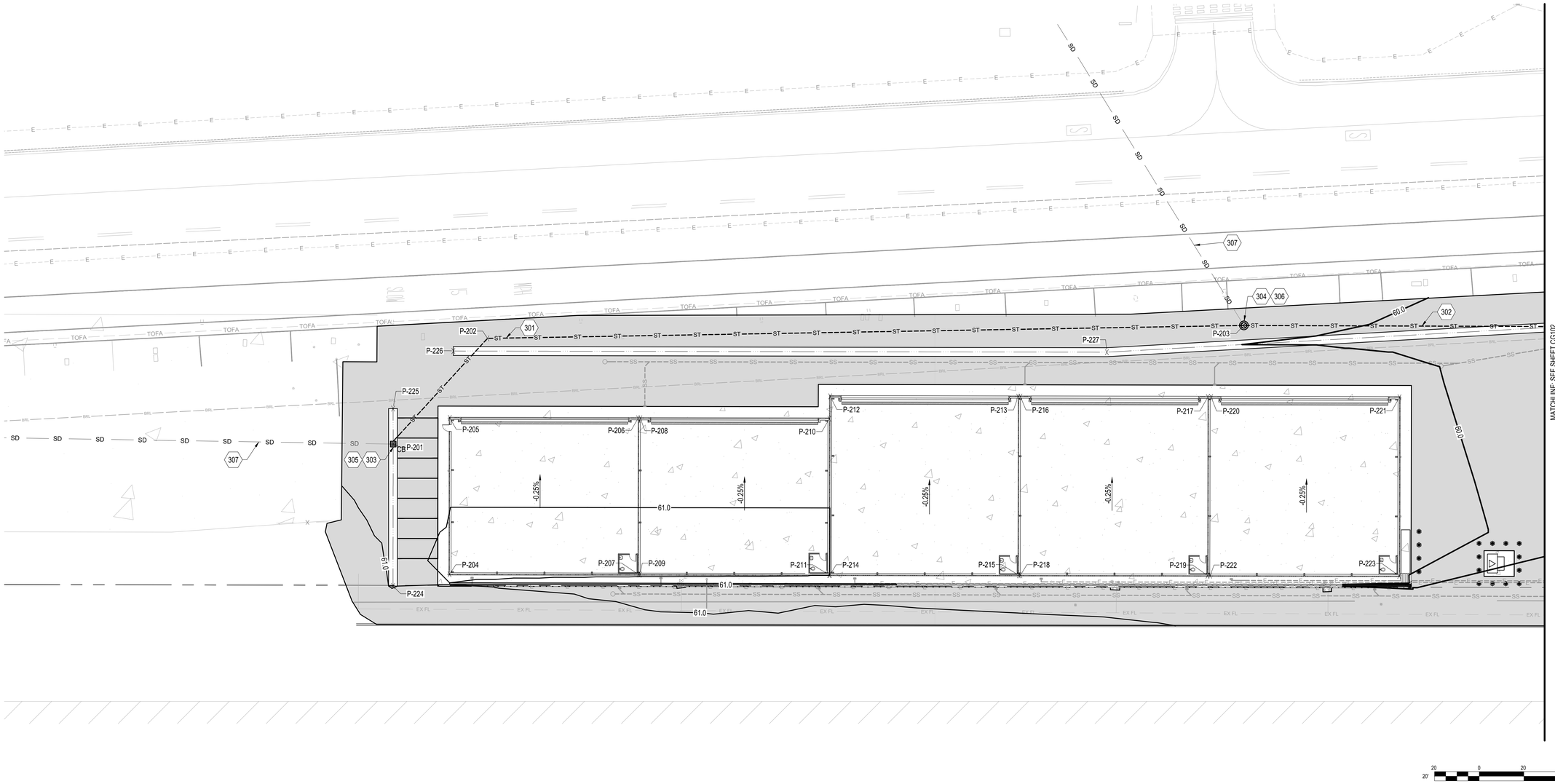
Scale

SITE PLAN

CS102

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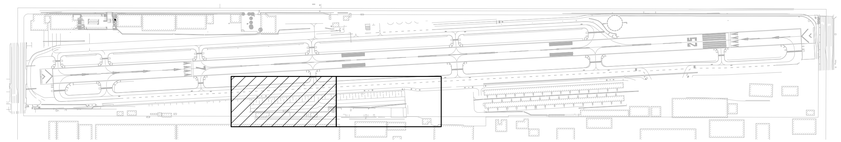
20 0 20 40FT.
20'

KEYED NOTES

301. INSTALL 12" STORM DRAIN PIPE
302. INSTALL 18" STORM DRAIN PIPE
303. INSTALL 4' X 4' STORM DRAIN CATCH BASIN
304. INSTALL STORM DRAIN MAN HOLE
305. CONNECT NEW STORM DRAIN CATCH BASIN TO EXISTING STORM DRAIN PIPE
306. CONNECT NEW STORM DRAIN MAN HOLE TO EXISTING STORM DRAIN PIPE
307. EXISTING STORM DRAIN PIPE TO REMAIN, PROTECT IN PLACE

POINT TABLE			
POINT NO.	NORTHING	EASTING	ELEV.
201	1794145.28	6458900.15	60.45'
202	1794192.63	6458942.36	60.77'
203	1794198.43	6459281.18	60.10'
204	1794086.97	6458925.40	61.07'
205	1794156.97	6458925.53	60.90'
206	1794156.82	6459009.82	60.90'
207	1794086.82	6459010.07	61.07'
208	1794156.82	6459010.85	60.90'
209	1794086.82	6459010.74	61.07'
210	1794156.67	6459095.53	60.90'
211	1794086.67	6459095.40	61.07'
212	1794166.67	6459095.88	60.40'
213	1794166.52	6459180.09	60.40'
214	1794086.67	6459095.74	60.60'

POINT TABLE			
POINT NO.	NORTHING	EASTING	ELEV.
215	1794086.52	6459180.40	60.60'
216	1794166.52	6459181.08	60.40'
217	1794166.37	6459265.04	60.40'
218	1794086.52	6459181.07	60.60'
219	1794086.37	6459264.90	60.60'
220	1794166.37	6459266.51	60.20'
221	1794166.22	6459350.88	60.20'
222	1794086.37	6459266.07	60.40'
223	1794086.22	6459350.74	60.40'
224	1794081.68	6458900.06	60.95'
225	1794161.19	6458900.09	60.55'
226	1794186.97	6458927.08	60.70'
227	1794186.45	6459219.81	60.09'



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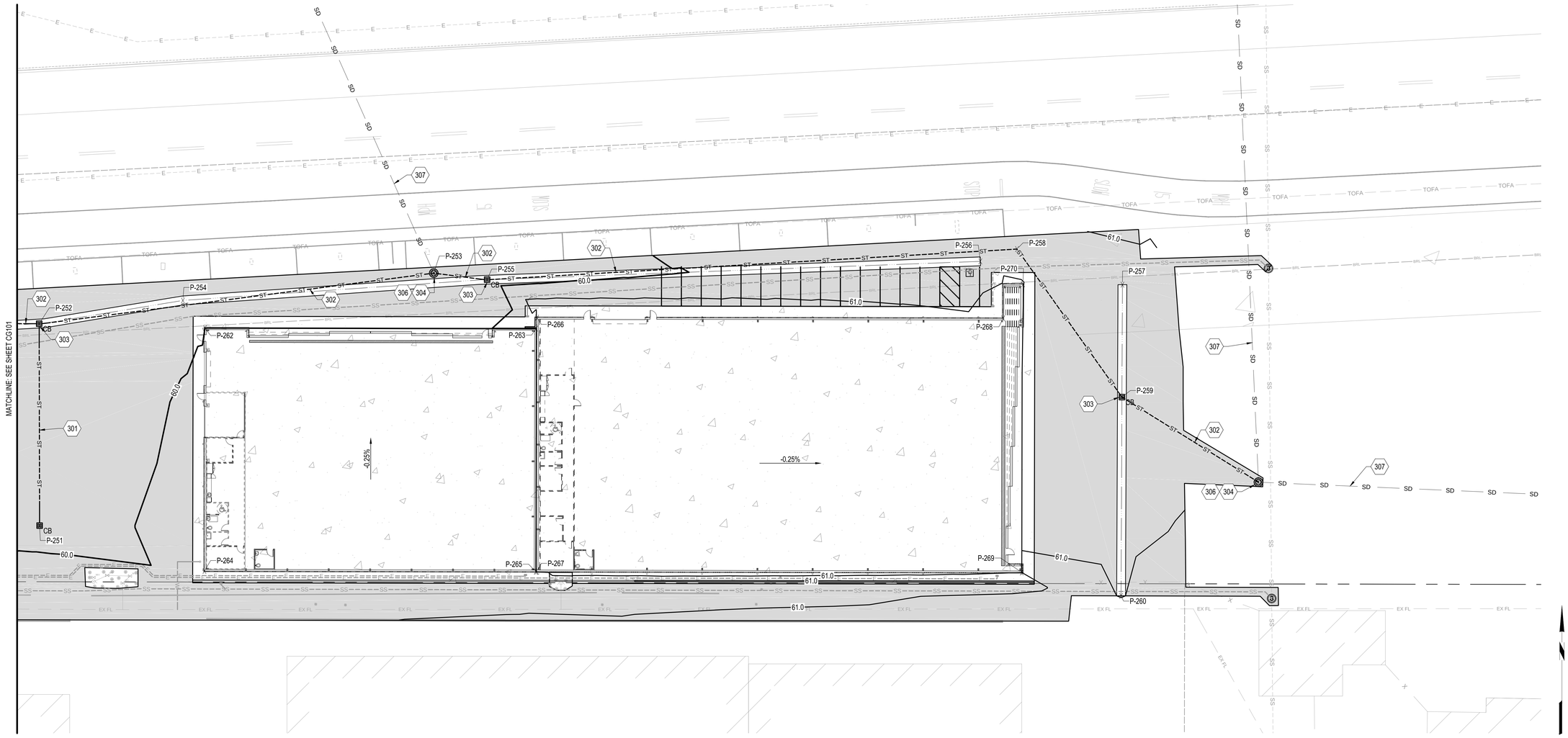
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GRADING AND DRAINAGE PLAN

CG101

Sheet No.

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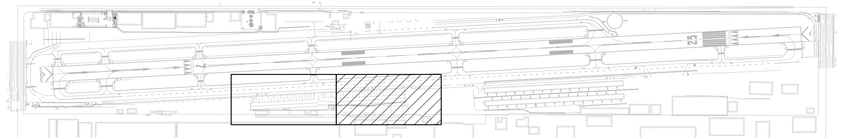


KEYED NOTES

301. INSTALL 12" STORM DRAIN PIPE
302. INSTALL 18" STORM DRAIN PIPE
303. INSTALL 4' X 4' STORM DRAIN CATCH BASIN
304. INSTALL STORM DRAIN MAN HOLE
306. CONNECT NEW STORM DRAIN MAN HOLE TO EXISTING STORM DRAIN PIPE
307. EXISTING STORM DRAIN PIPE TO REMAIN, PROTECT IN PLACE

POINT TABLE		
POINT NO.	NORTHING	EASTING
251	1,794,106.51	6,459,426.10
252	1,794,197.93	6,459,425.90
253	1,794,220.83	6,459,604.54
254	1,794,208.47	6,459,490.95
255	1,794,217.89	6,459,628.70
256	1,794,226.16	6,459,851.99
257	1,794,215.60	6,459,916.30
258	1,794,231.72	6,459,868.58
259	1,794,164.69	6,459,916.08
260	1,794,074.69	6,459,915.69

POINT TABLE		
POINT NO.	NORTHING	EASTING
262	1,794,195.95	6,459,500.93
263	1,794,195.68	6,459,650.88
264	1,794,085.95	6,459,500.74
265	1,794,085.68	6,459,650.69
266	1,794,200.68	6,459,651.27
267	1,794,085.68	6,459,651.07
268	1,794,200.31	6,459,862.27
269	1,794,085.29	6,459,870.74
270	1,794,215.79	6,459,871.30



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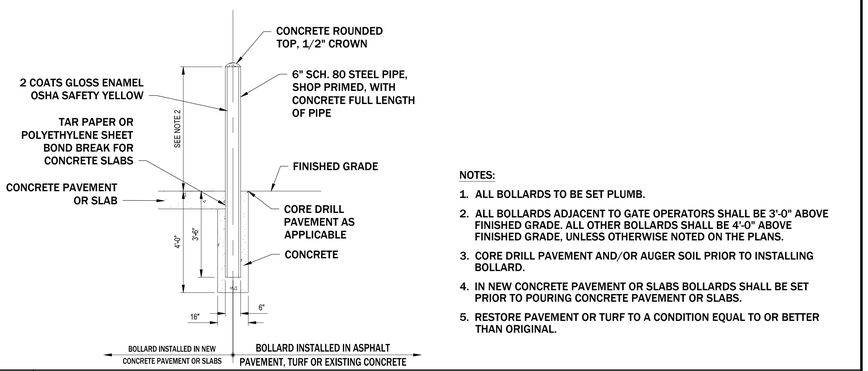
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GRADING AND DRAINAGE PLAN

CG102

Sheet No.

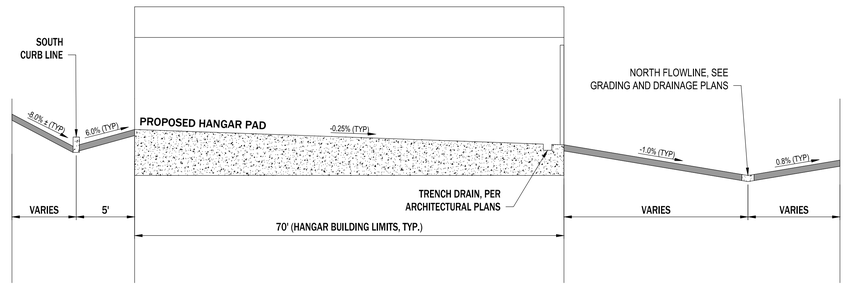
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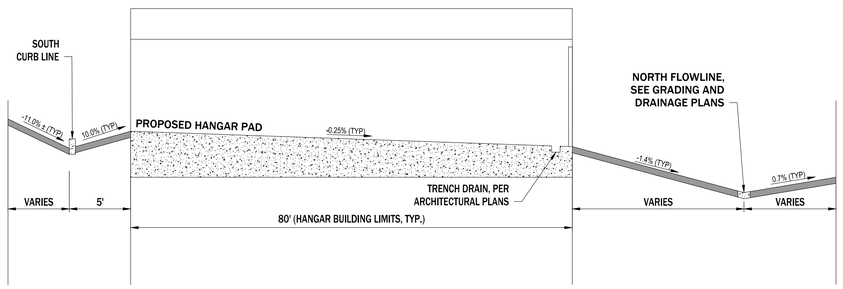
NOTES:

1. ALL BOLLARDS TO BE SET PLUMB.
2. ALL BOLLARDS ADJACENT TO GATE OPERATORS SHALL BE 3'-0" ABOVE FINISHED GRADE. ALL OTHER BOLLARDS SHALL BE 4'-0" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.
3. CORE DRILL PAVEMENT AND/OR AUGER SOIL PRIOR TO INSTALLING BOLLARD.
4. IN NEW CONCRETE PAVEMENT OR SLABS BOLLARDS SHALL BE SET PRIOR TO POURING CONCRETE PAVEMENT OR SLABS.
5. RESTORE PAVEMENT OR TURF TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL.

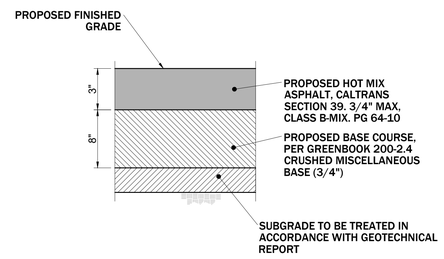
C1 TYPICAL BOLLARD DETAIL
SCALE: NOT TO SCALE



B1 HANGARS 36 AND 37 TYPICAL SECTION
SCALE: NOT TO SCALE



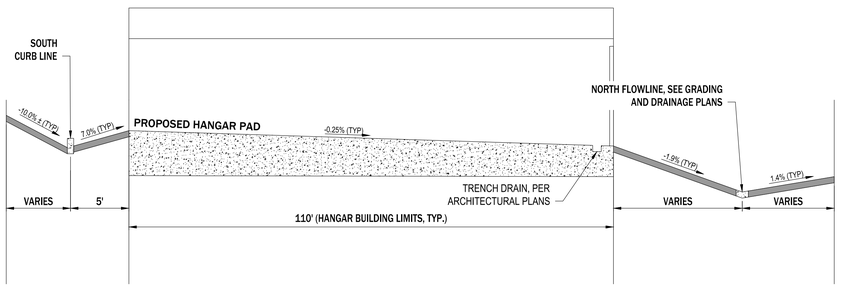
B3 HANGARS 38, 39, AND 40 TYPICAL SECTION
SCALE: NOT TO SCALE



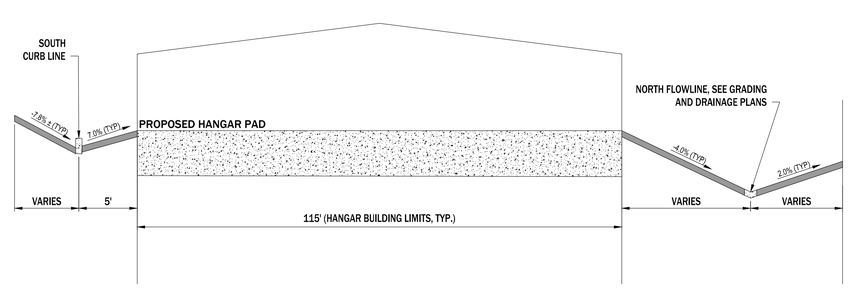
NOTES:

1. SECTION PER GEOTECHNICAL REPORT
2. HANGAR OWNER HAS RESPONSIBILITY FOR ANY FUTURE PAVEMENT FAILURE REPAIR OR RECONSTRUCTION.

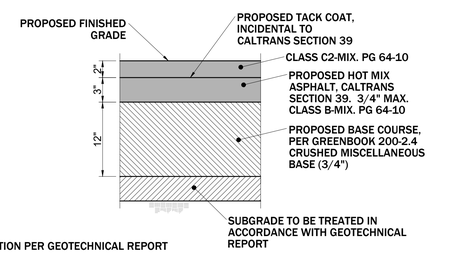
B4 TYPICAL PARKING AREA ASPHALT PAVEMENT DETAIL
NOT TO SCALE



A1 HANGAR 41 TYPICAL SECTION
SCALE: NOT TO SCALE



A3 HANGAR 42 TYPICAL SECTION
SCALE: NOT TO SCALE



NOTES:

1. SECTION PER GEOTECHNICAL REPORT
2. HANGAR OWNER HAS RESPONSIBILITY FOR ANY FUTURE PAVEMENT FAILURE REPAIR OR RECONSTRUCTION.

A4 TYPICAL ACCESS LANE AND APRON ASPHALT PAVEMENT DETAIL
NOT TO SCALE

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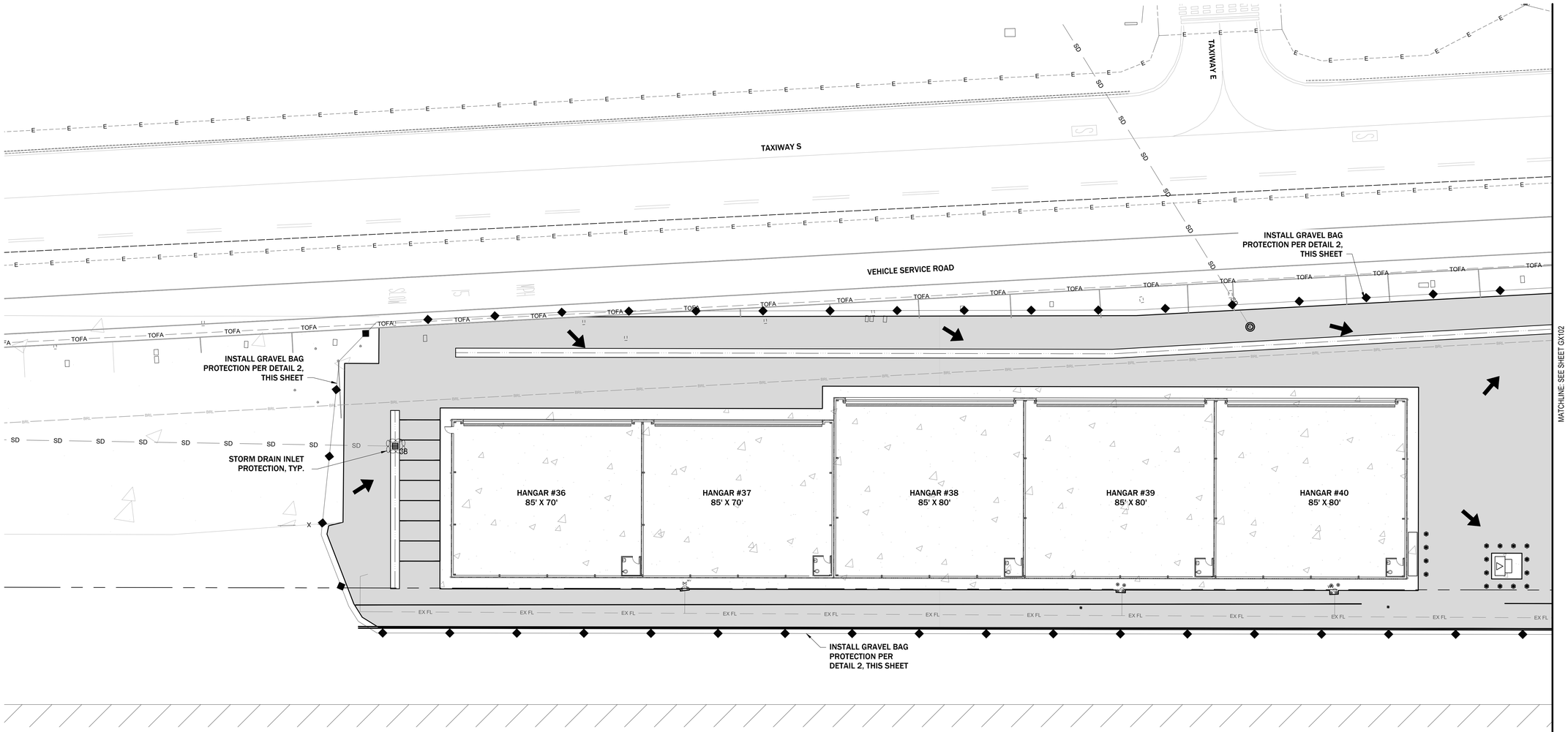
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TYPICAL SECTIONS

CG103

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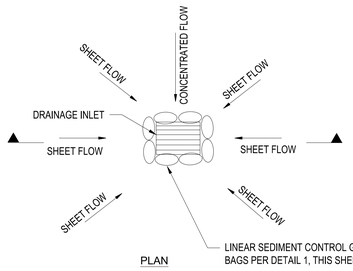


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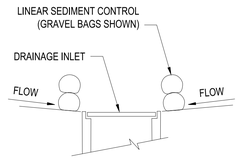
STORM DRAIN INLET PROTECTION

SHEET FLOW ARROW

GRAVEL BAG BARRIER PROTECTION



PLAN

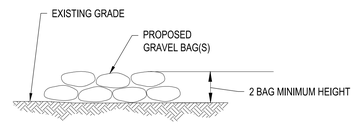


PROFILE

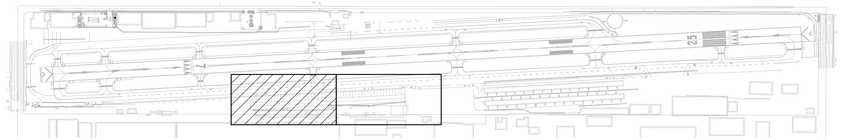
NOTES:

1. NO LOOSE MATERIAL SHALL BE LEFT BEHIND.

1 STORM DRAIN INLET PROTECTION DETAIL
NOT TO SCALE



2 PERIMETER CONTROL GRAVEL BAG BARRIER
NOT TO SCALE



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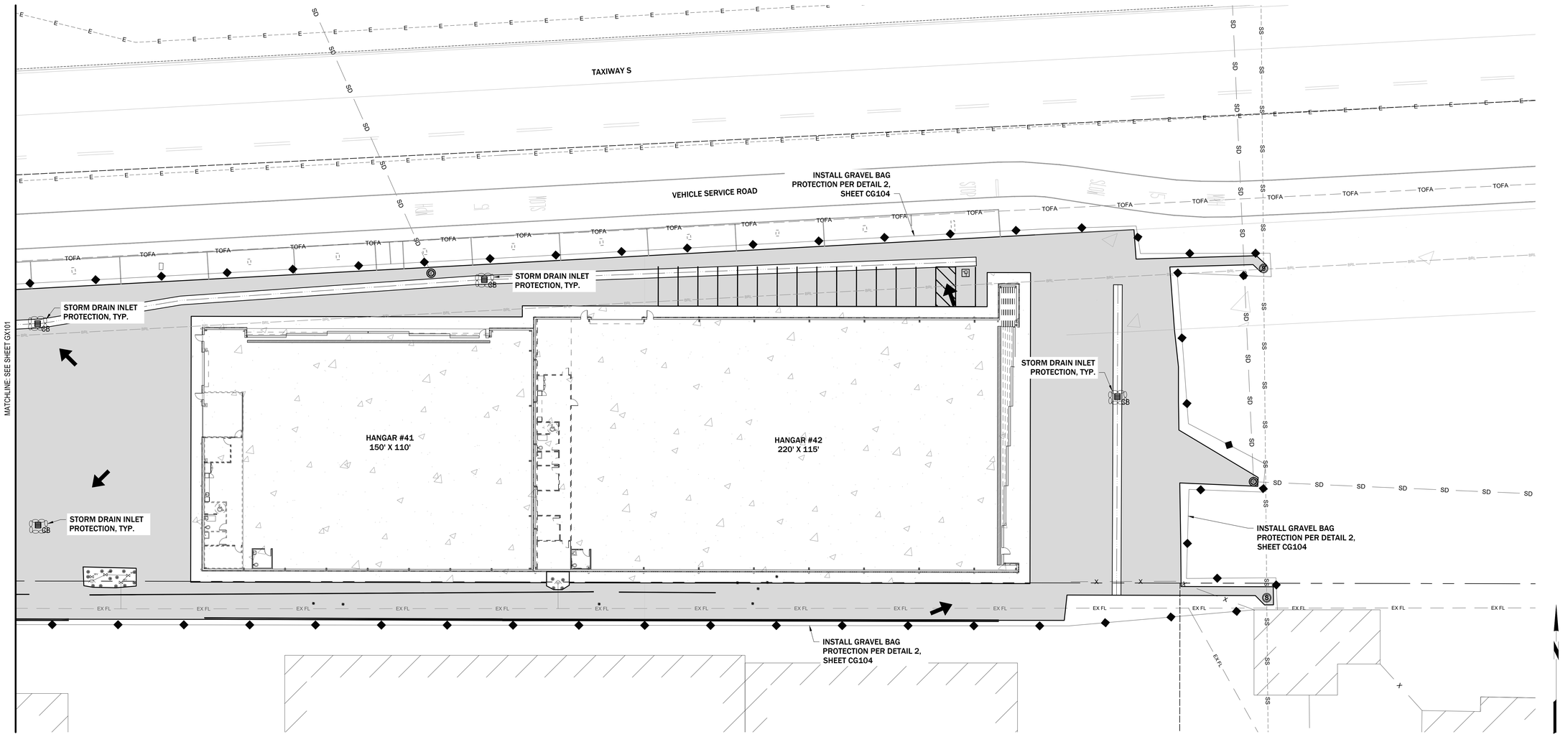
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EROSION CONTROL PLAN

CG104

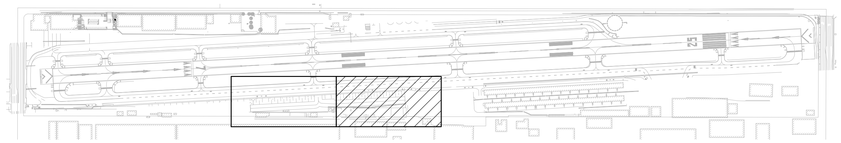
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LEGEND

- STORM DRAIN INLET PROTECTION
- SHEET FLOW ARROW
- GRAVEL BAG BARRIER PROTECTION



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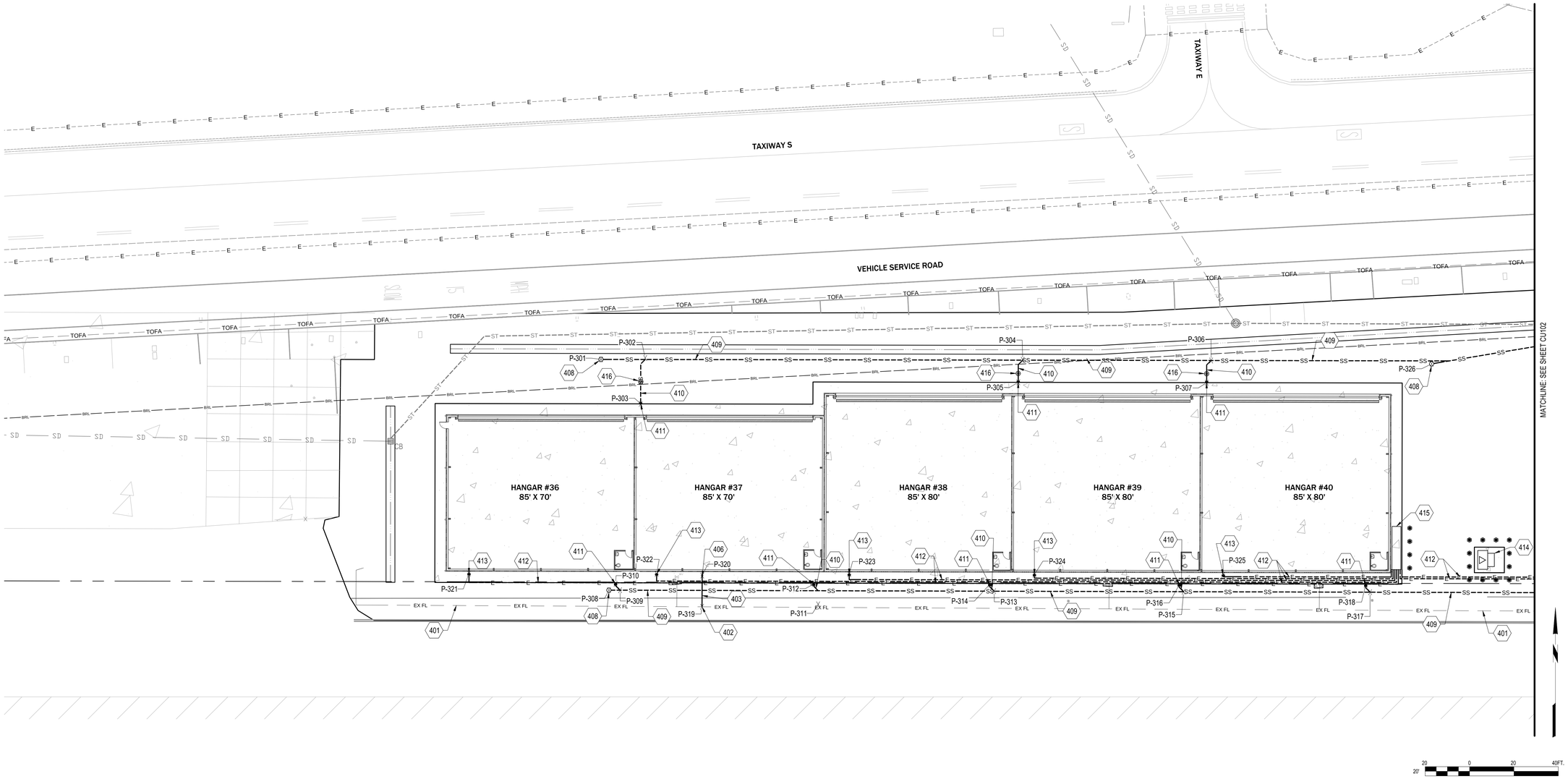
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EROSION CONTROL PLAN

CG105

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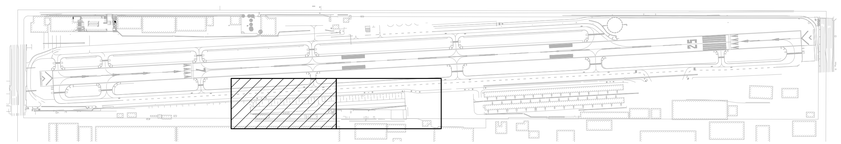


KEYED NOTES

401. EXISTING WATER LINE TO REMAIN, PROTECT IN PLACE
402. TIE INTO EXISTING WATER LINE
403. INSTALL 2" DOMESTIC WATER LINE
404. INSTALL WATER VALVE PER GREENBOOK STANDARD PLAN 521
405. INSTALL DOMESTIC WATER METER PER WATER COMPANY STANDARD PLANS
406. DOMESTIC WATER LINE POINT OF CONNECTION TO BUILDING
408. INSTALL SEWER CLEANOUT PER GREENBOOK STANDARD PLAN 204
409. INSTALL 6" SEWER PIPE
410. INSTALL 4" SEWER LATERAL
411. CONNECT SEWER LATERAL TO BUILDING
412. ELECTRICAL CONDUIT PER ELECTRICAL PLANS
413. CONNECT ELECTRICAL CONDUIT TO BUILDING
414. ELECTRICAL TRANSFORMER PER ELECTRICAL PLANS
415. ELECTRICAL SWITCH GEAR PER ELECTRICAL PLANS
416. INSTALL 24" DIAMETER JENSEN DEFLECTIVE SEPARATOR, MODEL JDS48-2418 OR APROVED EQUAL

POINT TABLE		
POINT #	NORTHING	EASTING
301	1794182.18	6458994.99
302	1794182.78	6459014.91
303	1794162.15	6459012.87
304	1794182.00	6459185.12
305	1794171.85	6459183.10
306	1794181.69	6459270.07
307	1794171.70	6459268.06
308	1794078.15	6458998.58
309	1794078.14	6459003.58
310	1794081.00	6459001.58
311	1794071.72	6459092.88
312	1794080.84	6459090.89
313	1794077.69	6459172.22

POINT TABLE		
POINT #	NORTHING	EASTING
314	1794080.70	6459170.22
315	1794077.46	6459257.66
316	1794080.55	6459255.67
317	1794077.23	6459341.73
318	1794080.40	6459339.74
319	1794070.65	6459040.54
320	1794084.73	6459040.61
321	1794085.62	6458935.47
322	1794085.47	6459020.07
323	1794085.31	6459106.90
324	1794085.17	6459190.40
325	1794085.02	6459275.57
326	1794180.18	6459369.48



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Project No.

395 PARK PLACE LLC

Revisions

NOT FOR CONSTRUCTION

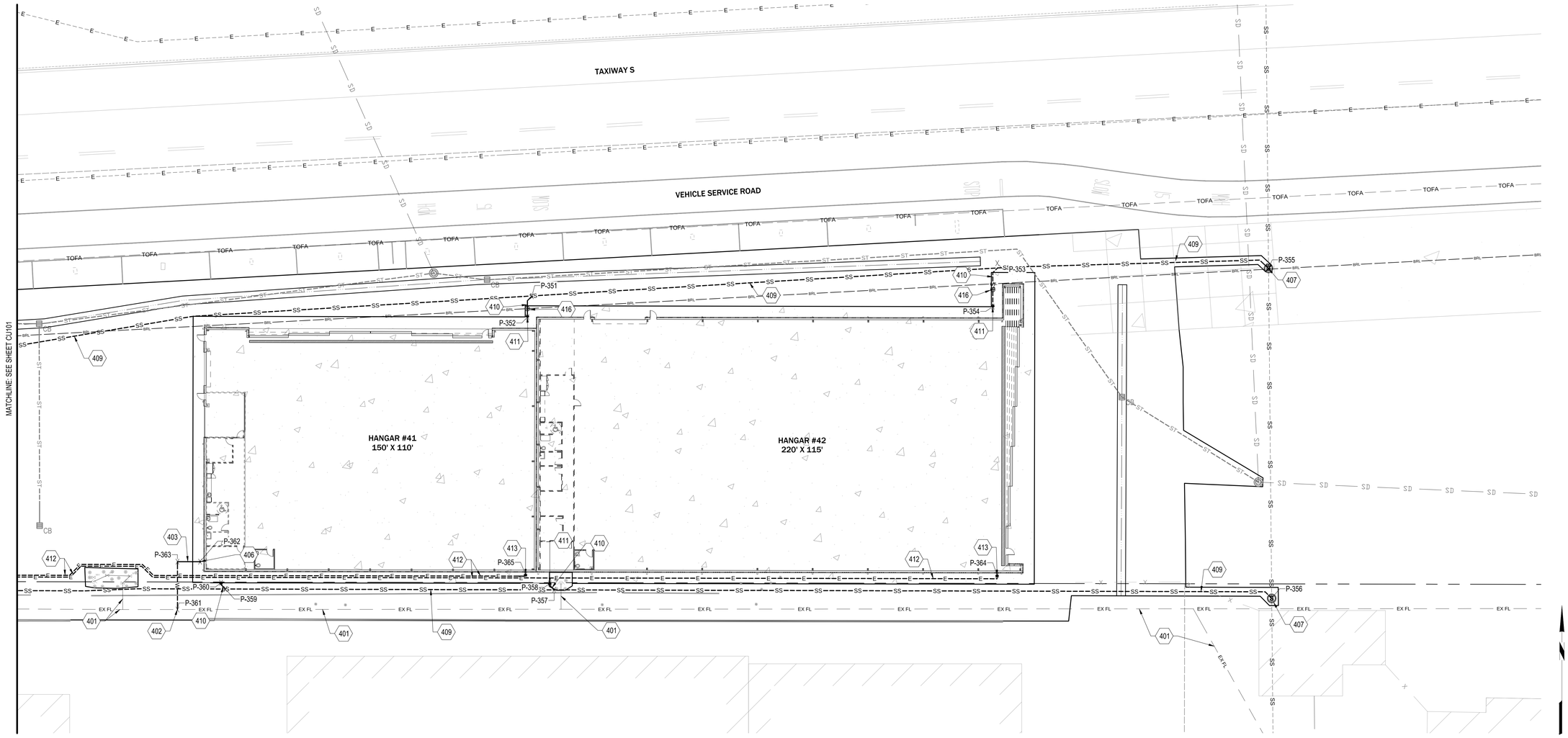
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WET UTILITY PLAN

CU101

Sheet No.

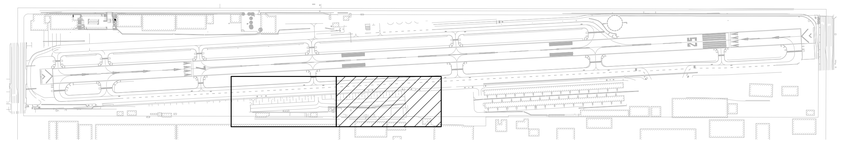
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KEYED NOTES

401. EXISTING WATER LINE TO REMAIN, PROTECT IN PLACE
402. TIE INTO EXISTING WATER LINE
403. INSTALL 2" DOMESTIC WATER LINE
404. INSTALL WATER VALVE PER GREENBOOK STANDARD PLAN 521
405. INSTALL DOMESTIC WATER METER PER WATER COMPANY STANDARD PLANS
406. DOMESTIC WATER LINE POINT OF CONNECTION TO BUILDING
407. TIE INTO EXISTING SEWER LINE, INSTALL SEWER MANHOLE PER GREENBOOK STANDARD PLAN 200
408. INSTALL SEWER CLEANOUT PER GREENBOOK STANDARD PLAN 204
409. INSTALL 6" SEWER PIPE
410. INSTALL 4" SEWER LATERAL
411. CONNECT SEWER LATERAL TO BUILDING
412. ELECTRICAL CONDUIT PER ELECTRICAL PLANS
413. CONNECT ELECTRICAL CONDUIT TO BUILDING
416. INSTALL 24" DIAMETER JENSEN DEFLECTIVE SEPARATOR, MODEL JDS48-2418 OR APROVED EQUAL

POINT TABLE		
POINT #	NORTHING	EASTING
351	1794210.38	6459648.96
352	1794201.02	6459646.94
353	1794225.35	6459859.65
354	1794205.65	6459857.62
355	1794222.97	6459982.45
356	1794073.51	6459983.88
357	1794077.38	6459659.06
358	1794080.34	6459657.06
359	1794077.78	6459510.22
360	1794080.60	6459508.22
361	1794068.49	6459488.51
362	1794090.16	6459498.74
363	1794090.15	6459488.50
364	1794083.98	6459859.57
365	1794084.36	6459646.07



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Scale

WET UTILITY PLAN

CU102

Sheet No.

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Appendix D

Remediation Well Locations

Legend

- Hawthorne WoC Site Boundary
- Property Boundary
- Southwest Hangars
- Existing A2 Horizon Monitoring Well
- Existing B Horizon Monitoring Well
- Existing C Horizon Monitoring Well
- EISB A/B Confining Unit Monitoring Well
- EISB A/B Confining Unit/B Horizon Injection Well
- EISB B Horizon Extraction Well
- EISB B Horizon Monitoring Well
- Sub-slab Sample Location

(3) Proposed
85' x 80' Hangars

(1) Proposed
150' x 110' Hangar

(1) Proposed
220' x 115' Hangar

36 37 38 39 40 41 42

P1MW-12B

(2) Proposed
85' x 70' Hangars

CMW-09

CMW-01

CEW-02B

CEW-01B

CEW-03B

CEW-04B

CEW-05B

CEW-06B

CMW-03B

CMW-02

CMW-21B

CMW-03

CMW-03C

CMW-18AB

CMW-12

CMW-14B

CMW-14A

CMW-17AB

CIW-04AB

CIW-04B

CMW-06

CIW-03AB

CIW-03B

CMW-15A

CMW-15C

CMW-16AB

CMW-15B

CIW-02AB

CIW-02B

Notes:
1. All hangars set 5 feet from airport property line.
2. All hangar doors shall open to the runway, except Hangar 42 which shall open to the east.

Hangar Sizes:
21 - 22 50' X 50'
23 70' X 55'
24 85' X 60'
35 115' X 110'
36 - 37 85' X 70'
38 - 40 85' X 80'
41 150' X 110'
42 220' X 115'

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CDM Smith

75 0 75
Feet

Proposed New Construction Hangar Project
Former East Complex
Facility, West Parcel
Hawthorne, California

Figure 1
Chem Mill Site Layout

Appendix E

Geotechnical Engineering Investigation

Bay City Geology, Inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

PROPOSED AIRPLANE HANGARS

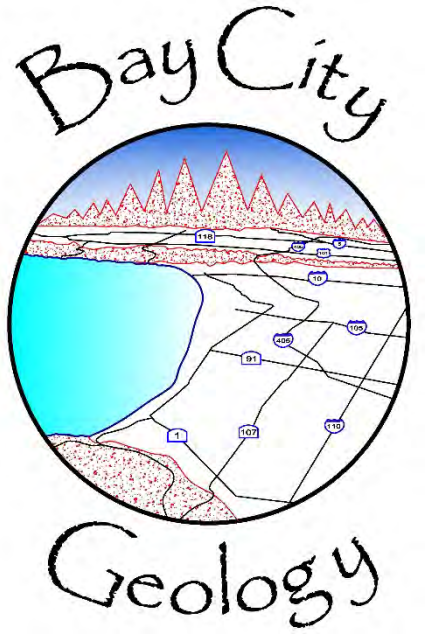
HAWTHORNE MUNICIPAL AIRPORT
12101 Crenshaw Boulevard
Hawthorne, California 90250

for

395 Park Place LLC
12101 Crenshaw Boulevard, Suite 100
Hawthorne, CA 90250

Project 1528-3

August 12, 2024



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Bay City Geology, Inc.

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August 12, 2024 Project 1528-3

395 Park Place LLC
12101 Crenshaw Blvd., Suite 100
Hawthorne, CA 90250

Subject: **GEOTECHNICAL ENGINEERING INVESTIGATION**
Proposed Airplane Hangars
HAWTHORNE MUNICIPAL AIRPORT
12101 Crenshaw Boulevard
Hawthorne, California

Ladies/Gentlemen:

Bay City Geology, Inc. is pleased to submit this geotechnical engineering report to provide recommendations for the proposed airplane hangars.

Based on this investigation, it is our opinion that the proposed construction is feasible from a geotechnical engineering standpoint provided the recommendations contained herein are incorporated into the project design plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the site development become available, or if the proposed construction is revised, the plans should be forwarded to this office for review and comment.

The scope of this investigation is limited to the project areas as depicted on the Plot Maps enclosed herein. This report is not a comprehensive evaluation of the entire property and may not contain sufficient information for other than the intended use. Prior to use by others, Bay City Geology, Inc., should be consulted to determine if additional work is required. If the project is delayed more than one year, this office should be contacted to verify current site conditions and prepare an update report.

We appreciate the opportunity of serving you on this project. If you have any questions pertaining to our report, or if we can be of further service, please do not hesitate to contact us. This report may not be copied. If you wish additional copies, you may order them from this office.

Respectfully submitted,
BAY CITY GEOLOGY, INC.





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Principal Geologist
President/Owner
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GEOTECHNICAL ENGINEERING INVESTIGATION
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INTRODUCTION

This report details the results of a limited Geotechnical Engineering Investigation on several portions of the Hawthorne Municipal Airport property. The purpose of this investigation has been to ascertain the subsurface conditions pertaining to the design and construction of the proposed airplane hangars. Review of the project included reconnaissance mapping, description of encountered earth materials, determining soil structure, obtaining representative earth material samples, performing soils laboratory testing of the obtained earth material samples, performing geotechnical engineering analyses, and preparation of this report. Findings, conclusions, and appropriate recommendations are included herein.

SCOPE

The scope of this investigation includes the following:

- Review of preliminary plans provided by the client.
- Review of ten (10) exploration borings. Exploration borings were backfilled with the excavated materials and provided with a bentonite seal and asphalt patch.
- Preparation of the enclosed Plot Maps (see Appendix I).
- Sampling of representative earth materials, performing soils laboratory testing and geotechnical engineering analyses (see Appendix II).
- Review of reference materials and available public reports at the City of Hawthorne, Department of Building & Safety (see Appendix V).
- Presentation of findings, conclusions, and recommendations for the proposed project.

The Plot Maps for the proposed project were prepared from data available online, (from the NavigateLA website and/or LA County GIS website) and utilized as base maps for this investigation. The Plot Maps consist of five (5) sheets, an overview sheet plotted to a scale of one-inch equals one-hundred-sixty feet, (1" = 160'), and four (4) specific area sheets plotted at scales of either one-inch equals thirty feet, (1" = 30'), or one-inch equals fifty feet, (1" = 50').

The scope of this investigation is limited to the project areas explored as depicted on the enclosed Plot Maps. This report is not a comprehensive evaluation of the entire property. This report has not been prepared for use by other parties or for other purposes and may not contain sufficient information for other than the intended use. Prior to use by others, Bay City Geology, Inc., should be consulted to determine if additional work is required. If the project is delayed more than one year, this office should be contacted to verify current site conditions and prepare an update report.

PROPOSED DEVELOPMENT

It is our understanding that the proposed development will consist of designing and constructing four (4) new one-story airplane hangars located at four (4) separate locations on the Hawthorne Municipal Airport property. Two (2) of the proposed new airplane hangar locations are planned to be located south of the airport runway and two (2) of the proposed new airplane hangar locations are planned to be located north of the airport runway, (see enclosed Plot Maps in Appendix I).

Grading and earthwork for the proposed development should be anticipated to consist of conventional removal and re-compaction methods to create engineered building pads for support of the proposed airplane hangars and paving. Final building plans have not been prepared and await the conclusions and recommendations of this investigation.

SITE DESCRIPTION

Location and Description

The proposed project areas, *e. g.* the proposed four (4) new airplane hangar locations within the Hawthorne Municipal Airport property, are essentially flat-lying and are occupied by existing airplane hangars and/or office buildings at several locations, and/or by asphalt or concrete paving. Access to the project areas is via the airport vehicular access driveways from Crenshaw Boulevard (see Location Map). Details of the proposed project areas are depicted on the enclosed Location Map and Plot Maps in Appendix I.

Drainage

Surface water at the project sites consists of direct precipitation onto the Hawthorne Municipal Airport property. Principally, surface water onsite drains as sheet flow to low-lying areas, into concrete swale drains, and/or to area drains, which are located throughout the airport property.

Groundwater

No active surface groundwater seeps or springs were observed within the project areas on the Hawthorne Municipal Airport property. The subsurface exploration did not encounter groundwater to a depth of (31.5) feet below adjacent site grades. The historic high groundwater level for the proposed project sites was obtained from review of the California Division of Mines and Geology (CDMG) *Seismic Hazard Zone Report (SHZR 027) for the Inglewood 7.5-Minute Quadrangle* (1998, 2006). Review of this report indicates that the historically highest groundwater level in the vicinity of the proposed project sites is on the order of (30) feet below site grades. Seasonal fluctuations of groundwater levels may occur by varying amounts of rainfall, irrigation and recharge. Groundwater is not anticipated to pose a problem to the proposed development.

SUMMARY OF FINDINGS

Previous Work

Recent geotechnical reports covering portions of the Hawthorne Municipal Airport property were previously prepared by this firm and/or were provided to this office by the client. The available geotechnical reports were reviewed prior to beginning work on this project and are referenced herein, below:

Soils Engineering Investigation, Proposed Two Hangars & 2-Story Office Building, Jet Center Los Angeles, Hawthorne Airport, 12101 Crenshaw Boulevard, Hawthorne, 90250, (BCG JN1528), by Bay City Geology, Inc., and dated May 27, 2014.

The referenced Bay City Geology, Inc. (BGG) geotechnical report dated May 27, 2014, was prepared for the development of two (2) proposed airplane hangars and a proposed two-story office building, which were to be located on the Hawthorne Municipal Airport property, approximately (520) feet west of Crenshaw Boulevard and (530) feet south of 120th Street. The BCG subsurface exploration included advancing four (4) hollow-stem auger borings to a maximum depth of (30.5) feet below adjacent site grades and obtaining representative earth material samples for subsequent soils laboratory testing and engineering analyses. The BCG exploration borings encountered asphalt and concrete paving overlying native alluvial soils consisting of interlaced layers of sandy clay, sandy silt, silty- and clayey sands, and poorly graded sands. The BCG report provided recommendations to support the proposed airplane hangars and office building on conventional foundations bearing into the native alluvial soils underlying the proposed development area. Lastly, it is this office's understanding that the proposed airplane hangars and office building were constructed circa 2015 – 2016.

Geotechnical Investigation, Hawthorne Municipal Airport North Side Development, 12101 Crenshaw Boulevard #1, Hawthorne, California, (SCST No. 160502P4, Report No.1), by SCST, Inc., and dated December 23, 2016.

The referenced SCST, Inc. (SCST) geotechnical report dated December 23, 2016, was prepared for the proposed development of an approximately triangular shaped project area in the northwest corner of the Hawthorne Municipal Airport property. The proposed project area extends approximately (1,285) feet eastward along 120th Street and approximately (230) feet southward along Prairie Avenue from the southeast corner of the intersection of 120th Street and Prairie Avenue. The proposed project area was anticipated to be developed with pre-engineered and/or prefabricated metal buildings. The SCST subsurface exploration included advancing five (5) hollow-stem auger borings to a maximum depth of (20.5) feet below adjacent site grades and obtaining representative earth material samples for subsequent soils laboratory testing and engineering analyses. The SCST exploration borings encountered asphalt paving and base course materials overlying native alluvial soils consisting of interlaced layers of lean clay, sandy clay, clayey sand, and poorly graded sand. The SCST report provided recommendations for subgrade preparation with remedial grading and importing of low expansivity earth fill materials for construction of a new engineered, compacted fill building pad to support the proposed development. The SCST report also provided recommendations to support the proposed pre-engineered and/or prefabricated metal buildings on shallow conventional foundations bearing into the recommended properly placed engineered, compacted fill building pad materials. Lastly it is this office's understanding that the proposed development of the northwest corner of the Hawthorne Municipal Airport property has occurred, and the proposed pre-engineered and/or prefabricated metal buildings were constructed circa 2017 – 2018.

Stratigraphy

The site is underlain by non-marine sedimentary soils of Pleistocene time which are covered by anthropogenic artificial fill materials. The earth materials encountered on the subject property are briefly described below. Approximate depths and more detailed descriptions are given in the enclosed Exploration Logs (see Appendix I).

Artificial Fill (Af)

Undocumented, anthropogenic artificial fill materials were encountered within seven (7) of the hollow-stem auger boring explorations and were observed to vary in thicknesses from about (2.0) to (4.0) feet. The existing artificial fill materials were presumably placed during original and/or previous development of the Hawthorne Municipal Airport property. The existing fill materials generally consist of silty- to sandy clay and clayey sand that is dark- to light-brown, mottled, and firm to dense.

Quaternary Alluvium (Qyf)

Younger alluvial fan deposits are weathered bedrock materials, (AKA- soils), that have eroded from natural ascending slopes and accumulated in generally flat-lying areas, such as distal alluvial fans and/or alluvial plains. The onsite alluvial soils consist of interlaced layers of sandy clay, clayey- and silty sand, and poorly graded sand, with trace to some gravels, that are light- to medium brown, yellowish-, orange-, and/or olive-brown, and stiff to dense.

Seismicity & Seismic Hazards

There are several active and/or potentially active faults within Southern California. Any future movement on these faults could possibly affect structures in the built environment due to seismic induced ground shaking, acceleration, and/or rupture. The time, location, magnitude, amount of fault displacement, and shaking duration of an earthquake cannot be accurately predicted.

Ground motion caused by an earthquake is likely to occur at the site during the lifetime of the development due to the proximity of several active and potentially active faults. The American Society of Civil Engineers (ASCE) Structural Engineering Institute (SEI) in conjunction with the United States Geological Survey (USGS) have developed the most recent *ASCE/SEI Standard 7-16 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures: Provisions and Commentary* (2017) and maintain the *ASCE 7 Hazards Tool*, (https://asce7hazardtool.online/), website and search engine for the prediction of peak and design-level earthquake ground motions. The earthquake induced ground motions anticipated for the subject site, as determined from the *ASCE 7 Hazards Tool* website search engine output, are provided in Appendix III. Generally, on a regional scale, quantitative predictions of ground motion values are linked to peak acceleration and repeatable acceleration, which is a response to earthquake magnitudes relative to the fault distance from the subject property.

This seismic evaluation is designed to provide the client with current, rational, and believable seismic data that could affect the property during the lifetime of the proposed improvements. The minimum design acceleration for a project is determined from the *ASCE 7 Hazards Tool* website search engine. It is recommended that the structural design of the proposed project be based on current design acceleration practices of similar projects in the area.

Newport - Inglewood Fault Zone & Seismic Surface Rupture Hazard
The Newport - Inglewood Fault Zone (NIFZ) consists of several fault strands that overlap and/or extend from offshore by Laguna Beach to either merge with or be truncated by the Malibu Coast - Santa Monica - Hollywood – Raymond Fault System near Beverly Hills. The NIFZ has a length of about (45) miles. It is the source of the "Long Beach Earthquake;" which occurred on March 10, 1933, with a magnitude of M6.3. Numerous small earthquakes have occurred in historic time along and near the fault zone. The NIFZ is easily observed by an alignment of hills and mesas including Cheviot Hills, Baldwin Hills, Rosecrans Hills, Dominguez Hills, Signal Hill, Reservoir Hill, Alamitos Heights, Landing Hill, Bolsa Chica Mesa, and Newport Mesa.

In November 1985, the State of California classified the Newport - Inglewood Fault Zone (NIFZ) as an active fault, and delineated the NIFZ with an Earthquake Fault Zone, in accordance with the Alquist-Priolo ("AP") Earthquake Fault Zoning Act of 1972. The proposed project sites are located approximately (1)-mile southwest of the Earthquake Fault Zone for the Potrero fault splay of the NIFZ, as delineated on the California Geological Survey (CGS) *Inglewood Quadrangle (EZRIM) Earthquake Zones of Required Investigation Map*, (1986, 1999). Thus, seismically induced ground rupture is not anticipated to occur at the proposed project sites from earthquake movement on the NIFZ.

Seismic Ground Acceleration and Shaking Hazards
Significant ground acceleration and shaking should be anticipated to occur at the proposed project sites due to the close proximities of the sites to the Potrero fault splay of the Newport - Inglewood Fault Zone (NIFZ) and to other active and/or potentially active faults within the local area. Generally, all of southern California is located in a seismically active region and some areas have a higher potential for seismic damage than other areas. The nearer a property is to an active fault, then a greater probability for significant ground shaking and higher ground acceleration should be anticipated. Thus, earthquake insurance and building code upgrades are suggested.

Earthquake Induced Landslide Hazard
The State of California has prepared Seismic Hazard Evaluation reports to regionally map areas of potential increased risk of permanent ground displacement based on historic occurrence of landslide movement, local topographic expression, and geological and geotechnical subsurface conditions. The maps may not identify all areas that have potential for earthquake-induced landsliding, strong ground shaking, or other

earthquake-related geologic hazards. The proposed project sites are not located within an earthquake-induced landslide hazard zone, as delineated on the California Geological Survey (CGS) *Inglewood Quadrangle (EZRIM) Earthquake Zones of Required Investigation Map,* (1986, 1999), (Plate 3).

Additionally, ancient and/or recent bedrock landslides were not observed within the proposed project sites. Also, recent surficial slope failures or slumps were not observed within the proposed project sites.

Liquefaction & Seismically Induced Settlement Hazards

Liquefaction is a process by which sediments below the water table temporarily lose strength and behave as a viscous liquid rather than a solid. The types of sediments most susceptible are clay-free deposits of sand and silts; gravel only occasionally liquefies. The actions in the soil which produce liquefaction are as follows: seismic waves, primarily shear waves, passing through saturated granular layers, distort the granular structure, and cause loosely packed groups of particles to collapse. The pore-water pressure between grains increases, if drainage cannot occur. If the pore-water pressure rises to a level approaching the weight of the overlying soil, the granular soil layer temporarily behaves as a viscous liquid rather than a solid.

In the liquefied condition, soil may deform with little shear resistance; deformations large enough to cause damage to buildings and other structures are called ground failures. The ease with which a soil can be liquefied depends primarily on the looseness of the material, the depth, thickness, and areal extent of the liquefied layer, the ground slope, and the distribution of loads applied by buildings and other structures.

The State of California has prepared Seismic Hazard Zone Reports and Maps to regionally map areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement. The maps may not identify all areas that have potential for liquefaction, strong ground shaking, or other earthquake-related geologic hazards.

The proposed project sites are not located within a Liquefaction Hazard Zone as designated on the California Geological Survey (CGS) *Inglewood Quadrangle (EZRIM) Earthquake Zones of Required Investigation Map,* (1986, 1999), (Plate 3). The historic high groundwater level was obtained from review of the California Division of Mines and Geology (CDMG) *Seismic Hazard Zone Report (SHZR 027) for the Inglewood 7.5-Minute Quadrangle* (1998, 2006). Review of this report indicates that the historically highest groundwater level in the vicinity of the proposed project sites is on the order of (30) feet below site grades, (Plate 4). Additionally, review of the CGS *Geologic Map of the Long Beach 30' x 60' Quadrangle* (2016) and the Dibblee *Geologic Map of the Venice and Inglewood Quadrangles, Los Angeles County, California* (2007), (Plate 2), indicates that the proposed project sites are underlain by late Pleistocene to Holocene aged alluvial soils (Qyf). Therefore, due to the age, density and consistency of the earth materials underlying the project sites, it is the opinion of this firm that the potential for liquefaction, liquefaction settlement, and/or seismically induced dry-sand settlement to occur at the proposed project sites is very low.

Lateral Spreading Hazard

The proposed project sites are located within a region which is generally is flat-lying with regional gradients of approximately >50H – >100H:1V, (horizontal to vertical). Additionally, the proposed project areas on the Hawthorne Municipal Airport property are located more than (500) feet to the south and/or west of the Dominguez Slough Flood Control Channel, (AKA – the Dominguez Channel). The Dominguez Channel provides drainage outflow for the Los Angeles Harbor Watershed Area, which comprises much of the southern Los Angeles Basin.

The Dominguez Channel consists of an approximately (20)-foot deep engineered, concrete-lined drainage channel that is primarily fed by paved surface drains and buried storm drains. The upper reaches of the

Dominguez Channel begin just south of 116th Street in the City of Hawthorne and the channel flows through communities of El Camino Village, Gardena, Alondra Park, Torrance, Harbor Gateway, Carson, and Wilmington, and empties into the East Basin of the Port of Los Angeles, in San Pedro Bay on the Pacific Ocean.

The proposed project sites on the Hawthorne Municipal Airport property are located considerably far away from any free-face slopes and more than (500) feet from the walls of the Dominguez Channel. Therefore, it is the opinion of this firm that the potential for lateral spreading to occur at the proposed project sites is very low.

Lurching & Surface Manifestation Hazards
The potential for lurching, surface manifestations, and disruption to existing topography from seismic shaking can occur almost anywhere in Southern California. Proper maintenance of properties can mitigate some of the potential for these types of manifestations, but the potential cannot be completely eliminated.

Tsunami Hazard
The largest and closest body of water to the project sites is the Pacific Ocean, which is approximately (4.75) miles west-southwest of the proposed project sites. Properties along the coast area have a potential hazard from tsunami. Tsunamis are sea waves generally produced by earthquakes. A tsunami wave can travel for thousands of miles at high speeds, exceeding (400) miles per hour. Little data exists to evaluate the potential for a local tsunami generated off the coast of southern California. Historically, two tsunamis have been generated off the coast of southern California. The 1812 Santa Barbara Earthquake was reported to generate (10) to (12) feet high sea waves at Gaviota. The 1927 Point Arguello Earthquake produced sea waves to (6) feet. The 1964 Alaskan Earthquake produced sea waves of less than (4) feet in the Los Angeles Harbor.

The lower threshold seismic event for tsunami development is considered to be a magnitude 6.5 earthquake. The nearby Newport - Inglewood Fault Zone (NIFZ) and other active and/or potentially active faults, (both onshore and offshore), within the local southern California area are considered capable of producing an earthquake of magnitude M6.5, (or greater), and conceivably are capable of producing a sea wave. However, the sea floor topography in the Santa Monica Bay, San Pedro Channel, and Santa Barbara Channel, and the Channel Islands minimize the risk of a large tsunami affecting the coast in the Greater Los Angeles area. The proposed project sites are not located within a Tsunami Hazard Area as delineated on the California Geological Survey (CGS) *Tsunami Hazard Area Map of Los Angeles County*, (2021). Due to the distance from the Pacific Ocean of (4.75) miles, and the elevation of the site at approximately (60) feet above sea level, it is the opinion of this firm that the potential for tsunami inundation to affect the proposed project sites is very low.

Seiche Hazard
Seiches are standing waves with low-energy that form in bodies of water such as lakes, reservoirs, rivers harbors, and bays. The Hawthorne Municipal Airport property is located approximately (11) miles north-northwest of the Los Angeles Harbor. Thus, the proposed project sites are considerably far away from the noted water body types. Therefore, due to the considerable distance of the proposed project sites from any significant water bodies, it is the opinion of this firm that the potential for seiche and seich-related adverse conditions to occur at the proposed project sites is very low.

Ground Subsidence Hazard
Ground subsidence is the gradual settling, or the sudden sinking / collapsing, of the ground surface caused either by natural geologic phenomena or processes or anthropic activities. Natural geologic phenomena or processes which can cause ground subsidence include: the extrusion of underground fluids, (*e. g.* groundwater from artesian aquifers and/or petroleum from natural oil seeps), natural consolidation of soils,

meting of permafrost, and/or the dissolution of underground minerals, (*e. g.* sinkholes, caves, and karst topography). Anthropogenic causes of ground subsidence include: underground mining of mineral resources, the removal of underground petroleum and/or natural gas deposits, (*e. g.* drilling for and pumping of petroleum and/or natural gas reservoirs), and/or the removal of groundwater resources from underground aquifers and/or reservoirs.

The proposed project sites on the Hawthorne Municipal Airport property are not located in an area of known ground subsidence associated with either natural geologic phenomena or anthropogenic withdrawal of underground groundwater resources and/or petroleum or natural gas reservoirs. Therefore, it is the opinion of this firm that the potential for ground subsidence to occur at the proposed project sites is very low.

CONCLUSIONS

1. Based on the results of this investigation and a thorough review of the proposed development, as discussed, the project is suitable for the intended use providing the following recommendations are incorporated into the design and subsequent construction of the project. Also, the development must be performed in an acceptable manner conforming to the Building Code requirements of the controlling governing agency.
2. Based on the California Geological Survey (CGS) *Inglewood Quadrangle (EZRIM) Earthquake Zones of Required Investigation Map,* (1986, 1999), (Plate 3), the proposed project sites are not located within a Liquefaction Hazard Zone. Additionally, the proposed project sites are underlain by late Pleistocene to Holocene aged alluvial soils (Qyf). Therefore, due to the age, density and consistency of the earth materials underlying the project sites, it is the opinion of this firm that the potential for liquefaction, liquefaction settlement, and/or seismically induced dry-sand settlement to occur at the proposed project sites is very low.
3. The SITE CLASS for the proposed development based upon available geotechnical data and the most recent *ASCE/SEI Standard 7-16* (2017) is the "Site Class D – Stiff Soil." Additional seismic design values are listed in Appendix III.
4. Based upon field observations, laboratory testing and analysis, the alluvial soils (Qyf) encountered in the exploration borings and underlying the proposed project sites should possess sufficient strength to support the proposed development, including any new engineered, compacted fill materials placed for support of the proposed airplane hangars.

RECOMMENDATIONS

Specific Recommendations

1. Anthropogenic artificial fill materials (Af) have been observed to blanket portions of the proposed project sites with varying thicknesses ranging from about (2.0) to (4.0) feet. The existing fill materials (Af) are not considered suitable for support of new engineered, compacted fill materials, foundations, concrete slabs-on-grade, concrete hardscape, and/or concrete or asphalt paving.
2. Grading and earthwork should be utilized to create a new uniform building pad areas for support of the proposed airplane hangars at each of the proposed project sites on the Hawthorne Municipal Airport property. The proposed airplane hangars should be supported on shallow conventional foundations. As an alternative to conventional foundations, the proposed airplane hangars may be supported on mat foundations.

   The recommended conventional foundations and/or mat foundations for the proposed development shall bear entirely into the recommended properly placed engineered, compacted fill materials. Also,

the recommended conventional foundations and/or mat foundations shall be designed as provided in the foundation design recommendations section(s) of this report, (below).

Additionally, potentially expansive soils have been observed to occupy the proposed project areas on the Hawthorne Municipal Airport property. All new foundations as well as concrete slabs-on-grade, concrete hardscape, and concrete paving shall be designed for an expansive soil condition.

3. Grading and earthwork to create new uniform building pad areas, at each of the proposed project sites on the Hawthorne Municipal Airport property, should include removals of any unsuitable existing fill materials (Af) to expose the firm to dense underlying alluvial soils (Qyf). The excavated earth materials generated from the grading excavations should be replaced as properly placed engineered, compacted fill materials.

   All grading over-excavations to create new building pad areas should extend laterally at least (3) feet beyond the proposed airplane hangar building-lines. Also, grading over-excavation removals should extend to a minimum depth of at least (3) feet below the bases of the proposed airplane hangar foundations. Typically, grading over-excavation removals should be anticipated to be approximately (5) feet in depth below existing site grades and/or (5) feet below the proposed project finished grades.

4. Importing of earth fill materials should also be anticipated for the recommended grading and earthwork to create new uniform building pad areas for the proposed development. Imported earth fill materials must be approved by the project soils engineer prior to being placed as engineered, compacted fill. Imported earth materials should consist of largely granular soils with the following earth material parameters:

   Select Import Earth Fill Material Parameters

   - USCS Soil Type (SM), as approved by the project soils engineer
   - Angle of Internal Friction "ϕ" = 30 degrees
   - Cohesive Strength "c" = 300 pounds per square foot
   - Soil Wet Density "γ" = 120 pounds per cubic foot
   - Expansive Index "EI" = LOW (20-50)

5. All grading and earthwork for the proposed development shall be performed as outlined in the Grading & Earthwork section of the enclosed Appendix IV – General Recommendations. Also, all grading and earthwork for the proposed development should be performed in accordance with the current local building code, all requirements of the local governmental reviewing agency, and/or any applicable regulations/requirements of the Federal Aviation Administration.

   Additionally, numerous utility lines, such as electrical lines, telecommunication lines, water lines, sewer lines, and/or aviation fuel tanks and lines, should be anticipated to be encountered during grading in multiple and various locations at each of the proposed project sites on the Hawthorne Municipal Airport property. Special care should be taken during grading to properly locate and delineate any existing utility lines within the proposed project sites. Also, proper methods and procedures shall be implemented to protect and/or abandon any such utility lines.

6. **The undersigned engineering geologist and soils engineer shall review and approve, with signatures and stamps, the detailed grading and building plans PRIOR to issuance of any building and/or grading permits to verify that the plans include the recommendations provided herein**.

7. **All foundation excavations shall be observed and verified by the project engineering geologist and/or soils engineer during construction prior to placing any reinforcing steel and pouring concrete.** The required excavation observations are intended to verify conformance of the excavations with the recommendations provided herein, with the design structural engineering plans, with the current Building Code, and with the specific requirements of the local (and/or federal) governmental reviewing agency(ies).

8. **Prior to beginning any site grading, removals, and/or excavations for grading and/or foundations (a) project pre-grading / pre-construction meeting(s) should be held at the proposed project sites.** The project pre-grading / pre-construction meeting(s) should be attended by the project engineering geologist and/or project soils engineer and by representatives of the property owner(s), the project architect, the project structural engineer, the project civil engineer, the general contractor and/or the grading contractor, by the local building department official/inspector and, (as necessary), by representatives of the Hawthorne Municipal Airport and/or the Federal Aviation Administration.
9. The property owner(s) shall maintain the proposed project sites as outlined in the Drainage and Maintenance section of Appendix IV – General Recommendations.

Foundation Design

The proposed development is anticipated to include constructing four (4) new one-story airplane hangars located at four (4) separate locations on the Hawthorne Municipal Airport property. Two (2) of the proposed new airplane hangars are planned to be located south of the airport runway and two (2) of the proposed new airplane hangars are planned to be located north of the airport runway, (see enclosed Plot Maps in Appendix I).

The proposed airplane hangars should be supported on shallow conventional foundations. As an alternative to conventional foundations, the proposed airplane hangars may be supported on mat foundations.

The recommended conventional foundations and/or mat foundations for the proposed development shall bear entirely into the recommended properly placed engineered, compacted fill materials. Also, the recommended conventional foundations and/or mat foundations shall be designed as provided herein, (below).

Conventional Foundations

The proposed new airplane hangars should be supported on shallow conventional foundations bearing into the recommended new properly placed engineered, compacted fill materials. Conventional foundations should consist of either continuous footings and/or pad footings and grade beams, (or other suitable structural members). The minimum conventional foundation design recommendations are given as follows:

- *Allowable Bearing Pressures:*
  - Strip Footings — 1,500 pounds per square foot
  - Column Footings — 2,000 pounds per square foot
  - Maximum Allowable — 3,000 pounds per square foot
- *Allowable Bearing Pressure Increases:*
  - For Additional Footing Width — 150 pounds per square foot, per foot
  - For Additional Footing Depth — 300 pounds per square foot, per foot
- *Minimum Footing Widths:*
  - Strip Footings — 12 inches
  - Column Footings — 24 inches (square)
- *Minimum Footing Embedment Depths:*
  - Strip Footings — 24 inches
  - Column Footings — 24 inches

- All foundation embedment depths shall be measured into the recommended bearing material, below the lowest adjacent grade.

❖ *Lateral Resistance Parameters:*

➢ Coefficient of Friction	0.28
➢ Passive Earth Resistance (acting as a fluid)	250 pounds per square foot, per foot
➢ Maximum Passive Earth Pressure	3,000 pounds per square foot

- Lateral loads may be resisted by friction acting at the base of the footings and/or by passive resistance within the recommended bearing material.

The foundation bearing values provided above are for the total of dead and frequently applied live loads and include a Factor-of-Safety of at least (3). These bearing values may be increased by a factor of (⅓) for temporary loads, such as, wind and seismic forces. The bearing values given above are net bearing values; the weight of concrete below grade may be neglected.

When combining passive earth pressure and friction for lateral resistance, the passive earth pressure component should be reduced by one-third. The coefficient of friction should be applied to dead load forces only.

All continuous footings shall be reinforced with a minimum of (4) #(4) bars, two placed near the top and two near the bottom. Reinforcing recommendations are minimums and may be revised by the project structural engineer.

All foundation excavations are required to be observed by the project soils engineer and/or project engineering geologist. Footing depths will be measured from the lowest adjacent grade of recommended bearing material. Footing depths will not be measured from any proposed elevations or grades. Any foundation excavations that are not the recommended depth into the recommended bearing material will not be acceptable to this office.

Mat Foundations

As an alternative to conventional foundations, the proposed airplane hangars may be supported on mat foundations bearing entirely into the recommended properly placed engineered, compacted fill materials. Additionally, the recommended mat foundations shall be designed to withstand the anticipated static settlement potentials. The final design of the recommended mat foundations shall be provided by the project structural engineer. The geotechnical mat foundation design recommendations are given as follows:

❖ *Mat Foundation Design Parameters:*

➢ Soil Subgrade Reaction Modulus:	54 kips per cubic foot
➢ Minimum Mat Foundation Thickness:	15 inches
➢ Allowable Average Bearing Pressure:	1,500 pounds per square foot
➢ Maximum Allowable Bearing Pressure: *(for point loads under mat foundation)*	3,000 pounds per square foot

Increases in the mat foundation allowable bearing pressure, for support of point loads under the mat, are allowable up to the maximum allowable bearing pressure. Additionally, given the recommended minimum mat thickness of (15) inches, the project structural engineer should consider including design measures to ensure that the recommended mat foundation behave as a mat under structural loading and not as a thickened membrane. Suggested design measures include:

- Utilizing reinforced steps located at critical structural loading points, such as load-bearing internal walls or at a division wall between compartments or occupations,
- Utilizing reinforced ribs in the mat to increase mat stiffness and structural support, and/or
- Increasing the mat thickness and reinforcing, especially under areas of critical structural loading.

❖ *Lateral Resistance Parameters:*

➢ Coefficient of Friction	0.28
➢ Passive Earth Resistance (acting as a fluid)	250 pounds per square foot, per foot
➢ Maximum Passive Earth Pressure	3,000 pounds per square foot

➢ Lateral loads may be resisted by friction acting at the base of the mat foundation and/or by passive resistance within the recommended bearing material.

The mat foundation allowable average bearing value provided above is for the total of dead and frequently applied live loads and includes a Factor-of-Safety of at least (3). The bearing value may be increased by a factor of (⅓) for temporary loads, such as, wind and seismic forces.

When combining passive earth pressure and friction for lateral resistance, the passive earth pressure component should be reduced by one-third. The coefficient of friction should be applied to dead load forces only.

The recommended Modulus of Subgrade Reaction value may be scaled using the empirical relations proposed by Terzaghi (1955), and as provided in Naval Facilities Engineering Command, Design Manual 7.02 (1986), given as:

$k_s = (k_1) * [(B+B_1)/(2B)]^2$
(for square footings)

$k_{s,rect.} = (k_s) * [1+(B/2L)]/(1.50)]$
(for rectangular footings)

Where:
'k_1' is the Subgrade Reaction Modulus for a (12)-inch test plate,
'B_1' is the test plate width, typically (12) inches square,
'B' is the foundation width,
'L' is the foundation length, and
'k_s' is the scaled Subgrade Reaction Modulus *(for square footings)*

All foundation excavation and embedment depths will be measured from the lowest adjacent grade of recommended bearing material. Foundation depths will not be measured from any proposed elevations or grades. Any foundation excavations that are not the recommended depth into the recommended bearing material will not be acceptable to this office.

Foundation Static Settlement

Foundation loads for the proposed development are anticipated to be light to moderate. The alluvial soils (Qyf) underlying the proposed project sites as well as the recommended properly placed engineered, compacted fill materials should be anticipated to be firm to dense and competent. Therefore, significant static settlement of the recommended conventional and/or mat foundations is not anticipated for the expected foundation loading conditions.

Conservatively, static settlement of the proposed development should be anticipated to occur. Static settlement on the order of (½) to (¾)-inches between walls or piers, within (20) feet or less, of each other, and under similar loading conditions, is considered normal. Total static settlement on the order of less than (1)-inch should be anticipated.

Expansive Soils

Our experience and soils laboratory testing indicates that the onsite earth materials should be anticipated to exhibit a LOW to MEDIUM expansion potential. As such, all new foundations and new hardscape shall be designed for an expansive soil condition, in accordance with 2022 California Building Code (CBC) §1808.6 *et seq*.

Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows. To reduce the effect of expansive soils, foundation systems are usually deepened and/or provided with additional reinforcement design by the structural engineer.

Planning of site improvements should take into consideration maintaining uniform moisture conditions around structures. Soils should be kept moist, but water should not be allowed to pond. These designs are intended to reduce, but will not eliminate, deflection and cracking and do not guarantee or warrant that cracking will not occur.

Hydroconsolidation

Hydroconsolidation is settlement of soils that collapse when they become saturated. The hydroconsolidation potential of the earth materials underlying the proposed project sites is greatest for the upper soils due to the possibility of potential saturation from rainfall and/or site irrigation. The amount of hydroconsolidation settlement of the upper soils can be reduced by proper maintenance of the subject site. Plumbing lines should be maintained in leak-free condition, landscape watering should be kept to a minimum to reduce infiltration of moisture to the deeper soils, and site drainage should be maintained as outlined in the Drainage and Maintenance section of Appendix IV – General Recommendations.

Hydroconsolidation can occur in deeper soils due to elevated groundwater levels. However, groundwater was not encountered in the exploration borings to a maximum depth of (31.5) feet below adjacent site grades. Additionally, the historic high groundwater level for the proposed project sites was obtained from review of the California Division of Mines and Geology (CDMG) *Seismic Hazard Zone Report (SHZR 027) for the Inglewood 7.5-Minute Quadrangle* (1998, 2006). Review of this report indicates that the historically highest groundwater level in the vicinity of the proposed project sites is on the order of (30) feet below site grades. Based upon the depth to the historic groundwater level in the vicinity of the proposed project sites, hydroconsolidation of the deeper soils should not pose any significant hazard at the subject site.

Site Drainage

Proper surface drainage is critical to the future performance of the project. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. Proper site drainage should be maintained at all times.

All site drainage should be collected and transferred to the street, or an approved drainage facility in non-erosive drainage devices. The proposed development should be provided with roof drainage. Discharge from downspouts, roof drains and scuppers should not be permitted on unprotected soils within (5) feet of any building perimeter. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope. Planters located within wall backfill and/or near foundations should be sealed to prevent moisture intrusion into the subgrade earth materials.

Temporary Excavations

Temporary excavations for the proposed development should be anticipated to include grading over-excavations for construction of the recommended engineered, compacted fill building pad areas at the proposed project sites on the Hawthorne Municipal Airport property. Conventional excavation equipment may be used to make the anticipated grading over-excavations.

Excavations should be anticipated to encounter unsuitable existing fill materials (Af) overlying firm to dense, competent alluvial soils (Qyf). All temporary excavations should be observed and verified by the project soils engineer and/or project engineering geologist during construction so that modifications can be made if variations in the earth materials occur.

All excavations should be stabilized within (30) days of initial excavation. If this time is exceeded, the project soils engineer must be notified, and modifications, such as shoring or slope trimming may be required. Water should not be allowed to pond on top of, or at the toe of, the excavations, nor to flow toward them. All excavations should be protected from inclement weather. Excavations should be kept moist, not saturated, to reduce the potential for raveling and sloughing during construction. No vehicular surcharge should be allowed **within (5) feet** of any excavation.

Vertical Excavations

The alluvial soils (Qyf) and/or existing fill materials (Af) are considered suitable for vertical excavations up to (5) feet in height. Vertical excavations greater than (5) feet in height should be trimmed and laid-back at a maximum gradient of 1H:1V, (horizontal to vertical), for the full height of the excavation.

Grading Over-excavations

Grading and earthwork over-excavations necessary to construct the proposed new building pad areas may be performed utilizing the A-B-C Slot Cutting Method. The planned grading over-excavations are not anticipated to exceed (5) feet in height and may be located within (5) feet of adjacent structures, neighboring properties, and/or public rights-of-way.

The A-B-C Slot-Cutting Method employs the use of the earth as a buttress and allows the excavation to proceed in phases. The slots are all cut to a maximum width of (8) feet and using an alternating A-B-C sequence.

The initial excavation is made at a slope of 1H:1V (horizontal to vertical). Then the “A” slots are excavated, with a maximum width of (8) feet, leaving the "B" and "C" slots to buttress the excavation. The "A" slots are then backfilled with the recommended engineered, compacted fill materials. The same procedure is used to excavate and recompact the "B" slots, and then, lastly, the "C" slots.

Earthwork, Bulking, & Compaction Shrinkage

The temporary excavations for the proposed development should be anticipated to encounter unsuitable existing fill materials (Af) overlying firm to dense, competent alluvial soils (Qyf). The “Ease of Excavation” (or “Diggability Index”) of the onsite earth materials may be anticipated to be “Medium (‘M’).” A “Bulking,” (or “Swell”), factor of approximately (20%) may be utilized in earthwork calculations.

Compaction "Shrinkage" results when a volume of loose earth materials at one density and is placed and compacted to a higher density. A shrinkage factor of approximately (5%) to (15%) should be anticipated when placing the excavated on-site earth materials as new select engineered backfill materials with an average of (92%) relative compaction.

Slabs-on-Grade & Hardscape

Concrete conventional slabs-on-grade and/or outdoor concrete flatwork should be a minimum of (4) inches in thickness. Slabs-on-grade should be reinforced with a minimum of (#4) reinforcing bars, placed at (16) inches on center each way. Conventional slabs-on-grade and concrete flatwork may be supported directly upon the firm to dense, competent alluvial soils (Qyf) and/or upon the recommended properly placed engineered, compacted fill materials and should be underlain by (4) inches of crusher-run base mechanically compacted into place.

Grading and earthwork for subgrade preparation and slab support should include the following:

- Any unsuitable existing fill materials (Af) within the footprint of any proposed interior floor-slab and/or any exterior slab areas should be over-excavated and removed to expose firm to dense, competent alluvial soils (Qyf). The minimum over-excavation for placement of engineered compacted fill materials shall be (24) inches.

- The bottom of the over-excavation should be observed by the project soils engineer and/or engineering geologist.

- The bottom of the over-excavation should be scarified about (6) inches, moisture conditioned, and compacted.

- Engineered fill should be placed in loose lifts of about (4) to (6) inches in thickness and compacted.

- Engineered fill should be moisture controlled to be within (3) percent of the optimum moisture content.

- Engineered fill should be compacted to a minimum of (90) percent of the Modified Proctor Maximum Dry Density, per the latest edition of ASTM D 1557.

- Engineered fill should be tested for compaction with a minimum frequency of at every (2) vertical feet or (500) cubic yards of fill placed, whichever is MORE restrictive.

- Engineered fill should be surface tested for compaction at the proposed subgrade elevation.

- The project soils engineer and/or engineering geologist should be contacted to provide periodic observation of the grading operation and perform compaction testing of the engineered compacted fill placed.

- The project soils engineer and/or engineering geologist should prepare a final report detailing the grading and earthwork performed, placement and testing of the engineered compacted fill, and providing the as-built condition of the project area with respect to engineering geology.

Foundation excavation spoils should either be removed from the slab areas or compacted into place by mechanical means and tested for compaction.

For interior slabs and/or slabs where moisture control is required, a vapor retarder with a minimum thickness of (15)-mil should be placed below the concrete slab. The vapor retarder should conform to ASTM E1745 Class A with water vapor transmission rate <0.01 perms and should be installed in accordance with ASTM E1643. The structural engineer should provide design considerations such as reinforcement to offset potential increase in curling stresses in the slab.

Slabs, walkways, and decking are likely to crack as a result of shrinkage and curing processes of concrete. Typical concrete shrinkage can result in cracks and gaps along control joints and where slabs connect with structures. Slabs should be provided with proper control joints in an effort to control the location of the cracking. The gaps will require periodic caulking to limit infiltration of moisture.

Provisions for cracks should be incorporated into the design and construction of the foundation system, slabs and proposed floor coverings. Concrete slabs should have sufficient control joints spaced at a maximum of approximately (8) feet. Slabs-on-grade should be quartered or saw cut slabs to mitigate cracking and be isolated from the stem wall footing. Exterior slabs planned adjacent to descending slopes or planter areas should be provided with a thickened edge. The thickened edge should be a minimum of (12) inches wide and (24) inches deep and two #(4) bars.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of (#4) bars bent around exterior footing reinforcement. Dowels should be extended at least (2) feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, (⅜) inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about (⅜) inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

These recommendations are considered as minimums unless superseded by the project structural engineer.

The on-site earth materials are anticipated to exhibit a LOW to MEDIUM expansion potential. Thus, in accordance with 2022 California Building Code (CBC) §1808.6.4, prior to pouring conventional slabs-on-grade, the existing slab sub-grade earth materials should be pre-saturated to a minimum moisture content of (110) percent of the optimum moisture content, per the latest edition of ASTM D1557. Pre-saturation of the slab sub-grade earth materials shall extend to a minimum depth of (24) inches below grade.

For exterior areas, (*e. g.* walkway areas and/or driveway areas), hardscape may consist of flexible paving, including asphaltic concrete (A/C) pavement and/or flexible and permeable paving stones. Flexible paving may be cast over properly placed engineered, compacted fill materials. Also, flexible paving should be anticipated to encounter and flexible paving sections should be designed for an expansive soil condition. Grading and earthwork, as outlined above with a minimum (24)-inch over-excavation, should be utilized for preparation of subgrade soils for support of new flexible paving.

Additionally, the property owner(s) should be aware that the complete removal of all existing fill materials in the planned areas of new flexible paving is not required. However, flexible pavement constructed over existing fill materials will most likely have a shorter design life and increased maintenance costs. Also, if necessary, a Request for Modification, (or "RFM"), of the local Building Code to allow placement of new engineered, compacted fill over competent native soil and/or existing fill materials should be submitted along with this geotechnical report.

Concrete Mix Design

Our experience indicates that the earth materials at the site contain negligible to positive levels of sulfates and should be categorized as sulfate exposure class: S1. Thus, a concrete mix design including Type II Portland cement is recommended for the project. Also, a low permeability concrete is recommended to be utilized at the site to limit moisture transmission through slabs and foundations. For this purpose, the water/cement (*w/cm*) ratio to be used at the site should be limited to (0.45). Limited use, (subject to approval of mix designs), of a water reducing agent may be included to increase workability.

The concrete should be properly cured to minimize the risk of shrinkage cracking. The building code dictates at least (7) days of moist curing for the concrete. Two to three weeks is preferred to minimize cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended, but pea gravel mixes could be utilized for relatively non-critical improvements, (*e. g.* flatwork), and other improvements provided the mix designs consider limiting shrinkage.

Contractors / other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Concrete mix designs proposed by the concrete contractor should be considered for use in the proposed development and should be subject to review by the project civil / structural engineer.

Pavement Design

Prior to placing new paving for the proposed project areas, all unsuitable existing fill materials (Af) should be removed down to expose the firm to dense, competent alluvial soils (Qyf), anticipated to be encountered at a minimum depth of (24) inches below existing site grades. The bottom excavation should be observed by the project soils engineer and/or project engineering geologist. At the discretion of the project soils engineer and/or project engineering geologist, the bottom excavation may be deepened further than the minimum (24) inches to achieve exposure of competent earth materials.

The bottom excavation should be scarified to a depth of (12) inches, moistened as required to obtain optimum moisture content, and recompacted to a **minimum of (95)-percent of the modified Proctor maximum dry density**, as determined by the most recent version of ASTM D1557. The property owner should be aware that removal of all existing fill materials in the area of new paving is not required, however, pavement constructed in this manner will most likely have a shorter design life and increased maintenance costs.

Asphalt/Concrete (A/C) Pavement

Preliminary Asphalt/Concrete (A/C) pavement sections are provided below for the assumed Traffic Indices of 5.0, 7.0, and 9.0 to be utilized in pavement design for the proposed development. These sections are based on the resistance ("R") values determined from the soils laboratory testing performed, (see Appendix II, below).

These A/C pavement recommendations should be confirmed with additional resistance ("R") value testing of representative near-surface soils at the completion of grading and after underground utilities have been installed and backfilled. Final A/C pavement section designs shall be selected by the project civil engineer based upon the projected design traffic index(ices).

The following minimum A/C pavement sections are recommended:

Proposed NE & NW Hangars - A/C Pavement Section Recommendations			
Service Type	Traffic Index (TI)	A/C Pavement Course Thickness (inches)	Aggregate Base Course Thickness (inches)
Light Traffic Loads: Passenger Cars	5.0	6	6
Moderate Traffic Loads: Passenger Cars, Trucks & Buses	7.0	6	12
Heavy Traffic Loads: Passenger Cars, Trucks & Buses, Trash Trucks	9.0	10	12

Proposed SE & SW Hangars - A/C Pavement Section Recommendations			
Service Type	Traffic Index (TI)	A/C Pavement Course Thickness (inches)	Aggregate Base Course Thickness (inches)
Light Traffic Loads: Passenger Cars	5.0	4	4
Moderate Traffic Loads: Passenger Cars, Trucks & Buses	7.0	6	8
Heavy Traffic Loads: Passenger Cars, Trucks & Buses, Trash Trucks	9.0	8	10

Portland Cement Concrete (PCC) Pavement
Preliminary minimum Portland Cement Concrete (PCC) pavement sections are provided below for Traffic Indices of 5.0, 7.0, and 9.0 to be utilized in pavement design for the proposed development. These sections are based on the resistance ("R") values determined from the soils laboratory testing performed, (see Appendix II, below).

These PCC pavement recommendations should be confirmed with additional resistance ("R") value testing of representative near-surface soils at the completion of grading and after underground utilities have been installed and backfilled. Final PCC pavement section designs shall be selected by the project civil engineer based upon the projected design traffic index(ices).

The following minimum PCC pavement sections are recommended:

All Proposed Hangars - PCC Pavement Section Recommendations			
Service Type	Traffic Index (TI)	PCC Pavement Thickness (inches)	Aggregate Base Course Thickness (inches)
Light Traffic Loads: Passenger Cars	5.0	6	6
Moderate Traffic Loads: Passenger Cars, Trucks & Buses	7.0	9	6
Heavy Traffic Loads: Passenger Cars, Trucks & Buses, Trash Trucks	9.0	12	6

The recommended PCC pavement sections consisting of thicknesses presented above shall be placed over a minimum of (12) inches of properly compacted subgrade earth materials. The concrete should have a minimum compressive strength of (3,500) pounds per square inch at the time the pavement is subjected to traffic loads. To reduce, (but not eliminate), the potential for cracking, paving should provide control joints at regular intervals not exceeding (14) feet in each direction to a depth of (⅓) of the concrete thickness. Contraction and construction joints should include a joint filler/sealer to prevent migration of water into the subgrade earth materials. The type of joint sealer and filler material should be specified by the pavement designer and should be maintained throughout the life of the pavement. Dowels are recommended at joints to reduce potential offsets. The above section does not include steel reinforcement. Steel reinforcement, typically consisting of (#3) rebars placed at (24) inches on-center each way, may be added to reduce the potential for cracking.

The PCC pavement section thicknesses provided are minimum thicknesses. Increasing the thickness of any or all of the above layers will reduce the likelihood of the pavement experiencing distress during its service lifetime. The above recommendations are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur through the design life of the pavement. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the PCC pavement.

Aggregate Base Course
Aggregate base should be compacted to a to a minimum of (95)-percent of the modified Proctor maximum dry density, as determined by the most recent version of ASTM D1557. Base materials utilized should be a CALTRANS Class II Aggregate Base, and/or conform with Sections 200-2.2 or 200-2.4 of the *Standard Specifications for Public Works Construction*, (Green Book), current edition.

The performance of pavement is highly dependent upon providing positive surface drainage away from the edges. Ponding of water on or adjacent to pavement can result in saturation of the subgrade materials and subsequent pavement distress. If planter islands are planned, the perimeter curb should extend a minimum of (12) inches below the bottom of the aggregate base.

REVIEWS

Plan Review and Plan Notes
The final grading, building, and/or structural plans shall be reviewed and approved by the consultants to ensure that all recommendations are incorporated into the design or shown as notes on the plan.

The final plans should reflect the following:

1. This Geotechnical Engineering Investigation by Bay City Geology, Inc. is a part of the plans.
2. Plans must be reviewed and signed by the project engineering geologist and soils engineer.
3. The project engineering geologist and soils engineer must review all grading.
4. The project engineering geologist and soils engineer shall review all foundation excavations prior to placing steel and concrete.

Construction Review

Onsite reviews will be required to verify all geotechnical work. It is required that all footing excavations, seepage pits, and grading be reviewed by this office. This office should be notified at least **two working days** in advance of any field reviews so that staff personnel may be made available.

The property owner should take an active role in project safety by assigning responsibility and authority to individuals qualified in appropriate construction safety principles and practices. Generally, site safety should be assigned to the general contractor or construction manager that is in control of the site and has the required expertise, which includes but not limited to construction means, methods and safety precautions.

LIMITATIONS

General
Findings, conclusions and recommendations contained in this report are based upon the surface mapping, subsurface exploration, data analyses, and specific information as described and past experience. Earth materials and conditions immediately adjacent to, or beneath those observed may have different characteristics, such as, earth type, physical properties and strength. Therefore, no representations are made as to the nature, quality, or extent of latent earth materials. Site conditions can and do change from those that were first envisioned. During construction, if subsurface conditions differ from those encountered in the described exploration, this office should be advised immediately so that appropriate action can be taken.

The scope of this investigation is limited to the project area explored as depicted on the enclosed Plot Map. This report is not a comprehensive evaluation of the entire property. This report has not been prepared for use by other parties or for other purposes and may not contain sufficient information for other than the intended use. Prior to use by others, Bay City Geology, Inc. should be consulted to determine if additional work is required. If the project is delayed more than one year, this office should be contacted to verify current site conditions and prepare an update report.

Findings, conclusions and recommendations presented herein are based on experience and background. Therefore, findings, conclusions and recommendations are professional opinions and are not meant to indicate a control of nature.

Potentially expansive soils were encountered on the subject property. Design for foundations, slabs on grade, and retaining walls have been provided to mitigate this soil condition. These designs do not guarantee or warrant that cracking will not occur.

This limited report provides information regarding the geologic findings on the subject property. It is not designed to provide a guarantee that the site will be free of hazards in the future, such as, landslides, slippage, differential settlement, debris flows, seepage, concentrated drainage or flooding. Hillside properties are subject to hazards, which are not found with flatland properties. It may not be possible to eliminate all hazards, but property owners must maintain their property and improve deficiencies.

CONSTRUCTION NOTICE

Construction can be difficult. Recommendations contained herein are based upon surface reconnaissance and subsurface explorations deemed suitable for the scope of the project.

It is this Corporation's aim to advise you through this report of the general site conditions, suitability for construction, and overall stability. It must be understood that the opinions are based upon testing, analysis, and interpretation thereof.

Quantities for foundation concrete and steel may be estimated, based on the findings provided in this report. However, you must be aware that depths and magnitudes will most-likely vary between the explorations provided in this report.

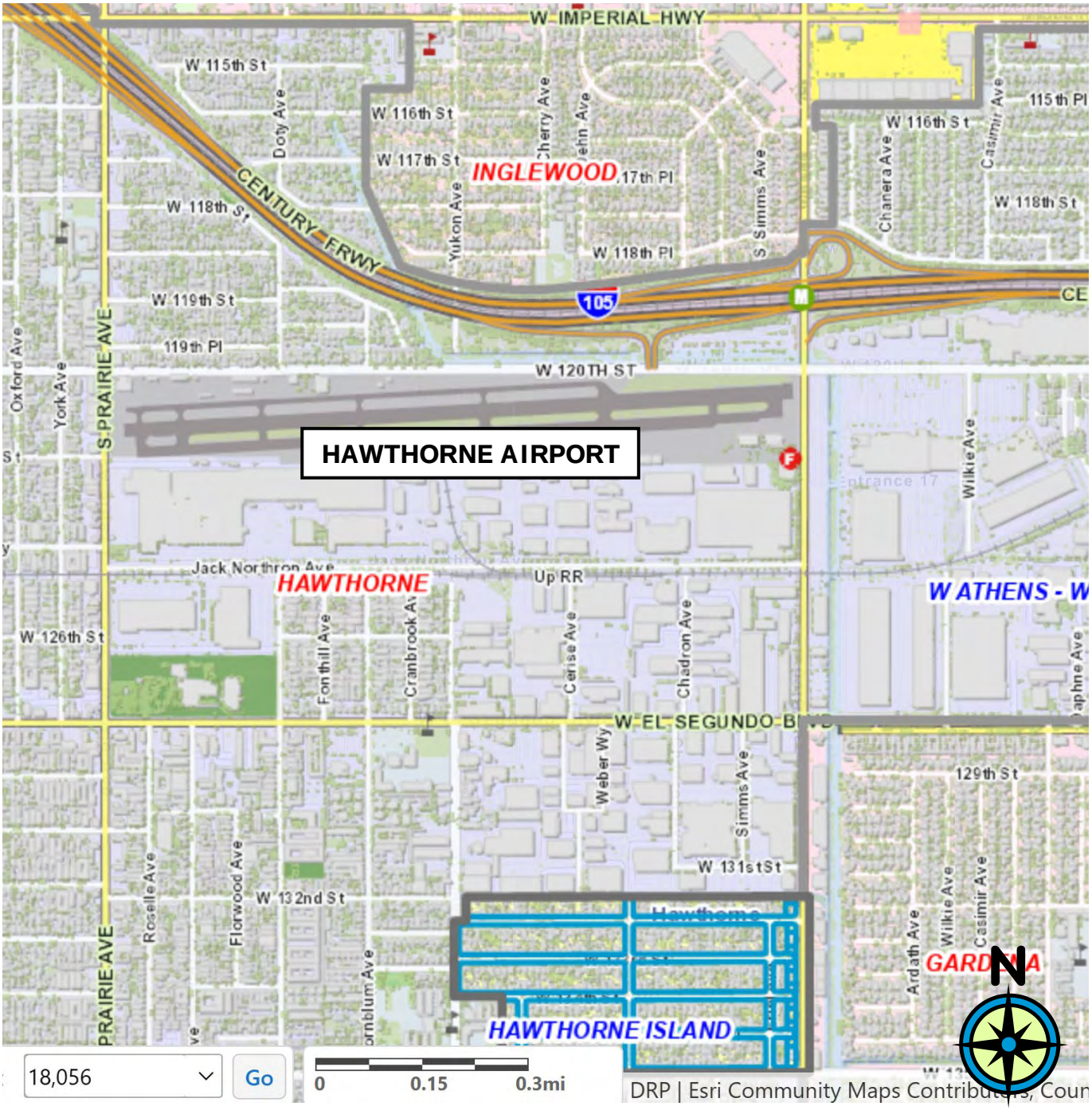
APPENDIX I

Location Maps

Plot Maps

Field Exploration Summary
Boring Logs 5 through 14

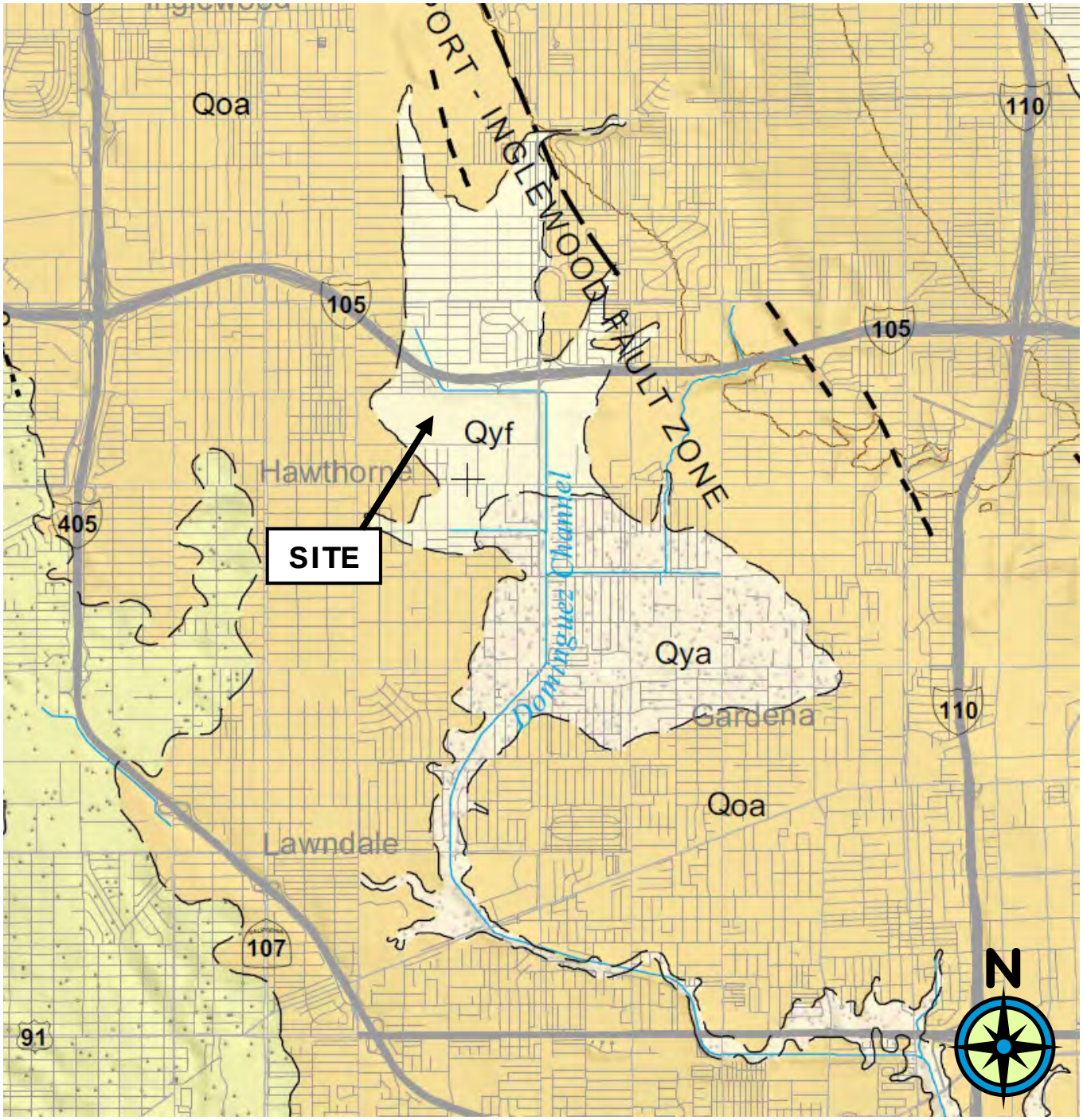
LOCATION



Reference:	LA County GIS
Project Address:	12101 Crenshaw Boulevard Hawthorne, California

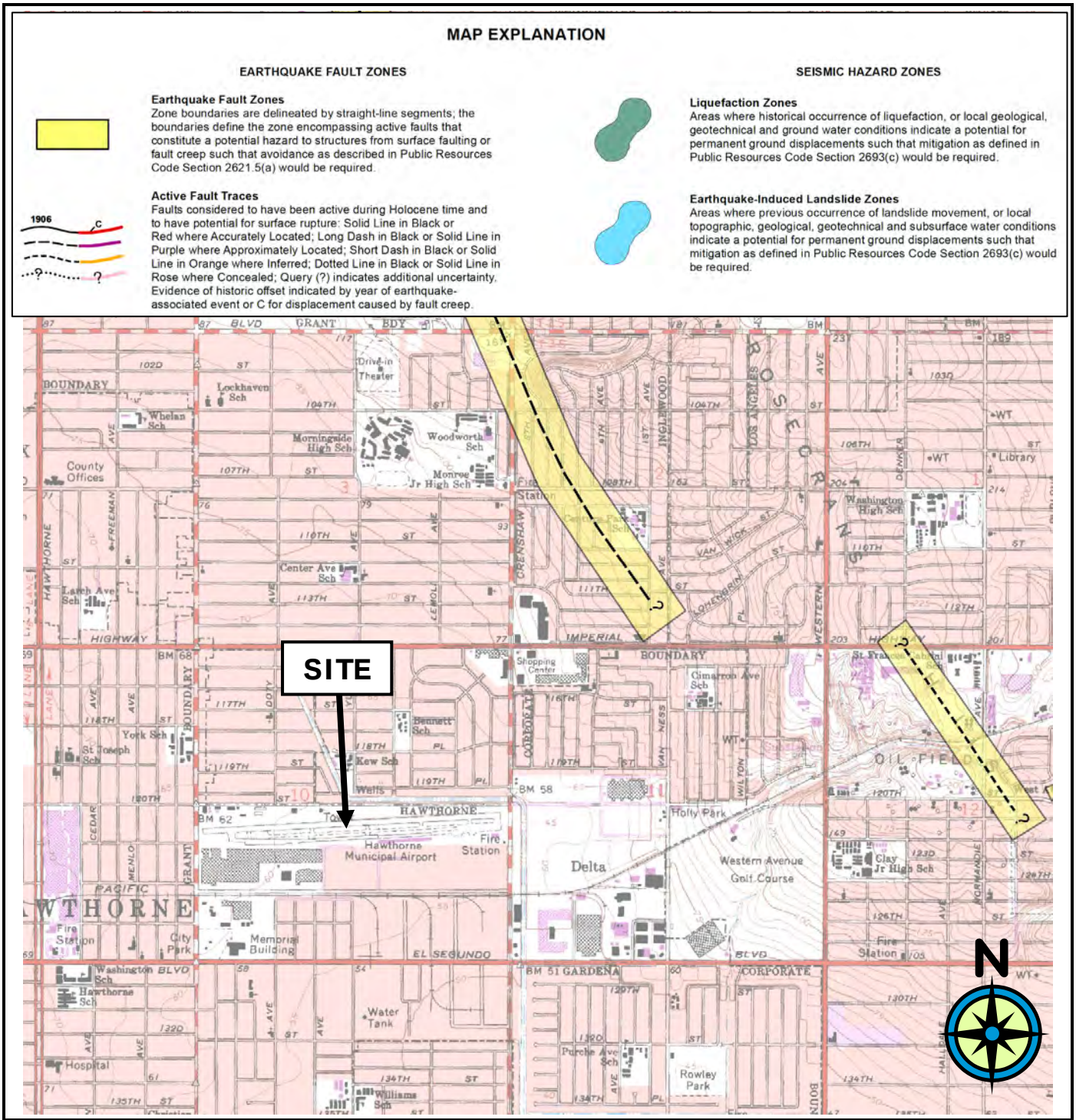
Plate 1

REGIONAL GEOLOGY MAP



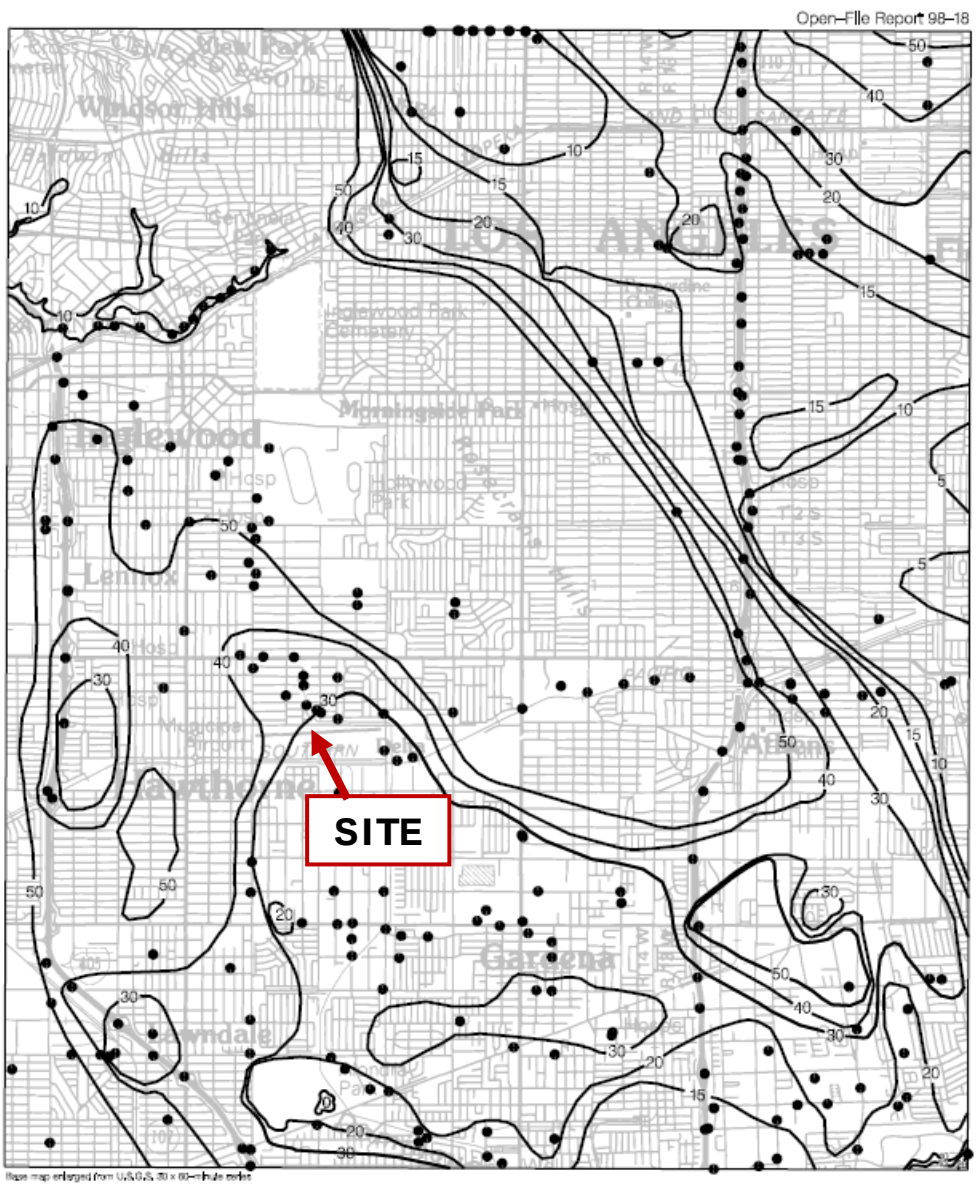
Reference:	Geologic Map of the Long Beach 30'x60' Quadrangle	1"=~4000'
Project Address:	12101 Crenshaw Boulevard Hawthorne, California	Plate 2

SEISMIC HAZARD MAP

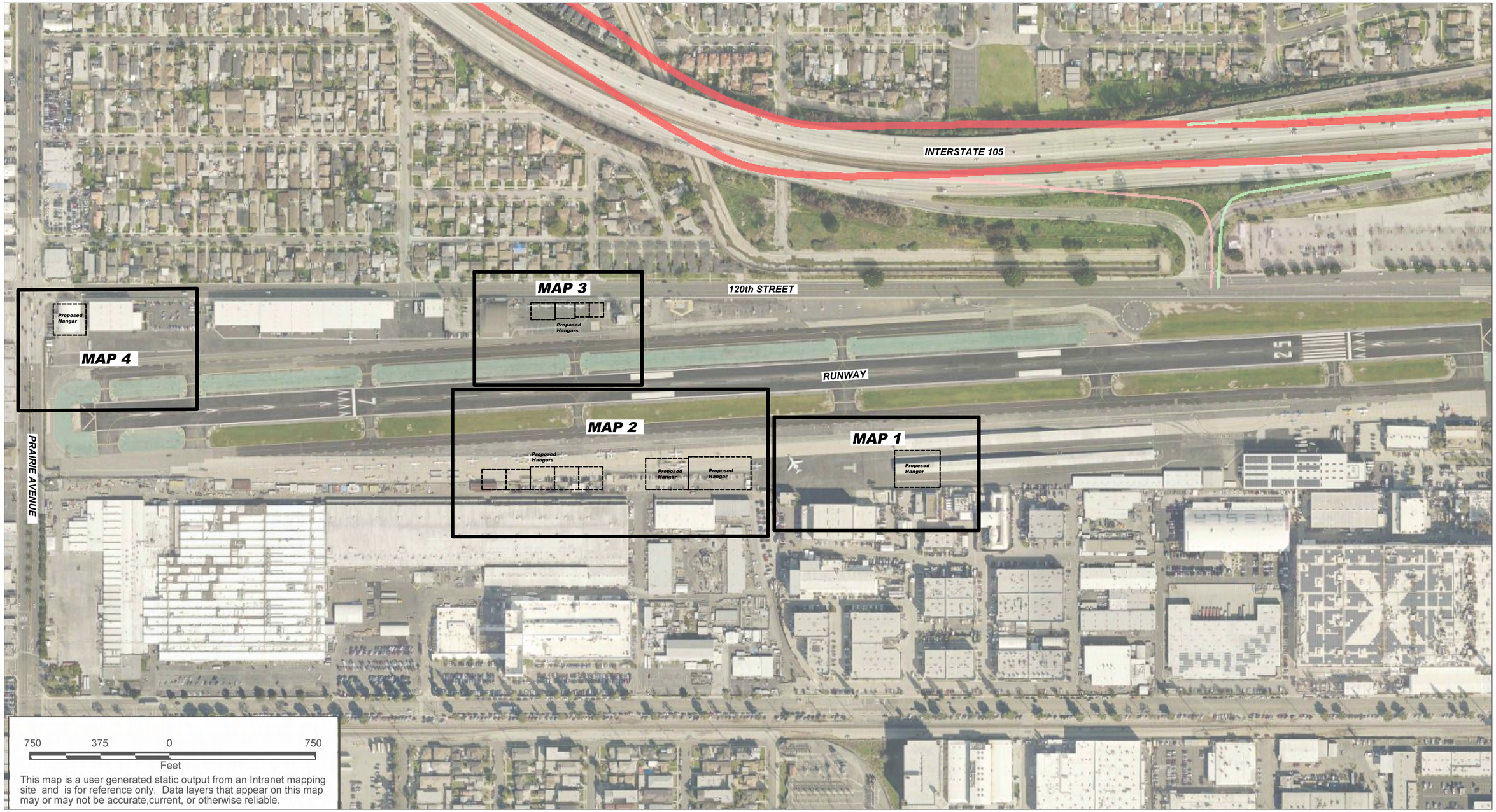


Reference:	State of California EZRIM of the Inglewood Quadrangle	1"=~2000'
Project Address:	12101 Crenshaw Boulevard Hawthorne, California	Plate 3

HISTORIC HIGH GROUNDWATER



Reference:	State of California Seismic Hazard Report of the Inglewood Quadrangle
Project Address:	12101 Crenshaw Boulevard Hawthorne, California Plate 4



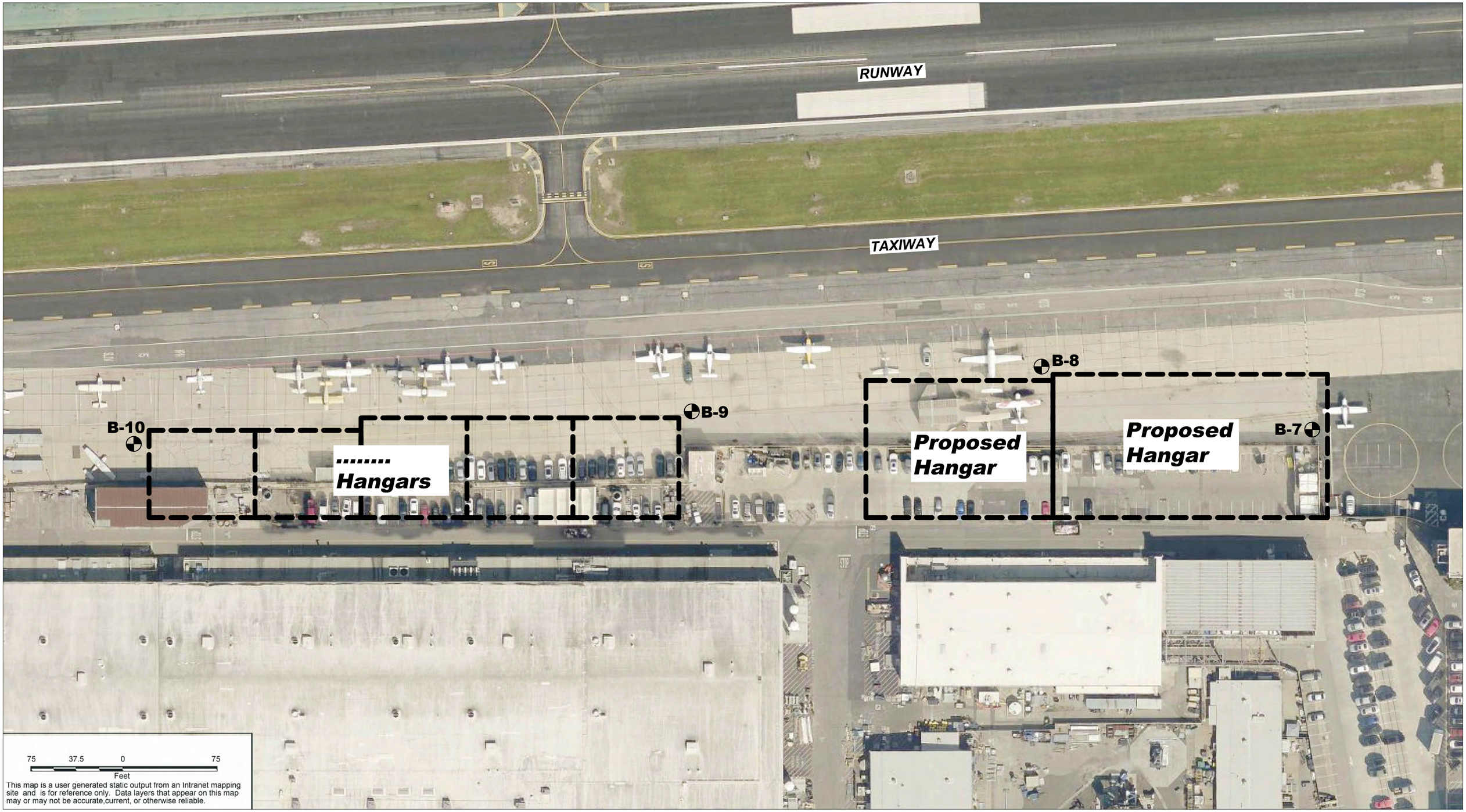
Bay City Geology, Inc.

Plot Map Overview	
Explanation	
B-6	Location of Borings
Scale 1"=160'	
August, 2024	Project Number: 1528-3
Project Address:	12101 Crenshaw Boulevard Hawthorne, California



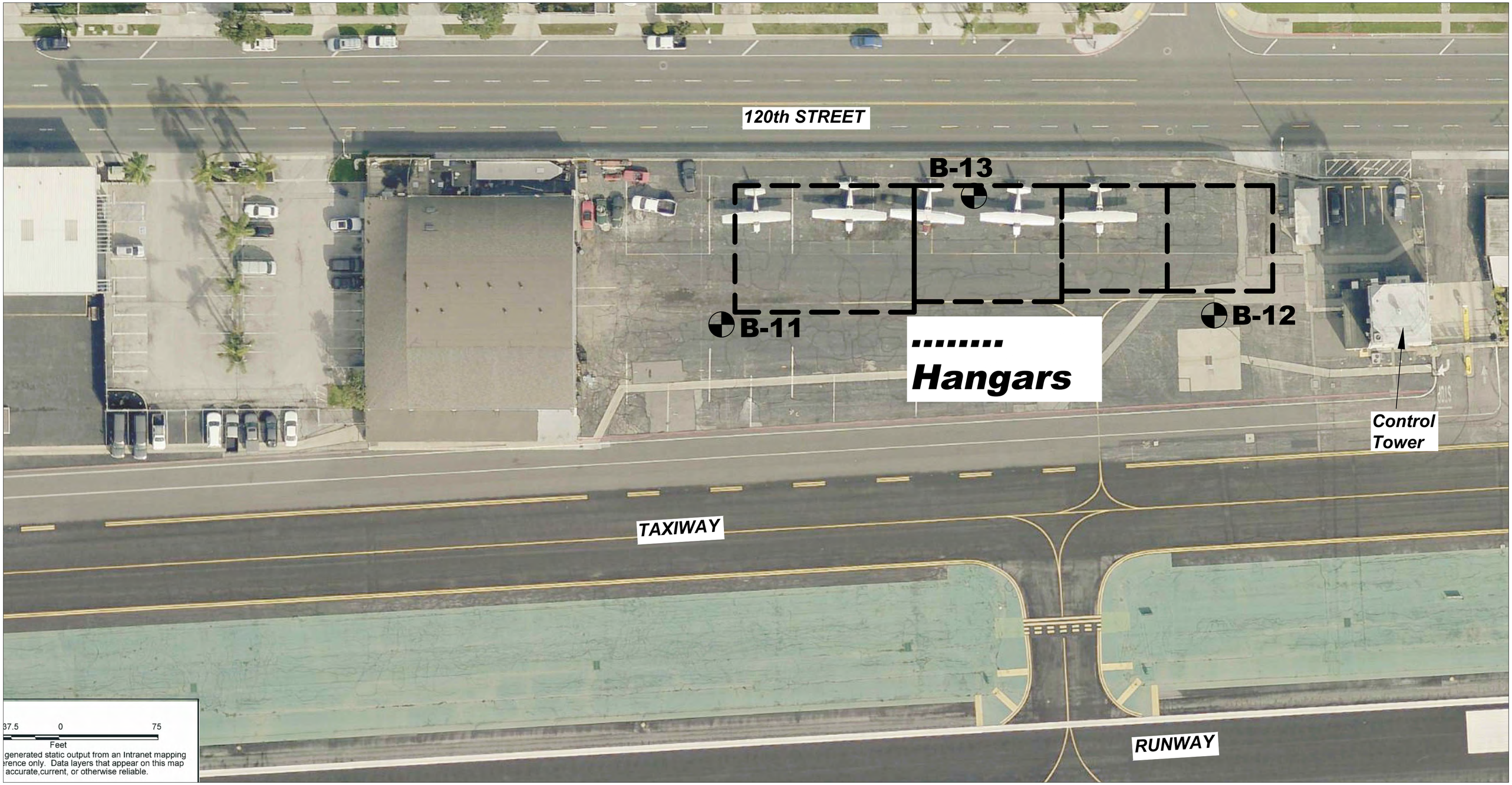
Bay City Geology, Inc.

Plot Map 1 Explanation	
B-6 ◓	Location of Borings
Scale 1"=30'	
August, 2024	Project Number: 1528-3
Project Address:	12101 Crenshaw Boulevard Hawthorne, California



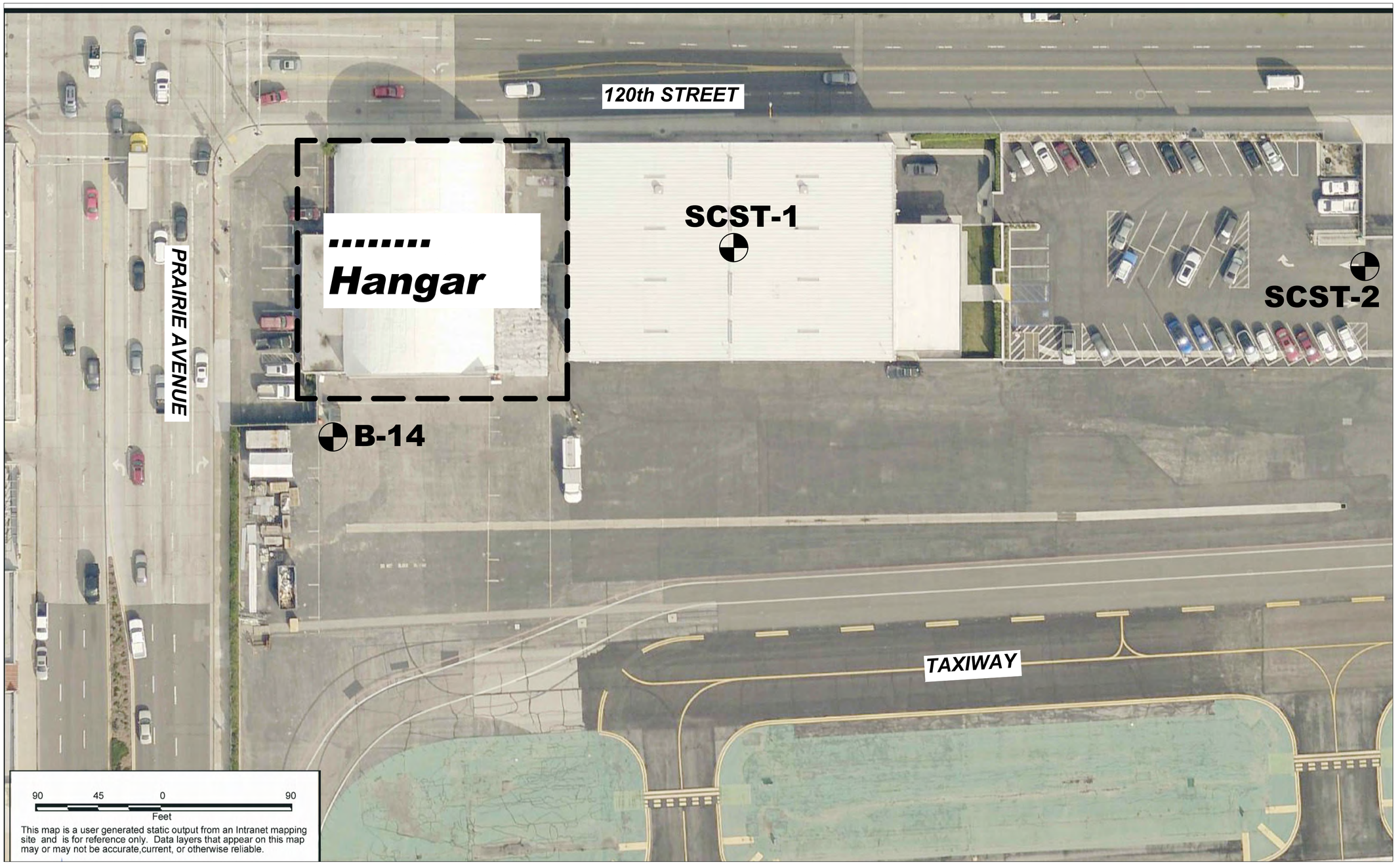
Bay City Geology, Inc.

Plot Map 2 Explanation	
B-10	Location of Borings
Scale 1"=50'	
August, 2024	Project Number: 1528-3
Project Address:	12101 Crenshaw Boulevard Hawthorne, California



Bay City Geology, Inc.

Plot Map 3 Explanation	
B-12 ◔	Location of Borings
Scale 1"=30'	
August, 2024	Project Number: 1528-3
Project Address:	12101 Crenshaw Boulevard Hawthorne, California



Bay City Geology, Inc.

Plot Map 4

Explanation

B-14	Location of Boring by Bay City Geology (2024)
SCST-2	Location of Borings by SCST Engineering (2016)
Scale 1"=30'	
August, 2024	Project Number: 1528-3
Project Address:	12101 Crenshaw Boulevard Hawthorne, California

Field Exploration Summary

A field exploration of the site was conducted on July 10 & 11, 2024. The geotechnical conditions were mapped by a representative of this office, (refer to Plot Map & Exploration Logs). Subsurface exploration was performed by a truck-mounted conventional (8)-inch hollow-stem auger drill rig and included advancing ten (10) hollow-stem auger borings. The borings were advanced to a maximum depth of (31.5) feet below adjacent site grades. The Plot Maps in Appendix I depict the locations of the subsurface explorations. The explorations were logged by the project engineering geologist using both visual and tactile methods.

Hollow-Stem Auger Boring
Representative samples of the onsite earth materials were obtained from the hollow-stem auger borings. Modified California ring samples were obtained within the borings through the use of a (12)-inch long, brass ring lined, steel split-spoon sampler with successive blows of a (140) pound, auto-trip hammer dropped (30) inches. The sampled earth materials are retained within the brass rings, which are (2½) inches in diameter and (1) inch in height.

Standard Penetration Test (SPT) samples, (if taken), were obtained within the explorations through the use of an (18)-inch long, (2)-inch diameter, split-spoon SPT sampler. Earth material samples were obtained and SPT testing was performed in accordance with ASTM D1586.

Bulk samples of the upper approximately (5) feet of onsite earth materials were obtained from the hollow-stem auger boring cuttings by manually collecting the cuttings with a shovel. The earth material samples were transported to the laboratory in moisture tight containers. Depths of the obtained earth material samples are indicated on the Exploration Logs.


2.5" Ring Sample


SPT Sample

Unified Soil Classification System (from ASTM D 2487)

Major Classification Group	Sub-Groups		Classification Symbol	Description
Coarse Grained Soils More than 50% retained on the No. 4 sieve	**Gravels** 50% or more of coarse fraction retained on the No. 4 sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands 50% or more of coarse fraction passes the No. 4 sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		Sands with Fines	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine Grained Soils More than 50% passes the No. 200 sieve	**Silts and Clays** Liquid Limit 50% or less		ML	Inorganic silts, very fine sands, rock four, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly/sandy/silty/lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid Limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck, and other highly organic soils

Prefix: G = Gravel, S = Sand, M = Silt, C = Clay, O = Organic
Suffix: W = Well Graded, P = Poorly Graded, M = Silty, L = Clay, LL < 50%, H = Clay, LL > 50%

BORING: B-5

Page 1 of 1

Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 26.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION
							2.5" Ring Sample
						0	Ground Surface
				HAND AUGER			0.0 - 3.0" ASPHALT 3.0" - 6.0" BASE (sand and gravel)
							0.5' - 26.5' QUATERNARY ALLUVIUM; Qyf
9	123		11	SM			@3.0' (SM) silty sand, medium-brown, slightly moist, dense, trace clay.
9	127		38			5	@5.0' (SM) silty sand, medium-brown, slightly moist, dense, fine-to medium-grained, minor clay.
8	129		29				@7.5' (SC) clayey sand, medium-brown, slightly moist, dense, fine-to medium-grained, trace gravels.
8	126		34	SC		10	@10.0' (SC) clayey sand, medium-brown, slightly moist, dense, fine-to medium-grained, trace gravels.
7	116		30	SP			@12.5' (SP) silty sand to sand, light-brown, slightly moist, dense, fine-grained, medium-gray sandy clay in sample shoe.
13	122		55	SC		15	@15.0' (SC) clayey sand, medium-brown to orange-brown, mottled, slightly moist, dense.
12	107		46	CL		20	@20.0' (CL) sandy clay, medium olive-brown, slightly moist, stiff.
13	119		39	SM		25	@25.0' (SM) silty sand, medium olive-brown, slightly moist, dense, fine-grained.
						30	

BORING: B-6

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Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 21.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION
							2.5" Ring Sample
							Ground Surface
				HAND AUGER		0	0.0 - 4.0" ASPHALT
							4.0" - 14.0" BASE (sand and gravel)
							14" - 21.5' QUATERNARY ALLUVIUM; Qyf
				CL			
14	119	X	41			5	@5.0' (CL) sandy clay, medium-brown, slightly moist, stiff.
11	127	X	55				@7.5' (CL) sandy clay, medium-brown, slightly moist, stiff, fine- to medium-grained.
13	121	X	60			10	@10.0' (CL) sandy clay, medium-brown, slightly moist, stiff.
13	123	X	77			15	@15.0' (SC) clayey sand, medium-brown, slightly moist, dense, fine-grained.
				SC			
31	90	X	31	ML		20	@20.0' (ML) clayey silt, yellow-brown, slightly moist, firm.
						25	
						30	

BORING: B-7

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Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 21.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet
				HAND AUGER		0
13	122	⊠	41	SC		5
14	120	⊠	55			
12	124	⊠	60	CL		10
14	118	⊠	77			15
11	105	⊠	31	SM		20
						25
						30

DESCRIPTION

⊠ 2.5" Ring Sample

Ground Surface

0.0 - 4.0" ASPHALT

4.0" - 6.0" BASE (sand and gravel)

0.5' - 21.5' QUATERNARY ALLUVIUM; Qyf

@1.0' (SC) clayey sand, medium-brown, medium-dense.
@4.0' increase in density.
@5.0' (SC) clayey sand, medium-brown, slightly moist, dense, fine-grained.

@7.5' (CL) sandy clay, medium-brown, slightly moist, stiff.

@10.0' (CL) sandy clay, medium-brown, slightly moist, stiff.

@15.0' (SM) sandy silt, medium-brown, slightly moist, firm.

@20.0' (SM) silty sand to very fine-grained sand, light yellowish-brown, slightly moist, dense.

BORING: B-8

Page 1 of 1

Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 24' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION (2.5" Ring Sample)
						0	Ground Surface
				HAND AUGER			0.0 - 3.0" ASPHALT (no base)
							3.0" - 4.0' FILL; Af,
							@3.0' silty clay to clayey sand, medium- to dark-brown, slightly moist, medium dense to dense, mottled, asphalt debris.
12	123	X	21				
						5	**4.0 - 24.0' QUATERNARY ALLUVIUM; Qyf**
11	127	X	30				@5.0' (CL) sandy clay, medium-brown, slightly moist, firm.
14	120	X	66				@7.5' (CL) sandy clay, medium-brown, slightly moist, hard.
						10	
				CL			
15	116	X	49				@12.5' (CL) sandy clay, medium-brown, slightly moist, hard.
						15	
13	112	X	38				@17.5' (SM) silty sand to very fine-grained sand, light yellowish-brown, slightly moist, dense.
				SM		20	
12	115	X	48				@22.5' (SM) silty sand, olive-brown, slightly moist, dense, very fine-grained.
						25	
						30	

BORING: B-9

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Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 26.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet
				HAND AUGER		0
12	123	■	49	CL		5
13	123	■	34	SC		
13	122	■	53			10
		■				
15	116	■	41	SM		15
7	121	■	48	SC		20
21	107	■	46	CL		25
						30

■ 2.5" Ring Sample

DESCRIPTION

Ground Surface

0.0 - 3.0" ASPHALT (no base)

3.0" - 3.0' FILL; Af

silty clay to clayey sand, medium- to dark-brown, slightly moist, medium dense to dense, mottled, asphalt debris.

3.0 - 26.5' QUATERNARY ALLUVIUM; Qyf

@5.0' (CL) sandy clay, medium-brown, slightly moist, hard.

@7.5' (SC) clayey sand, medium-brown, slightly moist, dense, fine-to medium-grained.

@10.0' (SC) clayey sand, medium-brown, slightly moist, dense, fine-to medium-grained.

@15.0' (SM) silty sand, medium-brown, slightly moist, very fine-grained, dense.

@20.0' (SC) clayey sand, olive-brown, slightly moist, dense, very fine-grained.

@25.0' (SM) sandy clay, olive-brown, slightly moist, firm.

BORING: B-10

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Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/11/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 21.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total / lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION
							2.5" Ring Sample
							Ground Surface
				HAND AUGER		0	0.0 - 5.0" CONCRETE 5" - 7" BASE (sand & gravel) **7" - 3.5' FILL; Af,** silty clay, dark- to light-brown, mottled, slightly moist, medium dense.
14	120	■	55	CL		5	**3.5 - 21.5' QUATERNARY ALLUVIUM; Qyf** @5.0' (CL) sandy clay, medium-brown, slightly moist, hard.
15	117	■	32	SM		10	@10.0' (SM) silty sand, medium-brown, slightly moist, dense.
4	105	■	45	SP		15	@15.0' (SP) sand, light-brown, slightly moist, dense, fine-grained.
11	112	■	35			20	@20.0' (SP) sand, light-brown, slightly moist, dense, fine-grained.
						25	
						30	

BORING: B-11

Page 1 of 1

Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/12/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 31.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION
							2.5" Ring Sample
							Ground Surface
				HAND AUGER		0	0.0 - 5.0" ASPHALT 5" - 12" BASE (sand & gravel) **1.0 - 3.5' FILL; Af,** silty clay, dark- to reddish-brown, mottled, slightly moist, firm.
16	115	X	44				
13	122	X	84	CL		5	**3.5 - 31.5' QUATERNARY ALLUVIUM; Qyf** @5.0' (SM) sandy clay, medium-brown, slightly moist, hard.
14	120	X	67				@7.5' (SM) silty sand, medium-brown, slightly moist, dense, fine-grained.
13	119	X	39	SM		10	@10.0' (SM) silty sand, yellowish-brown, slightly moist, dense, fine-grained.
17	111	X	59				@12.5' (SM) silty sand, yellowish-brown, slightly moist, dense, fine-grained.
14	114	X	78			15	@15.0' (SP) silty sand to very fine-grained sand, olive-brown, slightly moist, very dense.
6	112	X	34	SP		20	@20.0' (SP) silty sand to very fine-grained sand, olive-brown to olive-gray, slightly moist, dense.
25	94	X	46			25	@25.0' (SP) silty sand to very fine-grained sand, olive-brown to olive-gray, slightly moist, dense, trace carbonates.
13	124	X	92			30	@30.0' (SP) silty sand to very fine-grained sand, olive-brown to olive-gray, slightly moist, very dense.

BORING: B-12

Page 1 of 1

Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/12/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 21.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet	DESCRIPTION
							2.5" Ring Sample
						0	Ground Surface
				HAND AUGER			0.0 - 8.0" ASPHALT 8" - 12" BASE (sand & gravel) **1.0 - 4.0' FILL; Af,** clayey silt, reddish-brown to medium-brown and orange-brown, mottled, slightly moist, moderately firm.
							4.0 - 21.5' QUATERNARY ALLUVIUM; Qyf
13	119	X	40	SC		5	@5.0' (SC) clayey sand, medium-brown, slightly moist, dense.
13	112	X	57				@7.5' (SC) clayey sand, medium-brown, slightly moist, dense.
15	118	X	55			10	@10.0' (SC) clayey sand, medium-brown, slightly moist, dense.
9	106	X	54	SP		15	@15.0' (SP) silty sand to very fine-grained sand, olive-brown, slightly moist, very dense.
8	104	X	49			20	@20.0' (SP) silty sand to very fine-grained sand, olive-brown to olive-gray, slightly moist, dense.
						25	
						30	

BORING: B-13

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Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/12/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 21.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Graphic Symbol	Depth in Feet
				HAND AUGER		0
15	118	⊠	20	SC		5
12	122	⊠	34			
15	118	⊠	61			10
18	109	⊠	26			
9	123	⊠	43			15
				SP		
11	103	⊠	29			20
						25
						30

DESCRIPTION

⊠ 2.5" Ring Sample

Ground Surface

0.0 - 3.0" ASPHALT
3" - 6" BASE (sand & gravel)

0.5' - 3.5' FILL; Af,

clayey silt, reddish-brown to medium-brown and orange-brown, mottled, slightly moist, moderately firm.

3.5 - 21.5' QUATERNARY ALLUVIUM; Qyf

@5.0' (SC) clayey sand, medium-brown, slightly moist, dense.

@7.5' (SC) clayey sand, medium-brown, slightly moist, dense.

@10.0' (SC) clayey sand, medium-brown, slightly moist, very dense.

@12.5' (SC) sandy clay, medium-brown, slightly moist, dense.

@15.0' (SP) silty sand to very fine-grained sand, olive-brown, slightly moist, very dense.

@20.0' (SP) silty sand to very fine-grained sand, olive-brown to olive-gray, slightly moist, dense.

BORING: B-14

Page 1 of 1

Project Address: *12101 Crenshaw Blvd.*	Project Number: *1528*
Logged By: *J. Miller*	Date Drilled: *07/12/24*
Drilling Method: *8" Hollow Stem Auger*	Ground Surface Elevation: ~60'

Total Depth 26.5' - No Groundwater

Moisture %	Dry Density PCF	Sample Type	Blow Count (total lower 12" of 18" run)	Soil Classification	Depth in Feet	DESCRIPTION
						2.5" Ring Sample
					0	Ground Surface
				HAND AUGER		0.0 - 4.0" ASPHALT 4" - 10" BASE (sand & gravel) **10.0" - 2.5' FILL; Af,** silty clay, dark- to reddish-brown, mottled, slightly moist, firm.
18	112	X	21	CL	5	**2.5 - 26.5' QUATERNARY ALLUVIUM; Qyf** @3.0' (CL) sandy clay, medium-brown, slightly moist, firm. @5.0' (CL) sandy clay, medium-brown, slightly moist, firm.
14	120	X	49			
11	121	X	28	SM	10	@7.5' (SM) silty sand, light-brown, slightly moist, dense, fine-grained.
9	121	X	27			@10.0' (SM) silty sand to fine-grained sand, light-brown, slightly moist, dense.
23	102	X	27	SC		@12.5' (SC) clayey sand, medium-brown, slightly moist, dense, fine-grained.
6	110	X	74	SP	15	@15.0' (SP) very fine-grained sand, light-brown, slightly moist, very dense.
13	112	X	41	SM	20	@20.0' (SM) silty sand, medium-brown to light-gray, slightly moist, dense, fine-grained.
21	105	X	39		25	@25.0' (SM) silty sand, grayish-brown, slightly moist, dense, fine-grained.
					30	

APPENDIX II - LABORATORY TESTING

Laboratory testing was performed on representative earth material samples obtained during our field exploration, as outlined in Appendix I. All earth material samples were sent to the laboratory for examination, testing, and classification using the Unified Soil Classification System (USCS). The earth material samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations.

Moisture and Density Tests

The dry unit weight and moisture content of the undisturbed samples were determined in accordance with ASTM D2216 and ASTM D2937. Classification of the obtained soil samples were performed utilizing the USCS in accordance with ASTM D2487 and ASTM D2488.

Expansion Index Tests

Expansion characteristics of the soil were determined in accordance with ASTM D4829 procedures. The sample is remolded and compacted into an expansion mold with a degree of saturation between 40-60%. A vertical confining pressure of (144) pounds per square foot is applied to the sample. The sample is inundated with distilled water. The deformation is recorded after (24) hours.

Moisture-Density Relation (Modified Proctor Maximum Density Test)

Compaction tests are performed in accordance with ASTM D1557 on representative samples to determine the relationship between molding water content and dry unit weight of soils. A sample at a selected water content is placed in five layers in a mold. Each layer is uniformly compacted with a (10)-pound hammer. The resulting dry density is determined. A sufficient number of samples are tested at varying moisture contents to determine the moisture-density relation (compaction curve).

Direct Shear Tests

Direct single and/or repeat shear tests were performed in accordance with ASTM D3080 procedures using a strain-controlled direct shear machine. The desired normal load is applied to the specimen and allowed to come to equilibrium. The rate of deflection on the sample is approximately (0.005) inches per minute. The samples are tested at higher and/or lower normal loads in order to determine the earth material angle of internal friction and cohesive strength.

Consolidation Tests

Consolidation tests in accordance with ASTM D2435 procedures were performed on samples contained within the one-inch brass rings of the Modified California ring sampler. Consolidation tests are used to predict the soil settlement behavior under a specific loading progression. Porous stones are placed in contact with top and bottom of the samples to permit the addition or release of water. Loads are applied in several increments and the results are recorded at selected time intervals. Samples are tested at field and increased moisture content. The results are plotted on the Consolidation Test Curve and the load at which the water is added as noted on the drawing.

Resistance "R" Value by Stabilometer

The resistance "R" value and potential strength of the onsite subgrade soils for use in pavement design was determined by testing a retrieved bulk soil sample in accordance with ASTM D2844 and/or CALTRANS CTM 301. The bulk soil sample is prepared and tested with the stabilometer and expansion pressure devices to obtain results indicative of performance when placed in the base, subbase, or subgrade of a road subjected to traffic loads. The expansion pressure testing has been used in conjunction with the R-value test to determine cover requirements (thickness) and construction controls to reduce pavement distortion from expansive subgrade soils.

PLATE L-1A: LABORATORY RECAPITULATION 1

PROJECT NO.: 1528

PROJECT ADDRESS: 12101 Crenshaw Boulevard

LABORATORY RECAPITULATION 1

Explorations	Depth (ft)	Material	Dry Density (p.c.f.)	Moisture Content (%)
B-5	3.0	Qa	123	9
	5.0	Qa	127	9
	7.5	Qa	129	8
	10.0	Qa	126	8
	12.5	Qa	116	7
	15.0	Qa	122	13
	20.0	Qa	107	12
	25.0	Qa	119	13
B-6	5.0	Qa	119	14
	7.5	Qa	127	11
	10.0	Qa	121	13
	15.0	Qa	123	13
	20.0	Qa	90	31
B-7	5.0	Qa	122	13
	7.5	Qa	120	14
	10.0	Qa	124	12
	15.0	Qa	118	14
	20.0	Qa	105	11
B-8	3.0	Fill	123	12
	5.0	Qa	127	11
	7.5	Qa	120	14
	12.5	Qa	116	15
	17.5	Qa	112	13
	22.5	Qa	115	12
B-9	5.0	Qa	123	12
	7.5	Qa	123	13
	10.0	Qa	122	13
	15.0	Qa	116	15
	20.0	Qa	121	7
	25.0	Qa	107	21

PLATE L-1B: LABORATORY RECAPITULATION 1 (CONT.)

Explorations	Depth (ft)	Material	Dry Density (p.c.f.)	Moisture Content (%)
B-10	5.0	Qa	120	14
	10.0	Qa	117	15
	15.0	Qa	105	4
	20.0	Qa	112	11
B-11	3.0	Fill	115	16
	5.0	Qa	122	13
	7.5	Qa	120	14
	10.0	Qa	119	13
	12.5	Qa	111	17
	15.0	Qa	114	14
	20.0	Qa	112	6
	25.0	Qa	94	25
	30.0	Qa	124	13
B-12	5.0	Qa	119	13
	7.5	Qa	122	13
	10.0	Qa	118	15
	15.0	Qa	106	9
	20.0	Qa	104	8
B-13	5.0	Qa	118	15
	7.5	Qa	122	12
	10.0	Qa	118	15
	12.5	Qa	109	18
	15.0	Qa	123	9
	20.0	Qa	103	11
B-14	3.0	Qa	112	18
	5.0	Qa	123	12
	7.5	Qa	121	11
	10.0	Qa	121	9
	12.5	Qa	102	23
	15.0	Qa	110	6
	20.0	Qa	112	13
	25.0	Qa	105	21

PLATE L-2: LABORATORY RECAPITULATION 2

LABORATORY RECAPITULATION 2

Exploration	Depth (ft)	Expansion Index
B-6	1-5	29
B-9	1-5	42
B-11	1-5	39
B-14	1-5	66

Maximum Dry Density & Optimum Moisture (D-1557)

Description	Maximum Density (pcf)	Optimum Moisture (%)
B-6 @ 1-5'	134.2	12.7
B-9 @ 1-5'	128.5	12.5
B-11 @ 1-5'	129.7	14.4
B-14 @ 1-5'	120.4	17.1

PLATE S-1: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Qa	B-6 @ 5.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	119	Shear Strength Values:	
Soil Moisture Content (%)	14.5	Phi (Degrees)	29.8
Soil Saturation (%)	98.6	Cohesion (PSF)	179.7

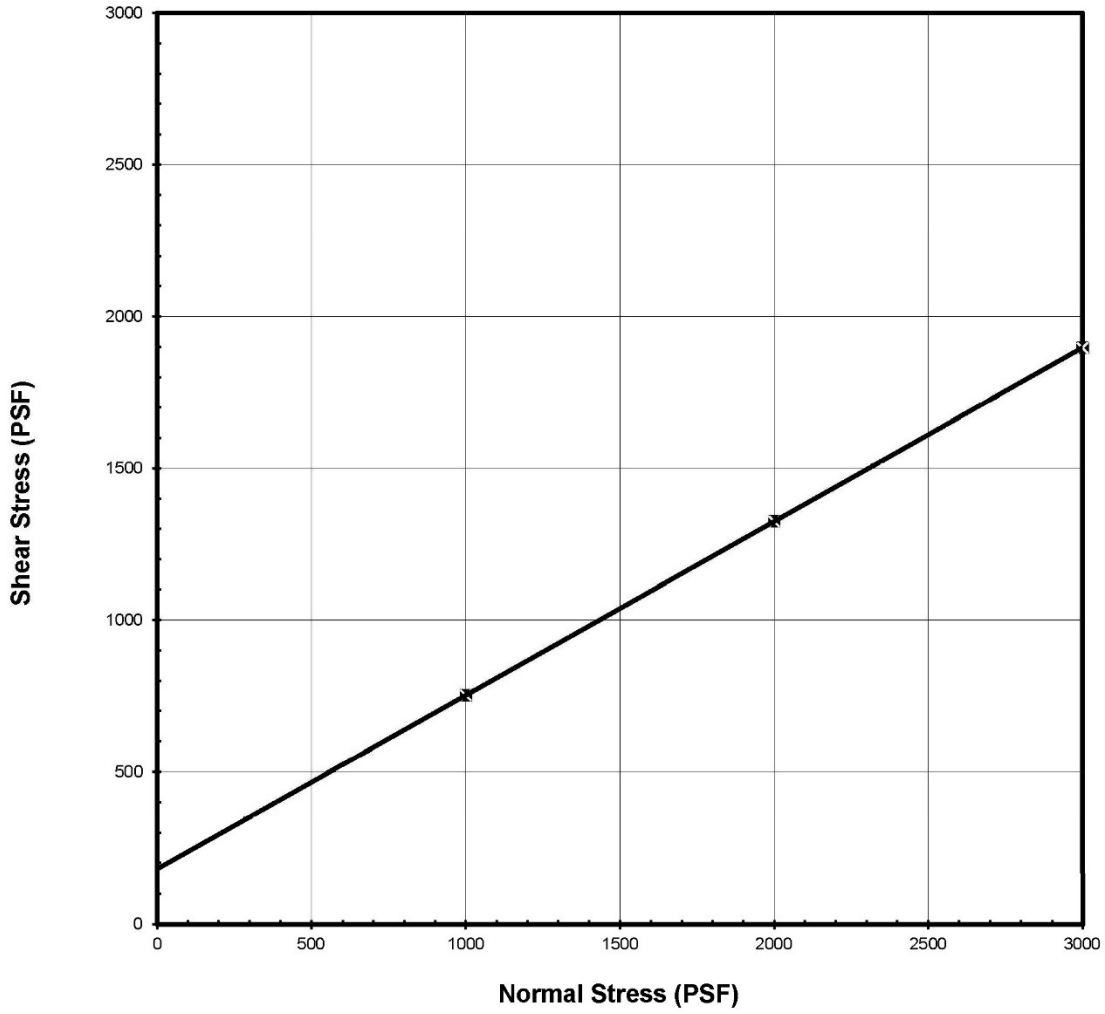


PLATE S-2: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Qa	B-7 @ 5.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	122	Shear Strength Values:	
Soil Moisture Content (%)	13.3	Phi (Degrees)	28.2
Soil Saturation (%)	99.2	Cohesion (PSF)	231.3

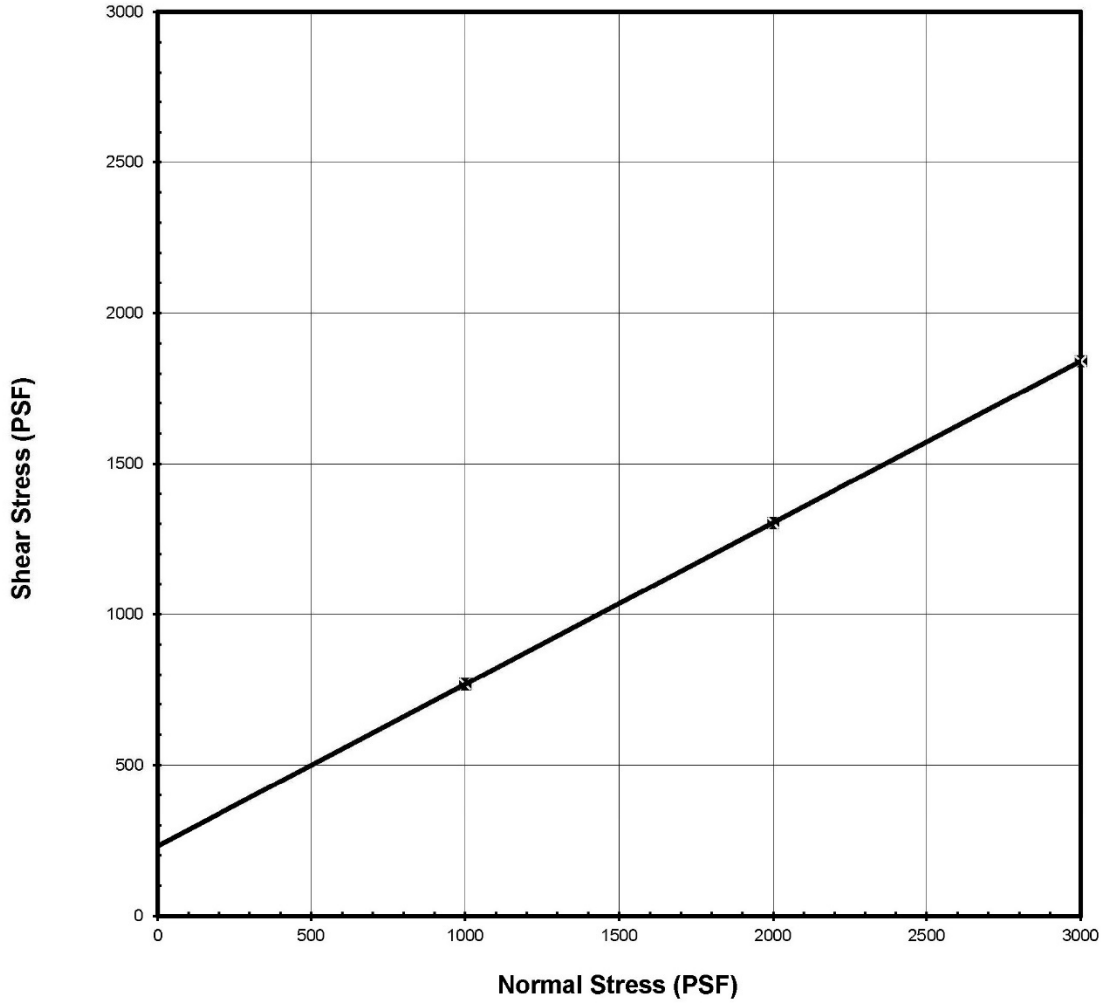


PLATE S-3: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Fill	B-8 @ 3.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	123	Shear Strength Values:	
Soil Moisture Content (%)	12.8	Phi (Degrees)	30.2
Soil Saturation (%)	98.5	Cohesion (PSF)	228.0

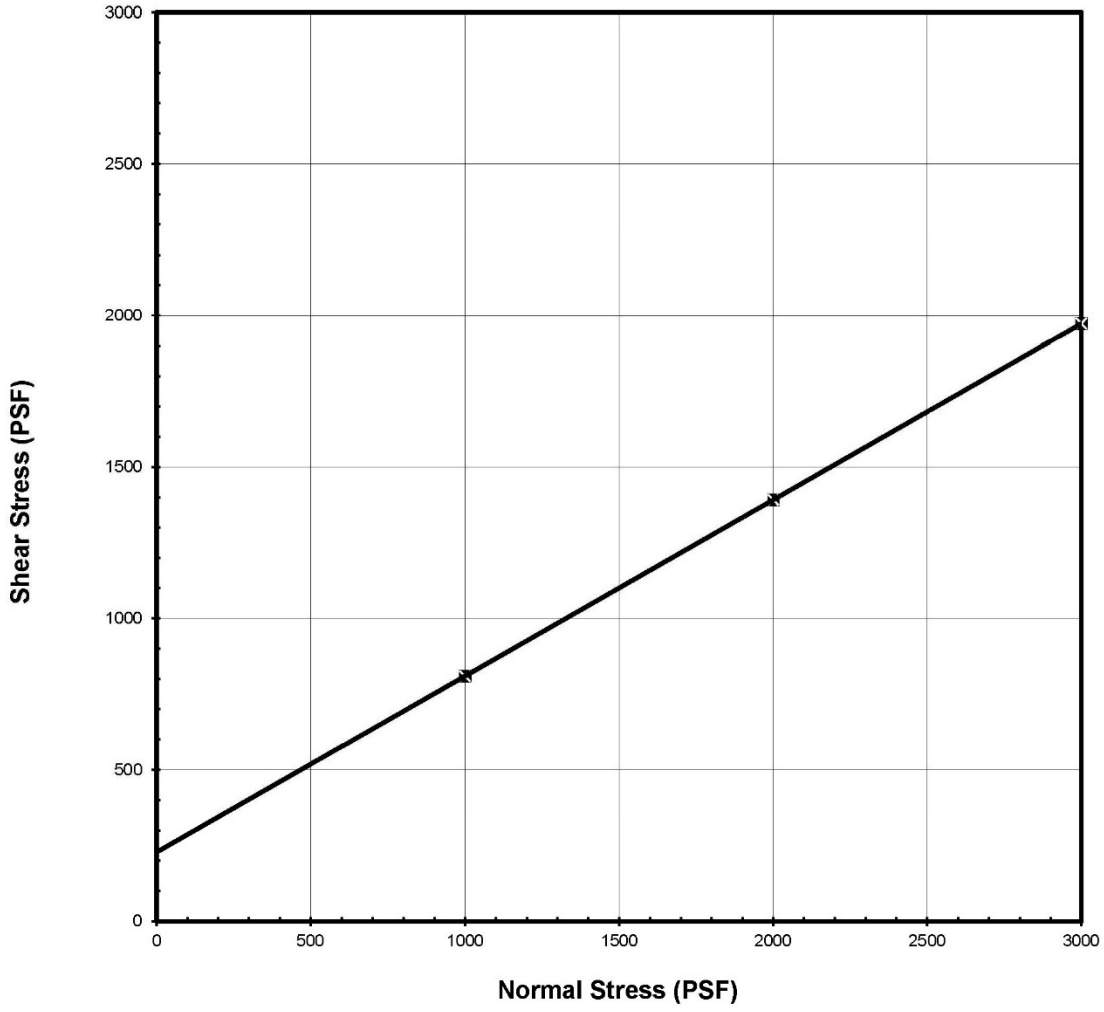


PLATE S-4: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Fill	B-11 @ 3.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	115	Shear Strength Values:	
Soil Moisture Content (%)	16.5	Phi (Degrees)	30.9
Soil Saturation (%)	99.8	Cohesion (PSF)	287.7

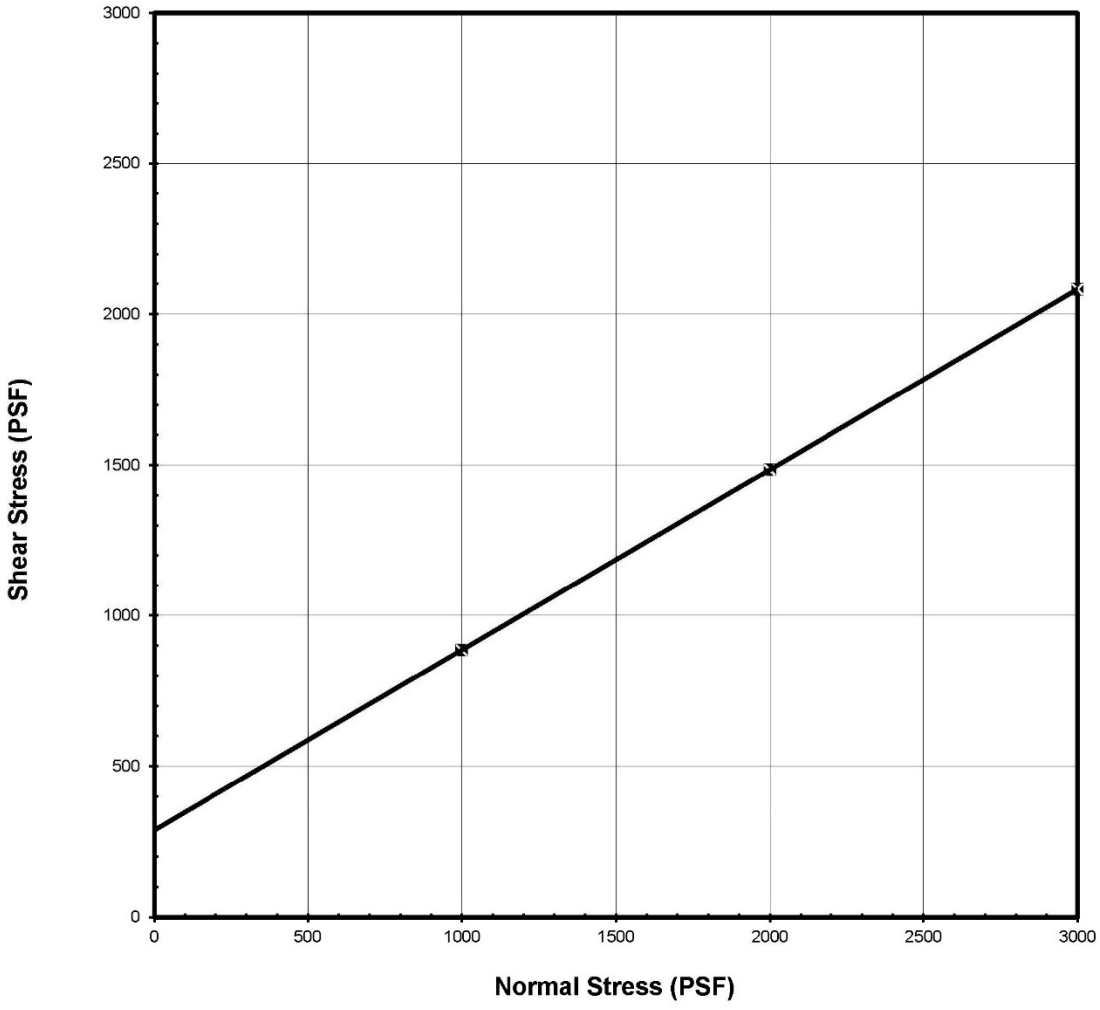


PLATE S-5: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Qa	B-12 @ 5.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	119	Shear Strength Values:	
Soil Moisture Content (%)	14.5	Phi (Degrees)	27.7
Soil Saturation (%)	98.6	Cohesion (PSF)	394.7

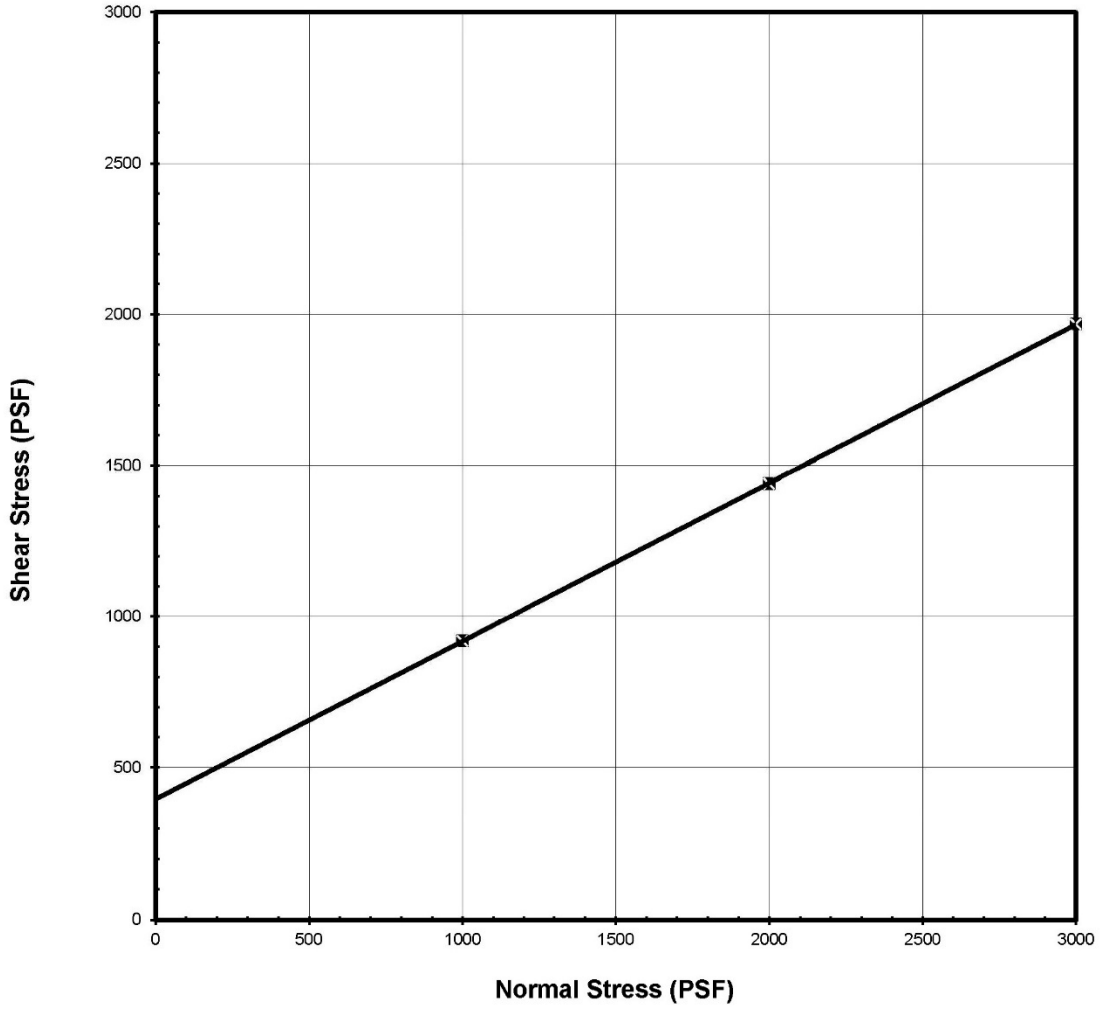


PLATE S-6: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Qa	B-14 @ 3.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	112	Shear Strength Values:	
Soil Moisture Content (%)	17.5	Phi (Degrees)	31.7
Soil Saturation (%)	97.3	Cohesion (PSF)	186.3

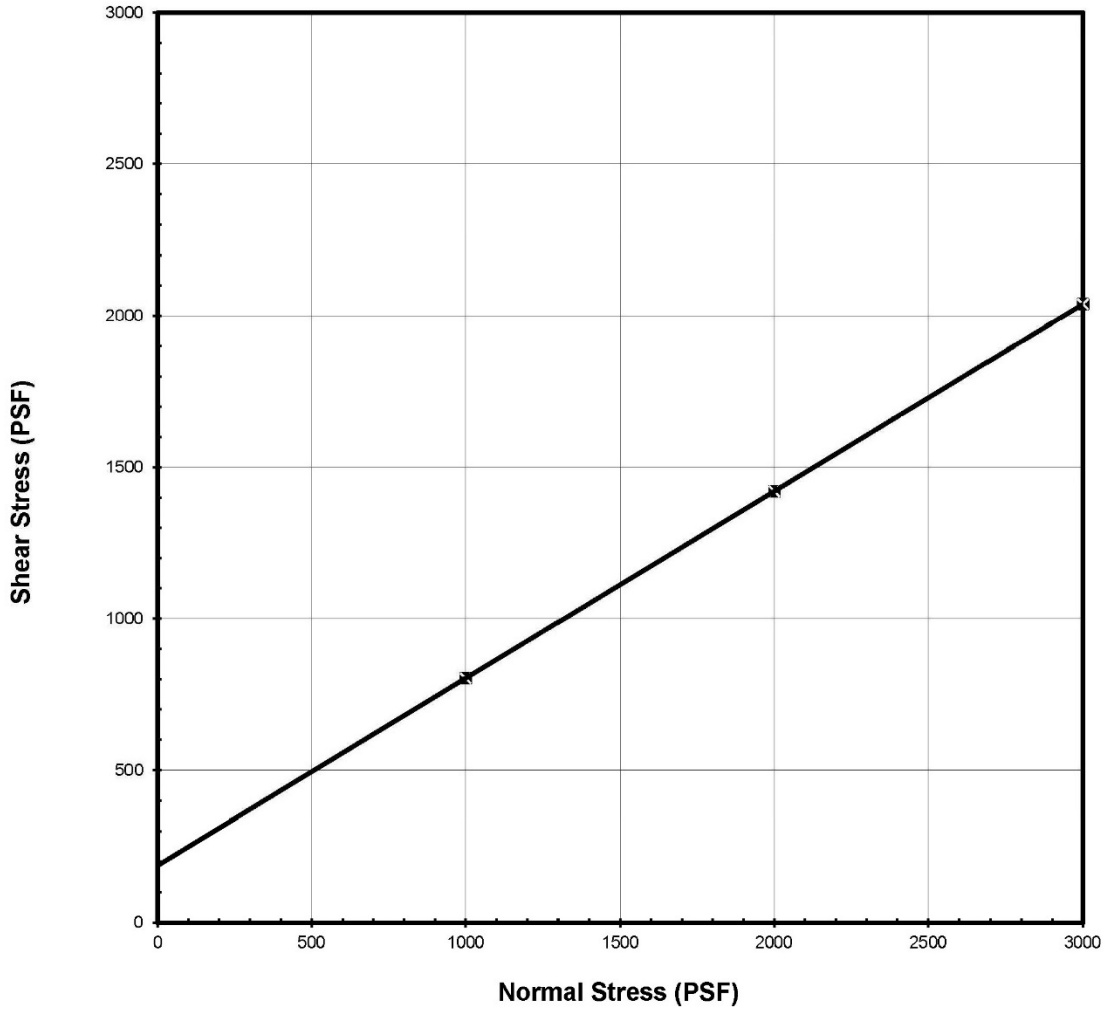


PLATE S-7: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Qa	B-14 @ 5.0'	Ultimate	Saturated	1

Soil Dry Density (PCF)	123	Shear Strength Values:	
Soil Moisture Content (%)	12.7	Phi (Degrees)	27.3
Soil Saturation (%)	97.7	Cohesion (PSF)	300.7

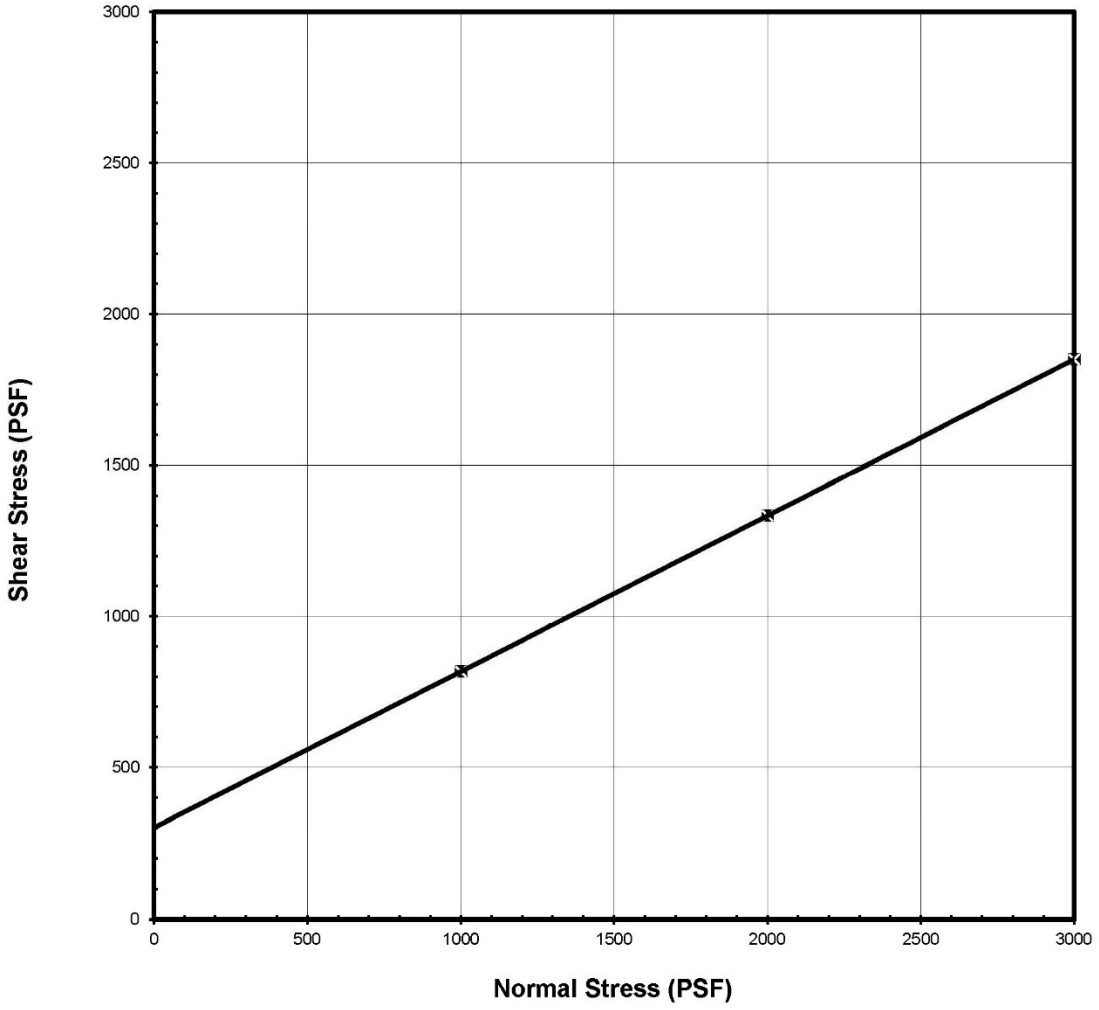


PLATE S-8: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Remolded @ 90%	B-6 @ 1-5'	Ultimate	Saturated	1

Soil Dry Density (PCF)	121	Shear Strength Values:	
Soil Moisture Content (%)	13.5	Phi (Degrees)	31.5
Soil Saturation (%)	97.6	Cohesion (PSF)	332.7

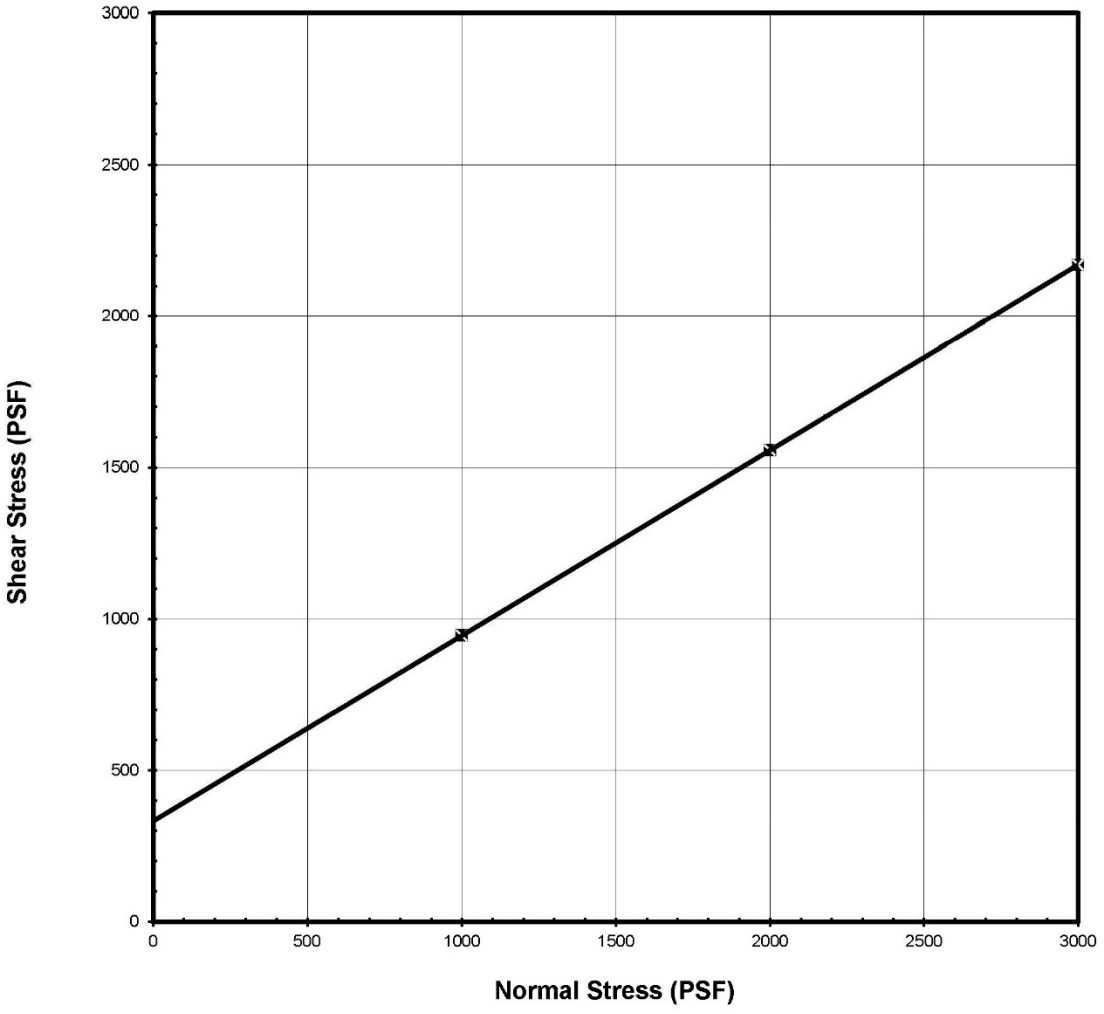


PLATE S-9: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Remolded @ 90%	B-9 @ 1-5'	Ultimate	Saturated	1

Soil Dry Density (PCF)	116	Shear Strength Values:	
Soil Moisture Content (%)	16	Phi (Degrees)	30.8
Soil Saturation (%)	99.6	Cohesion (PSF)	428.7

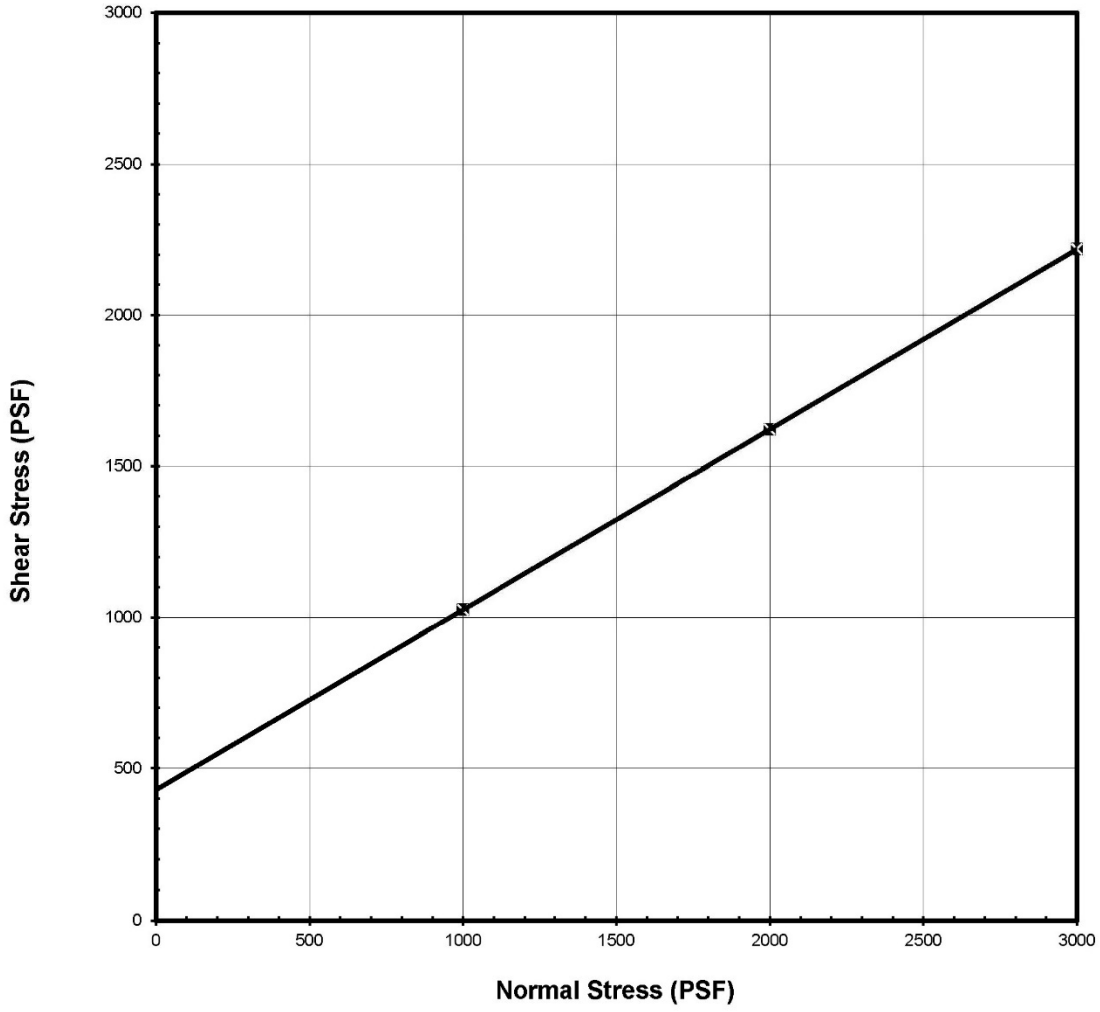


PLATE S-10: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Remolded @ 90%	B-11 @ 1-5'	Ultimate	Saturated	1

Soil Dry Density (PCF)	117	Shear Strength Values:	
Soil Moisture Content (%)	15.5	Phi (Degrees)	32.2
Soil Saturation (%)	99.4	Cohesion (PSF)	372.3

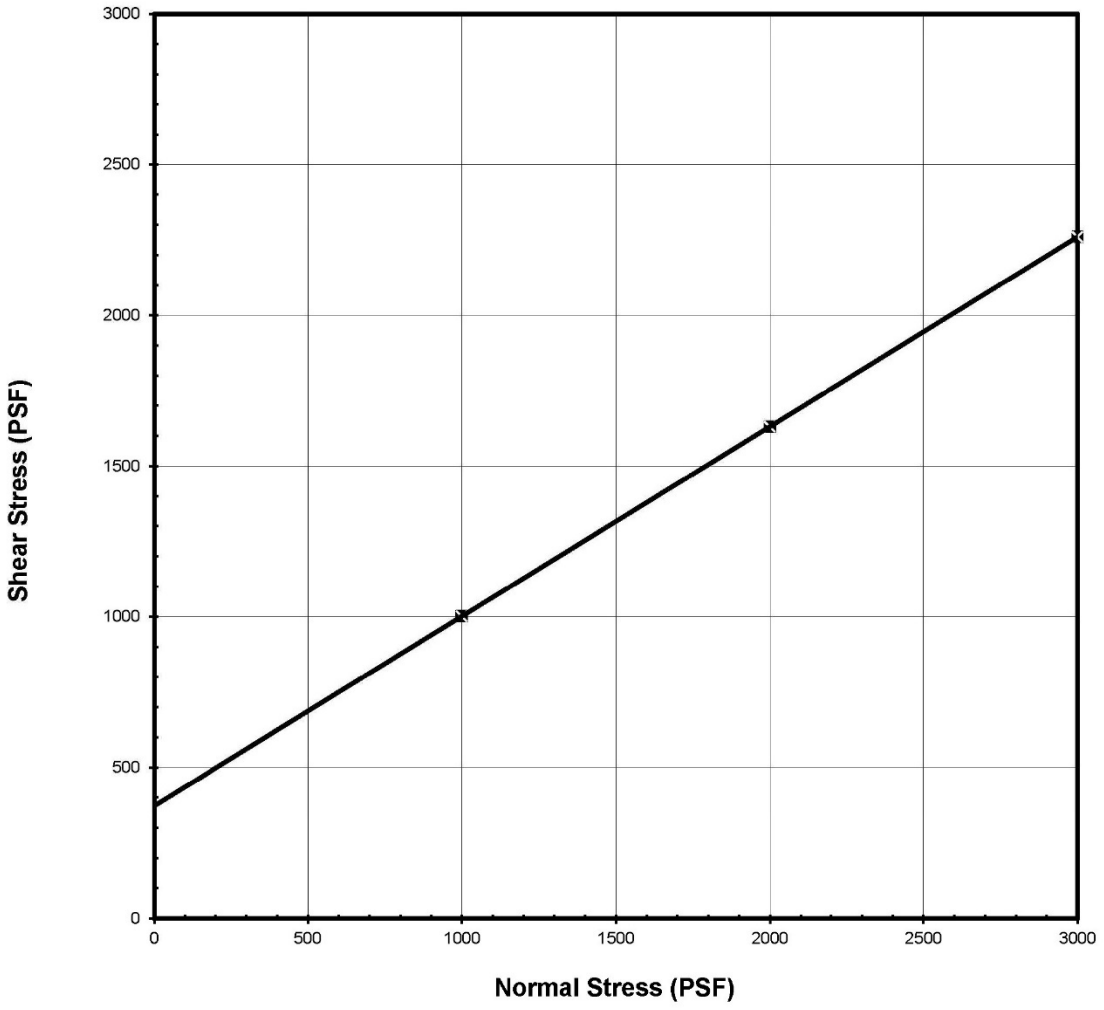


PLATE S-11: DIRECT SHEAR TEST (ASTM D3080)

Direct Shear Test Diagram (D-3080)

Sample Description	Sample Identification	Test Type	Sample Test State	Number of Passes
Remolded @ 90%	B-14 @ 1-5'	Ultimate	Saturated	1

Soil Dry Density (PCF)	109	Shear Strength Values:	
Soil Moisture Content (%)	19.5	Phi (Degrees)	29.7
Soil Saturation (%)	99.9	Cohesion (PSF)	318.3

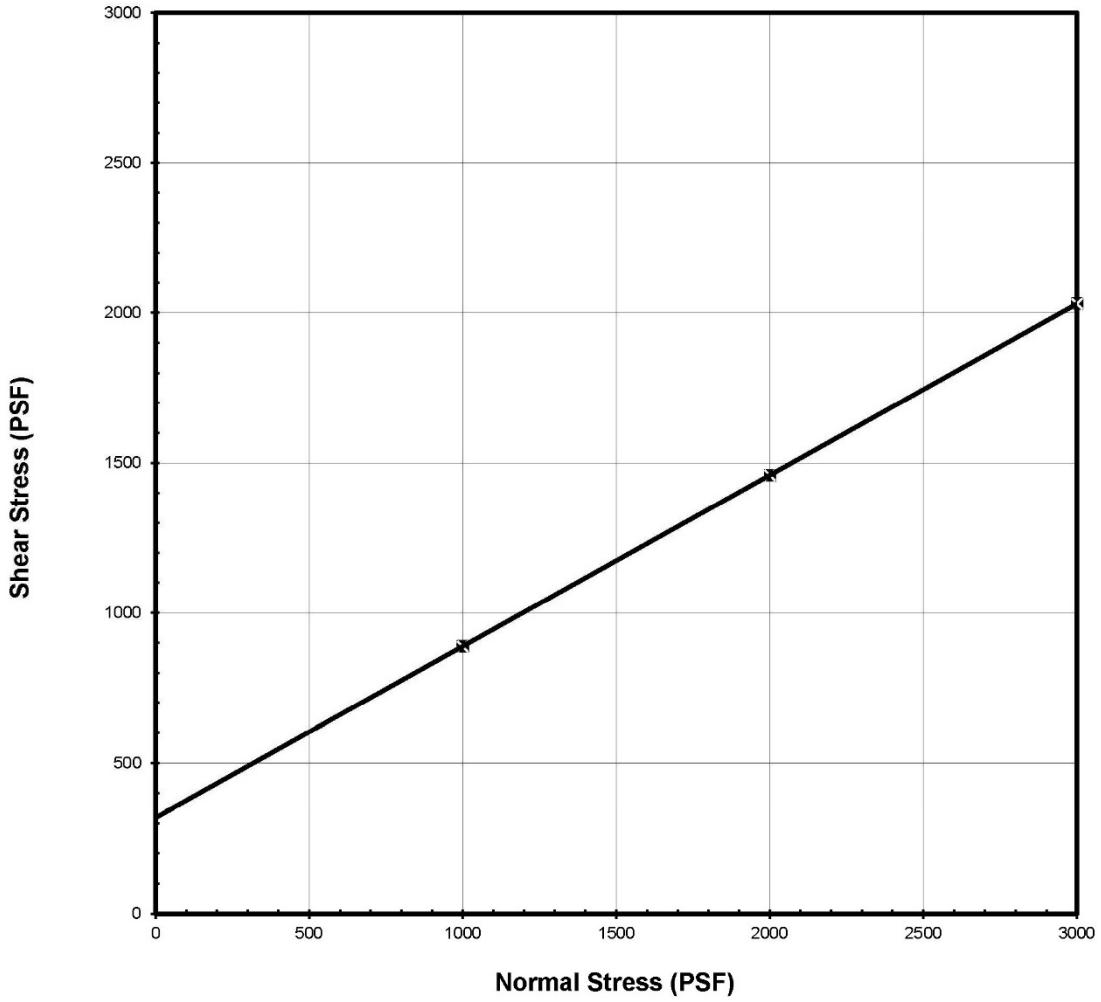


PLATE C-1: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-5 @ 5.0'	Qa

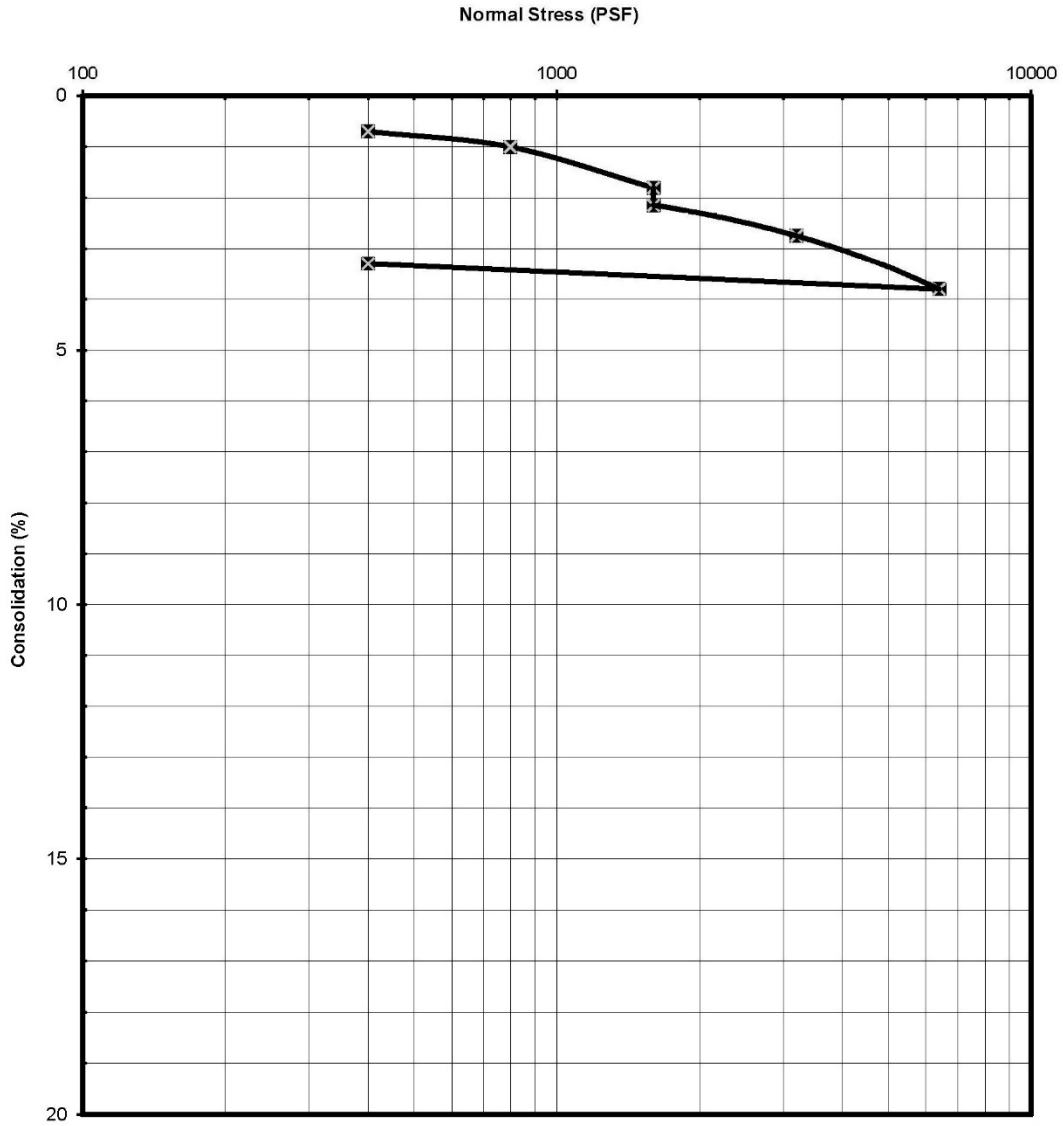


PLATE C-2: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-6 @ 10.0'	Qa

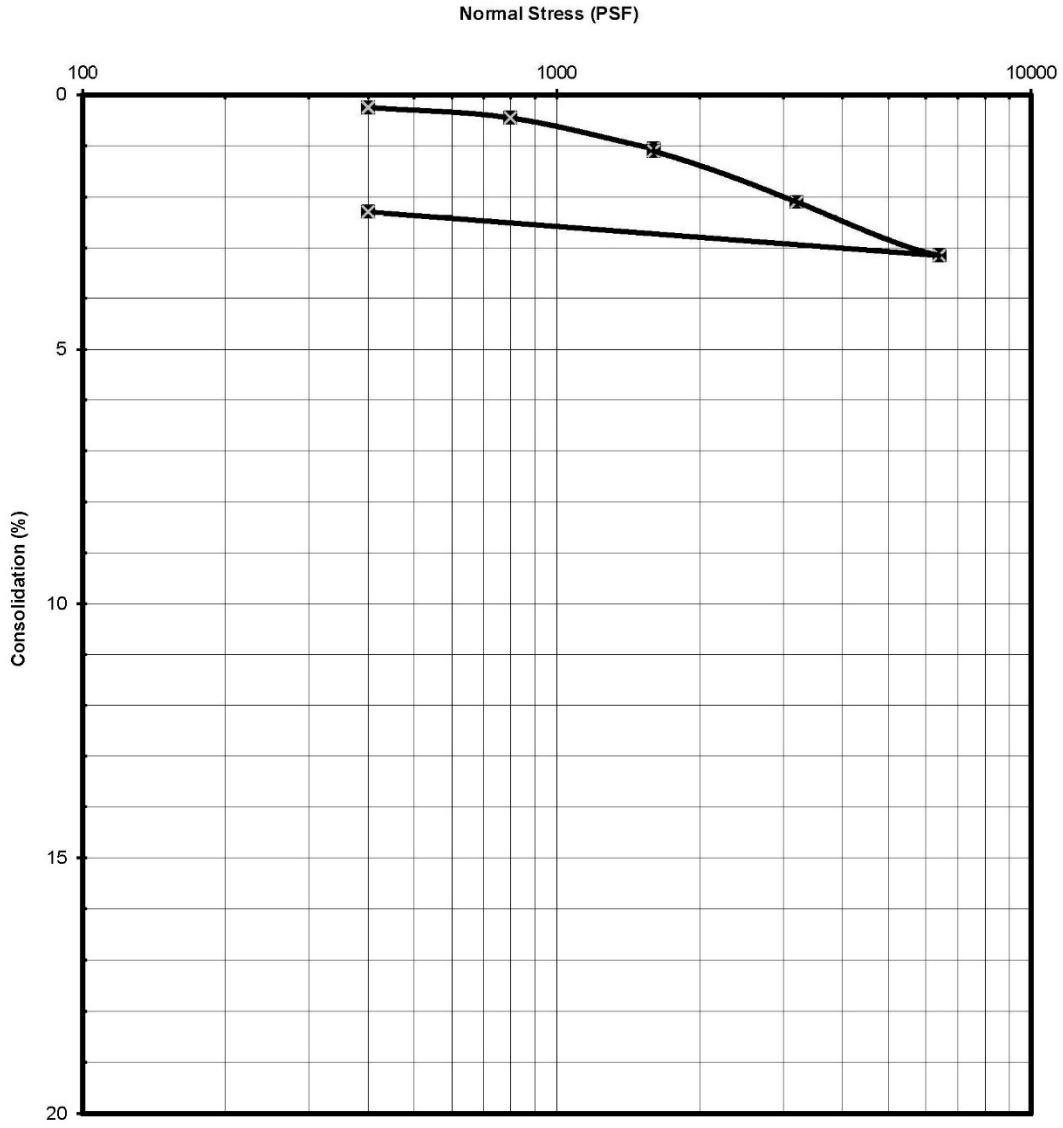


PLATE C-3: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-8 @ 5.0'	Qa

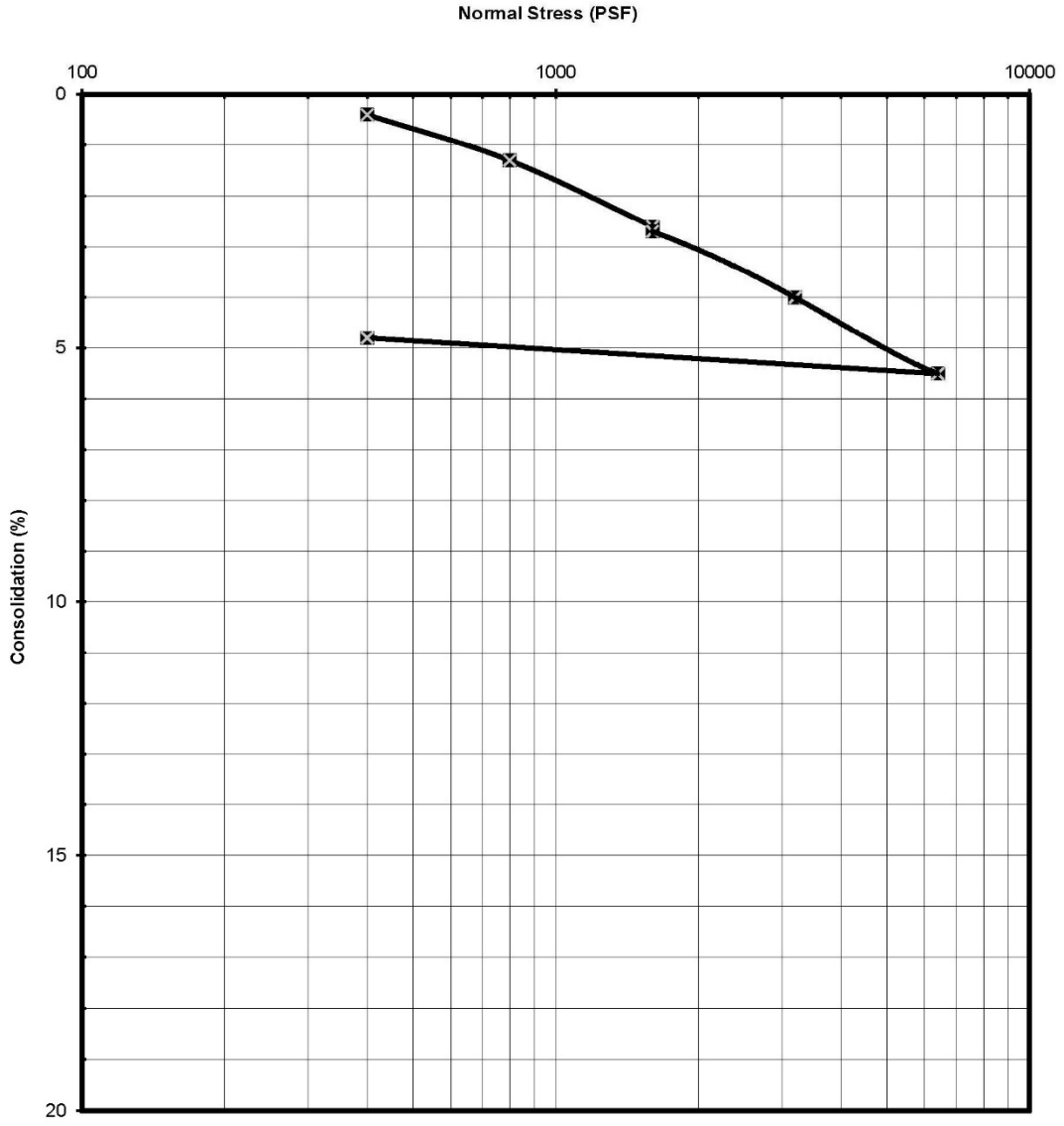


PLATE C-4: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-10 @ 10.0'	Qa

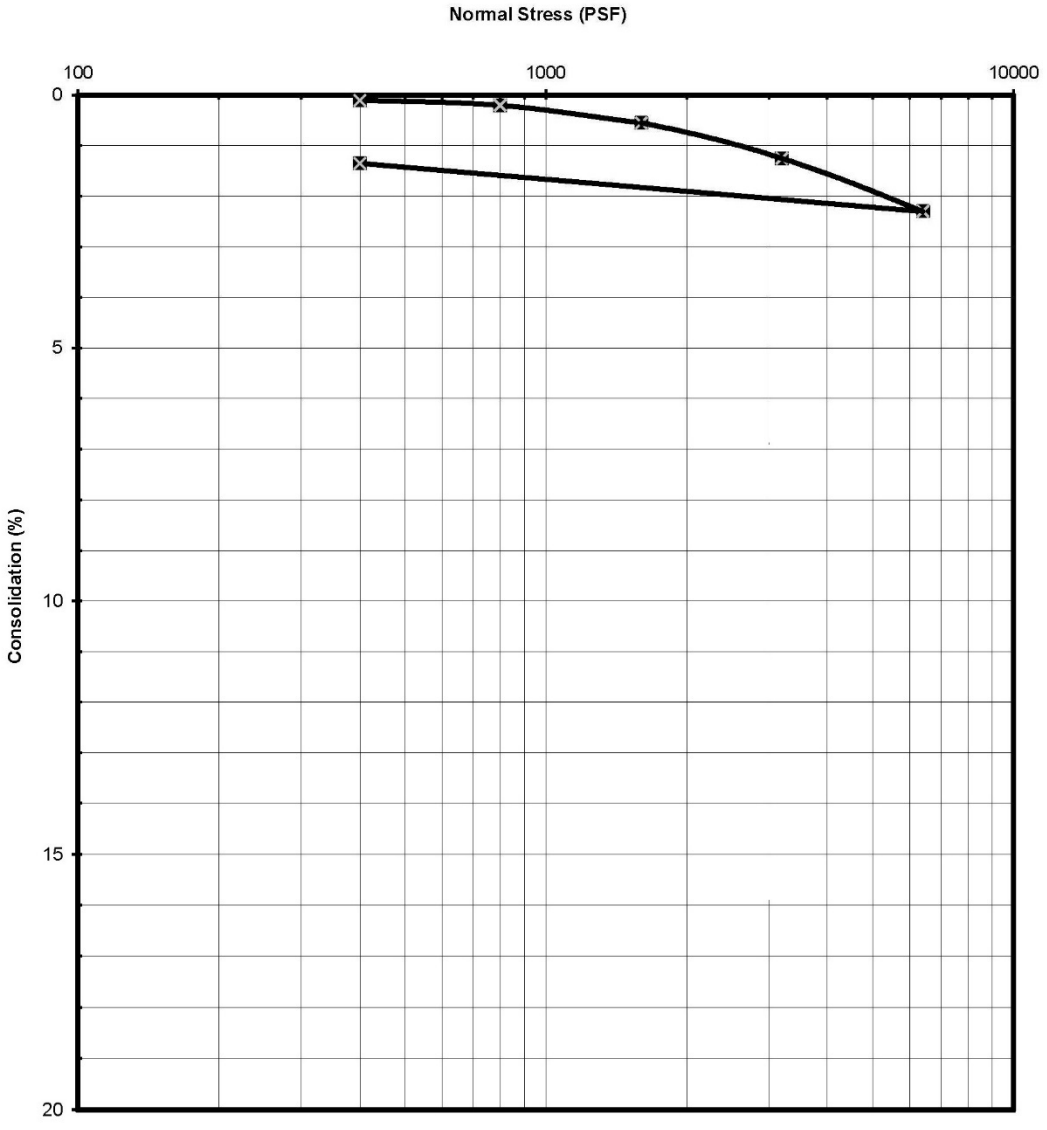


PLATE C-5: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-12 @ 5.0'	Qa

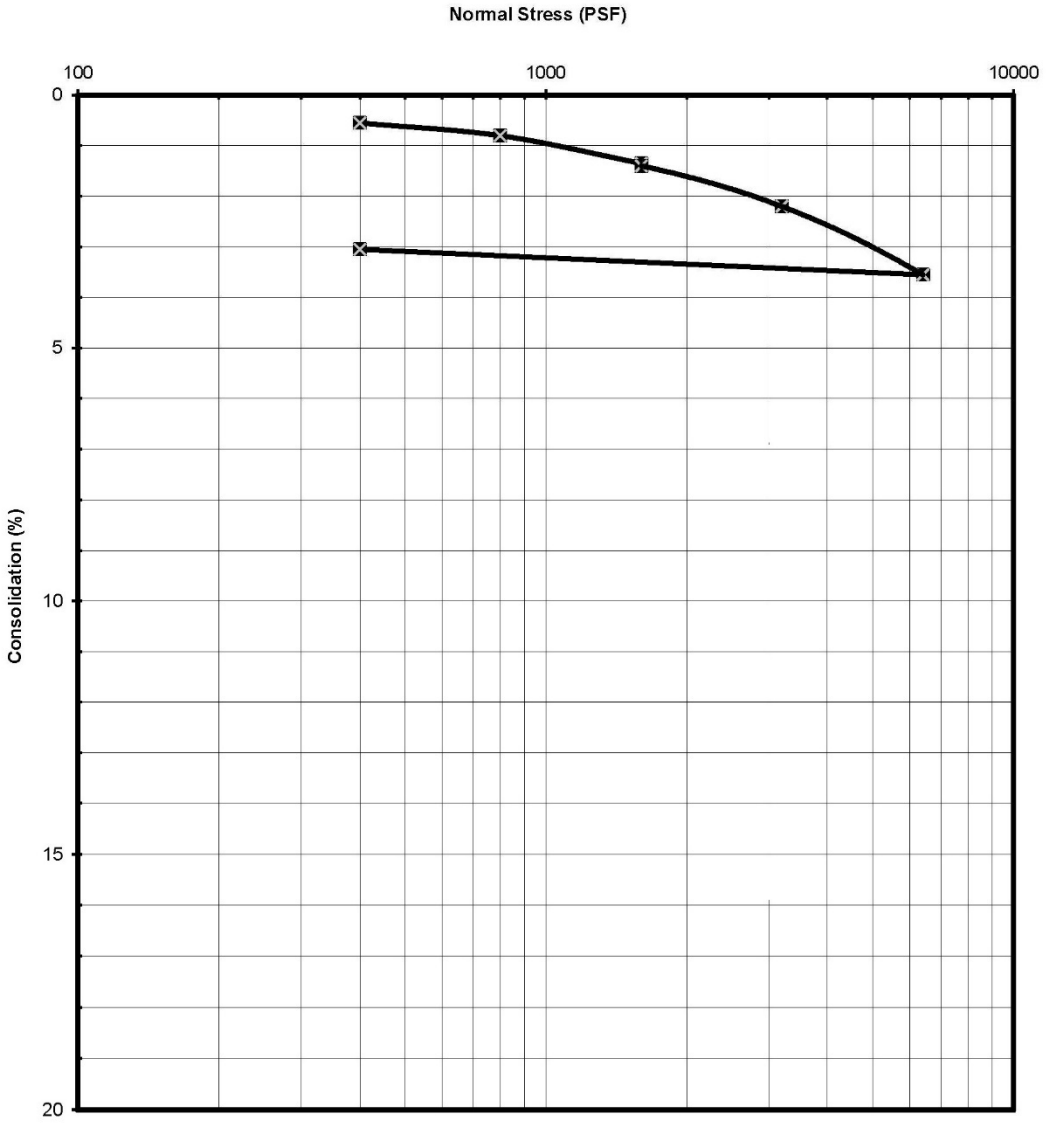


PLATE C-6: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-13 @ 10.0'	Qa

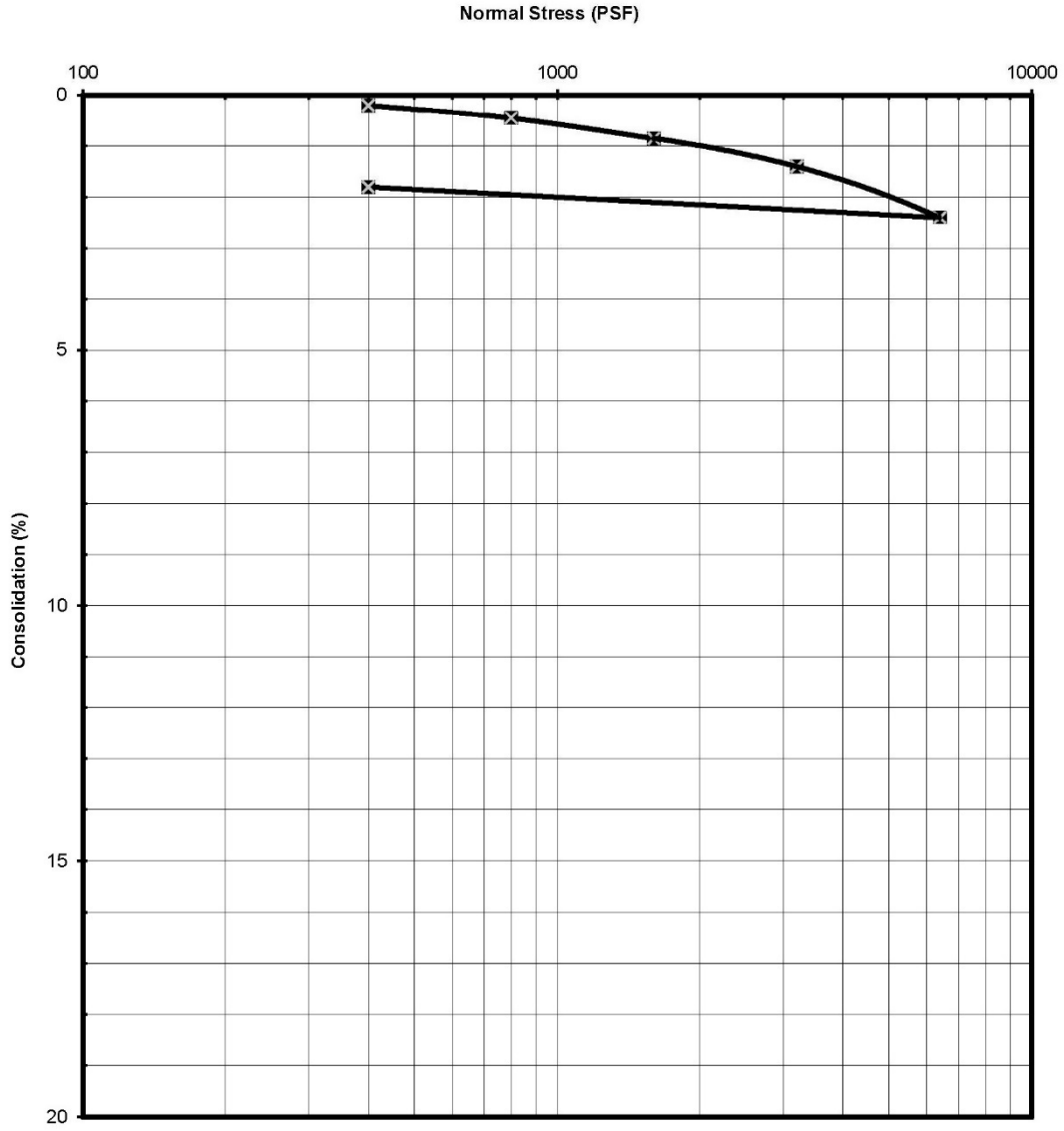


PLATE C-7: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-14 @ 5.0'	Qa

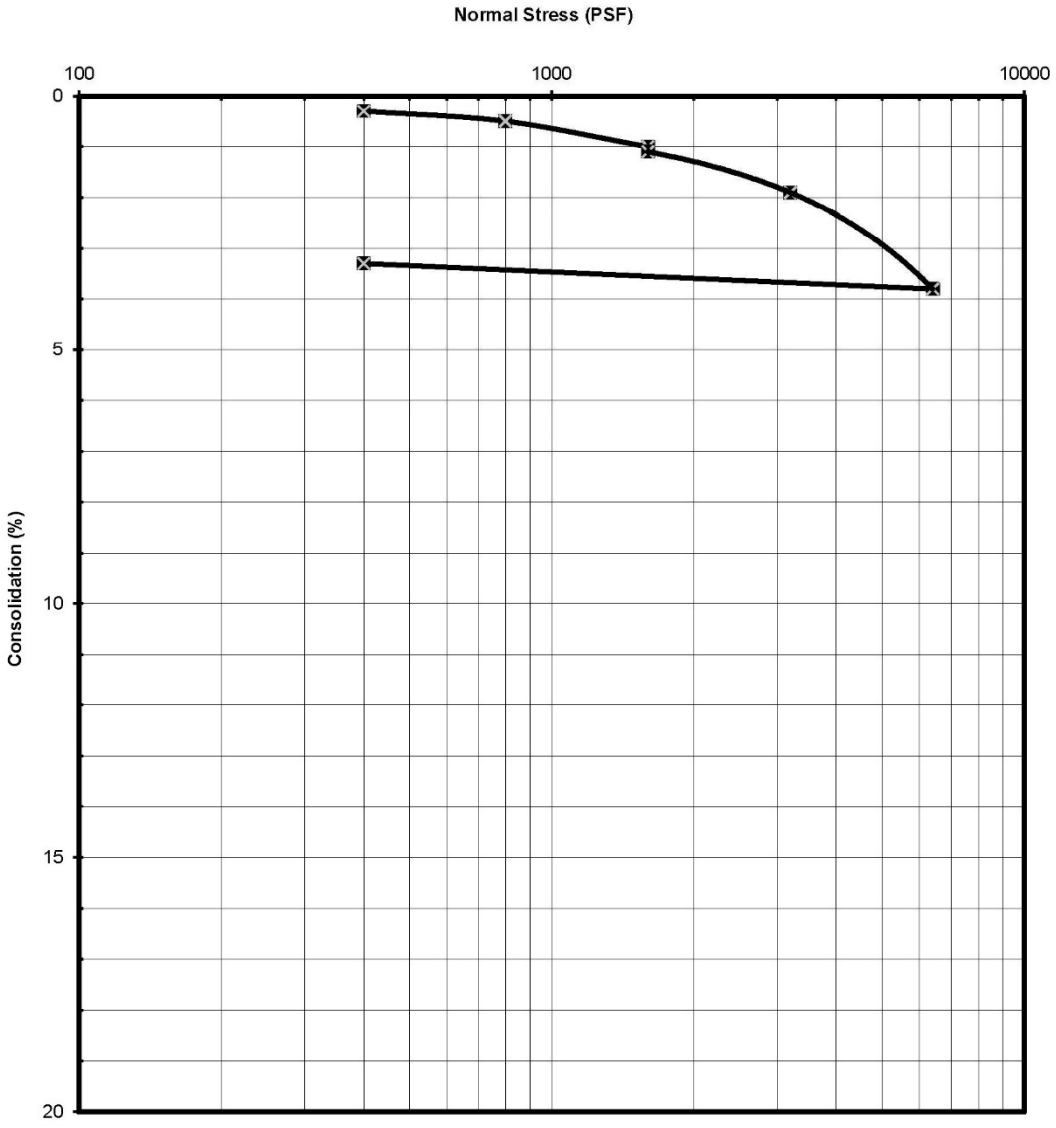


PLATE C-8: CONSOLIDATION TEST (ASTM D2435)

Consolidation Pressure Curve (D-2435)

Sample Identification	Sample Description
B-14 @ 7.5'	Qa

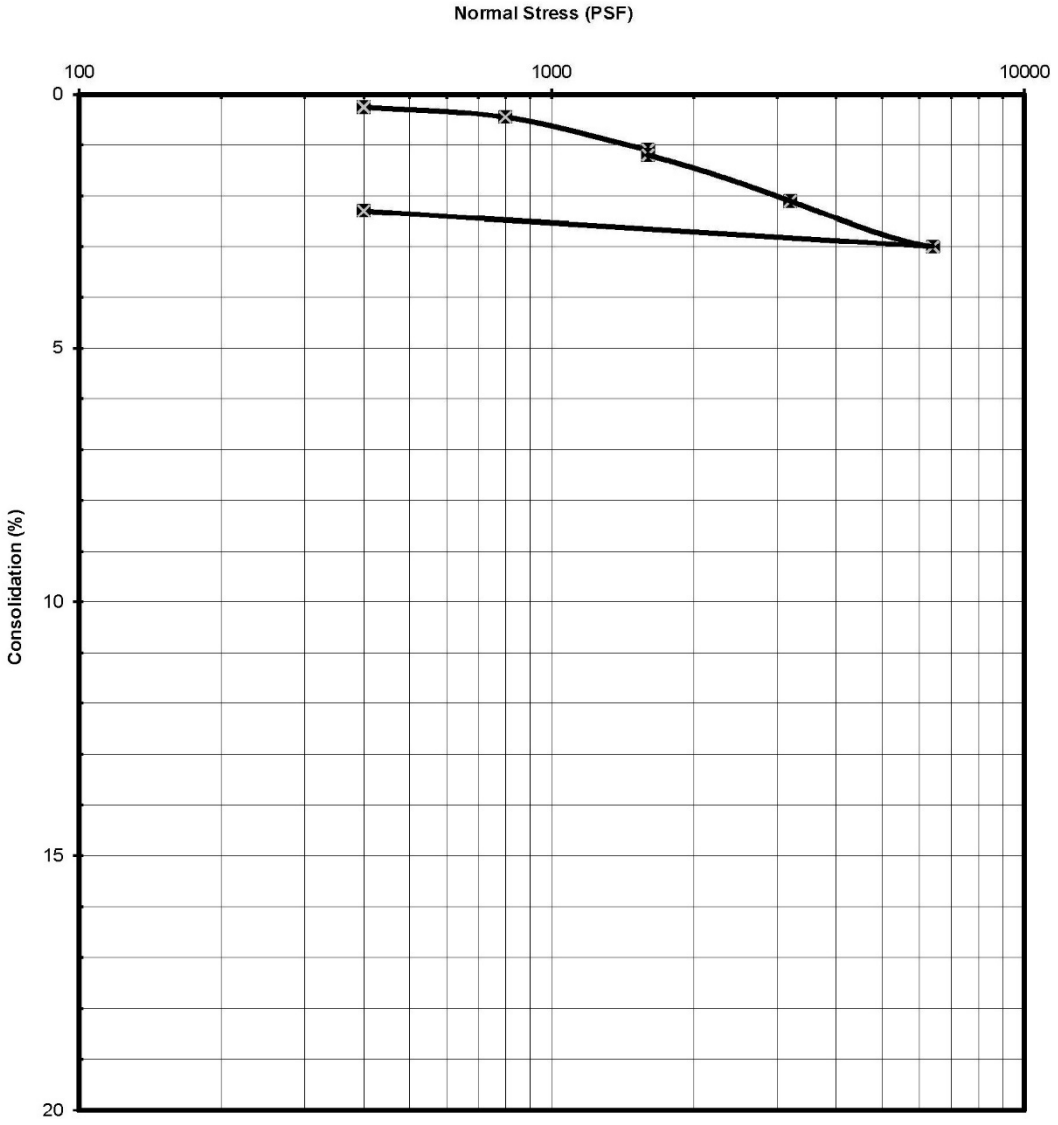


PLATE R-1: SOIL RESISTANCE ("R") VALUE (ASTM D2844 / CALTRANS CTM 301)

"R" VALUE CA 301

Client: Bay City Geology, Inc. **ATL No.:** C 8056-1 **Date:** 7/23/2024
Client Reference No.: 1528
Sample: B-6 Bulk @ 12101 Crenshaw Boulevard, Hawthorne, California **Soil Type:** Brown, Sandy Clay w. Gravel

TEST SPECIMEN		A	B	C	D
Compactor Air Pressure	psi	180	80	60	
Initial Moisture Content	%	4.4	4.4	4.4	
Moisture at Compaction	%	9.6	10.5	11.4	
Briquette Height	in.	2.54	2.53	2.50	
Dry Density	pcf	123.9	127.4	125.1	
EXUDATION PRESSURE	psi	471	313	185	
EXPANSION PRESSURE	psf	225	78	17	
Ph at 1000 pounds	psi	28	46	55	
Ph at 2000 pounds	psi	64	105	122	
Displacement	turns	3.45	4.2	4.66	
"R" Value		52	24	14	
CORRECTED "R" VALUE		52	24	14	

Final "R" Value	
BY EXUDATION: @ 300 psi	**23**
BY EXPANSION: TI = 5.0	**N/A**

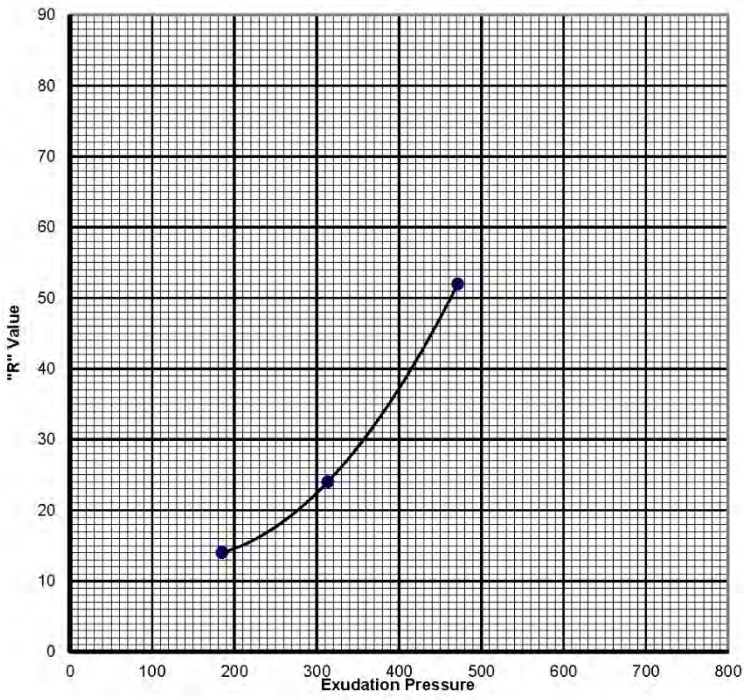


PLATE R-2: SOIL RESISTANCE ("R") VALUE (ASTM D2844 / CALTRANS CTM 301)

"R" VALUE CA 301

Client: Bay City Geology, Inc. **ATL No.:** C 8056-2 **Date:** 7/23/2024
Client Reference No.: 1528
Sample: B-9 Bulk @ 12101 Crenshaw Boulevard, Hawthorne, California **Soil Type:** Brown, Sandy Clay w. Gravel

TEST SPECIMEN		A	B	C	D
Compactor Air Pressure	psi	200	60	100	
Initial Moisture Content	%	5.7	5.7	5.7	
Moisture at Compaction	%	10.1	12.3	11.2	
Briquette Height	in.	2.45	2.54	2.51	
Dry Density	pcf	127.6	121.8	123.3	
EXUDATION PRESSURE	psi	590	232	337	
EXPANSION PRESSURE	psf	130	0	56	
Ph at 1000 pounds	psi	28	63	42	
Ph at 2000 pounds	psi	64	135	89	
Displacement	turns	3.88	5.06	4.22	
"R" Value		49	8	32	
CORRECTED "R" VALUE		49	8	32	

Final "R" Value	
BY EXUDATION: @ 300 psi	**25**
BY EXPANSION: TI = 5.0	**N/A**

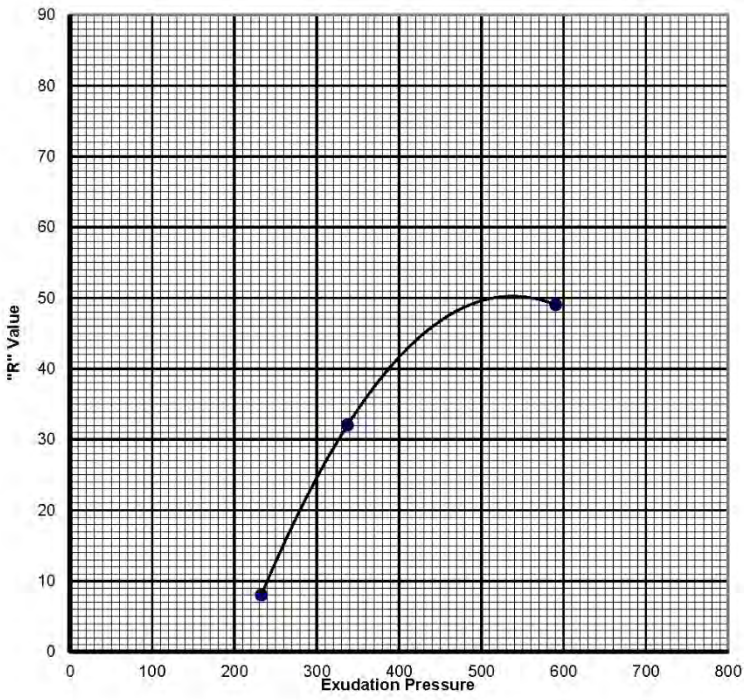


PLATE R-3: SOIL RESISTANCE ("R") VALUE (ASTM D2844 / CALTRANS CTM 301)

"R" VALUE CA 301

Client: Bay City Geology, Inc. **ATL No.:** C 8056-3 **Date:** 7/23/2024
Client Reference No.: 1528
Sample: B-11 Bulk @ 12101 Crenshaw Boulevard, **Soil Type:** Brown, Silty Clay
Hawthorne, California

TEST SPECIMEN		A	B	C	D
Compactor Air Pressure	psi	100	60	80	
Initial Moisture Content	%	5.4	5.4	5.4	
Moisture at Compaction	%	13.7	16.8	15.5	
Briquette Height	in.	2.49	2.53	2.50	
Dry Density	pcf	120.2	111.4	114.8	
EXUDATION PRESSURE	psi	571	296	397	
EXPANSION PRESSURE	psf	238	0	121	
Ph at 1000 pounds	psi	44	67	55	
Ph at 2000 pounds	psi	110	143	125	
Displacement	turns	3.25	4.89	4.29	
"R" Value		26	6	14	
CORRECTED "R" VALUE		20	6	14	

Final "R" Value	
BY EXUDATION: @ 300 psi	**6**
BY EXPANSION: TI = 5.0	**N/A**

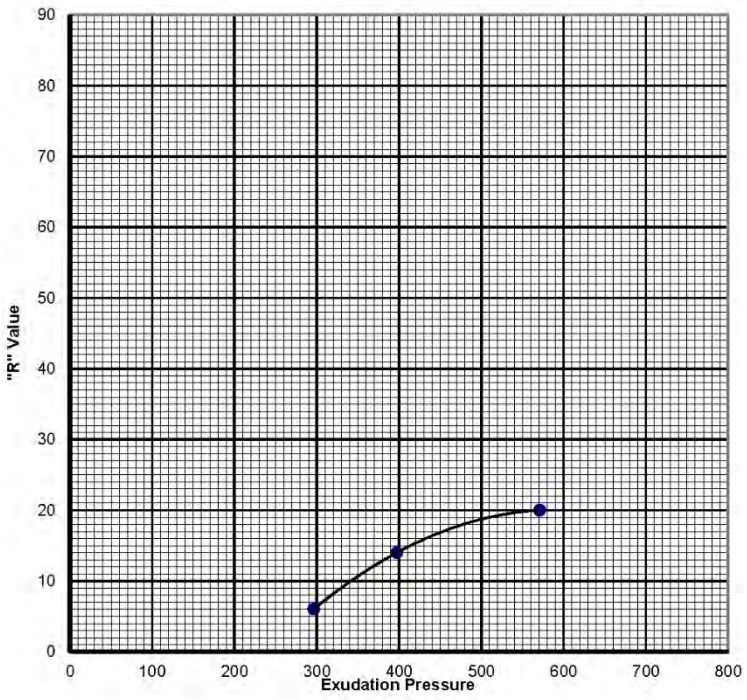


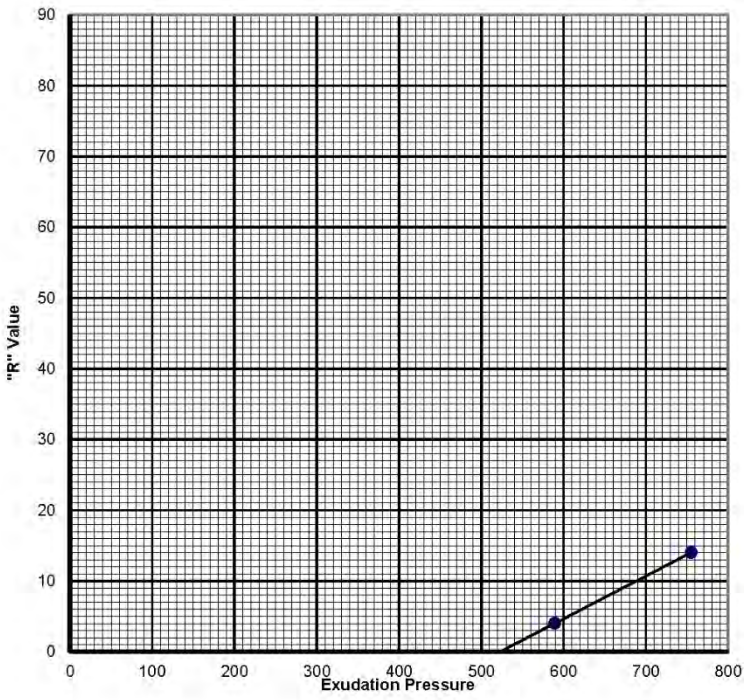
PLATE R-4: SOIL RESISTANCE ("R") VALUE (ASTM D2844 / CALTRANS CTM 301)

"R" VALUE CA 301

Client: Bay City Geology, Inc. **ATL No.:** C 8056-4 **Date:** 7/23/2024
Client Reference No.: 1528
Sample: B-14 Bulk @ 12101 Crenshaw Boulevard, **Soil Type:** Brown, Silty Clay
Hawthorne, California

TEST SPECIMEN		A	B	C	D
Compactor Air Pressure	psi	90	60	50	
Initial Moisture Content	%	8.9	8.9	8.9	
Moisture at Compaction	%	17.9	21.6	24.3	
Briquette Height	in.	2.55	2.51	2.48	
Dry Density	pcf	112.3	103.3	100.1	
EXUDATION PRESSURE	psi	755	589	382	
EXPANSION PRESSURE	psf	333	152	**Sample Extruded	
Ph at 1000 pounds	psi	50	65		
Ph at 2000 pounds	psi	130	148		
Displacement	turns	3.51	4.56		
"R" Value		14	4		
CORRECTED "R" VALUE		14	4		

Final "R" Value	
BY EXUDATION: @ 300 psi	**<5**
BY EXPANSION: TI = 5.0	**N/A**



APPENDIX III

ENGINEERING ANALYSIS

Temporary Excavation Calculations

Seismic Design Considerations

Bay City Geology, Inc.

SLOT CUT CALCULATION

File No.: **1528-3**
Project: **Hawthorne Airport**

ASSUME: NE Hangar Grading Over-Excavation

CALCULATE THE FACTOR OF SAFETY OF SLOT CUT EXCAVATIONS. ASSUME COHESIVE AND FRICTIONAL RESISTANCE ALONG THE SIDES OF SLOTS AS WELL AS THE FAILURE SURFACE. THE HORIZONTAL PRESSURE ON THE SIDES OF THE SLOTS IS THE AT-REST PRESSURE (1-SIN(phi)).

CALCULATION PARAMETERS

EARTH MATERIAL:	Af/Qyf		EXCAVATION HEIGHT:	5	feet
SHEAR DIAGRAM:	S-4 & 5, Lowest Ult. Vals.		BACKSLOPE ANGLE:	0	degrees
COHESION:	287.7	psf	SURCHARGE:	0	pounds
PHI ANGLE:	27.7	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY:	136.3	pcf	INITIAL FAILURE ANGLE:	10	degrees
SLOT BOUNDARY CONDITIONS			FINAL FAILURE ANGLE:	80	degrees
SLOT CUT WIDTH:	8	feet	INITIAL TENSION CRACK:	1	feet
COHESION:	143.85	psf	FINAL TENSION CRACK:	10	feet
PHI ANGLE:	13.85	degrees			

Run Calculatior

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	54	degrees
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0	feet
DEPTH OF TENSION CRACK	3.6	feet
TOTAL EXTERNAL SURCHARGE	0.0	pounds
VOLUME OF FAILURE WEDGE	34.5	ft^3
WEIGHT OF FAILURE WEDGE	4701.6	pounds
LENGTH OF FAILURE PLANE	1.7	feet
SURFACE AREA OF FAILURE PLANE	14	ft^2
SURFACE AREA OF SIDES OF SLOTS	4.3	ft^2
NUMBER OF TRIAL WEDGES ANALYZED	8928	trials
TOTAL RESISTING FORCE ALONG WEDGE BASE (FrB)	2263.4	pounds
TOTAL RESISTING FORCE ALONG WEDGE SIDES (FrS)	776.5	pounds
RESULTANT HORIZONTAL COMPONENT OF FORCE	**-89.9**	**pounds**
CALCULATED FACTOR OF SAFETY	**1.73**	

CONCLUSIONS:

THE CALCULATION INDICATES THAT SLOT CUTS UP TO 8 FEET WIDE AND 5 FEET HIGH HAVE A SAFETY FACTOR GREATER THAN 1.25 AND ARE TEMPORARILY STABLE.

Bay City Geology, Inc.

SLOT CUT CALCULATION

File No.: **1528-3**
Project: **Hawthorne Airport**

ASSUME: SE Hangar Grading Over-Excavation

CALCULATE THE FACTOR OF SAFETY OF SLOT CUT EXCAVATIONS. ASSUME COHESIVE AND FRICTIONAL RESISTANCE ALONG THE SIDES OF SLOTS AS WELL AS THE FAILURE SURFACE. THE HORIZONTAL PRESSURE ON THE SIDES OF THE SLOTS IS THE AT-REST PRESSURE (1-SIN(phi)).

CALCULATION PARAMETERS

EARTH MATERIAL:	Qyf		EXCAVATION HEIGHT:	5	feet
SHEAR DIAGRAM:	S-1, Lowest Ult. Vals.		BACKSLOPE ANGLE:	0	degrees
COHESION:	179.7	psf	SURCHARGE:	0	pounds
PHI ANGLE:	29.7	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY:	136.3	pcf	INITIAL FAILURE ANGLE:	10	degrees
SLOT BOUNDARY CONDITIONS			FINAL FAILURE ANGLE:	80	degrees
SLOT CUT WIDTH:	8	feet	INITIAL TENSION CRACK:	1	feet
COHESION:	89.85	psf	FINAL TENSION CRACK:	10	feet
PHI ANGLE:	14.85	degrees			

Run Calculatior

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	58	degrees
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0	feet
DEPTH OF TENSION CRACK	3.4	feet
TOTAL EXTERNAL SURCHARGE	0.0	pounds
VOLUME OF FAILURE WEDGE	33.6	ft^3
WEIGHT OF FAILURE WEDGE	4579.5	pounds
LENGTH OF FAILURE PLANE	1.9	feet
SURFACE AREA OF FAILURE PLANE	15	ft^2
SURFACE AREA OF SIDES OF SLOTS	4.2	ft^2
NUMBER OF TRIAL WEDGES ANALYZED	8928	trials
TOTAL RESISTING FORCE ALONG WEDGE BASE (FrB)	2136.1	pounds
TOTAL RESISTING FORCE ALONG WEDGE SIDES (FrS)	664.8	pounds
RESULTANT HORIZONTAL COMPONENT OF FORCE	**-7.9**	**pounds**
CALCULATED FACTOR OF SAFETY	**1.27**	

CONCLUSIONS:

THE CALCULATION INDICATES THAT SLOT CUTS UP TO 8 FEET WIDE AND 5 FEET HIGH HAVE A SAFETY FACTOR GREATER THAN 1.25 AND ARE TEMPORARILY STABLE.

Bay City Geology, Inc.

SLOT CUT CALCULATION

File No.: **1528-3**
Project: **Hawthorne Airport**

ASSUME: SW Hangar Grading Over-Excavation

CALCULATE THE FACTOR OF SAFETY OF SLOT CUT EXCAVATIONS. ASSUME COHESIVE AND FRICTIONAL RESISTANCE ALONG THE SIDES OF SLOTS AS WELL AS THE FAILURE SURFACE. THE HORIZONTAL PRESSURE ON THE SIDES OF THE SLOTS IS THE AT-REST PRESSURE (1-SIN(phi)).

CALCULATION PARAMETERS

EARTH MATERIAL:	Af/Qyf		EXCAVATION HEIGHT:	5	feet
SHEAR DIAGRAM:	S-2 & 3, Lowest Ult. Vals.		BACKSLOPE ANGLE:	0	degrees
COHESION:	228	psf	SURCHARGE:	0	pounds
PHI ANGLE:	28.2	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY:	138.7	pcf	INITIAL FAILURE ANGLE:	10	degrees
SLOT BOUNDARY CONDITIONS			FINAL FAILURE ANGLE:	80	degrees
SLOT CUT WIDTH:	8	feet	INITIAL TENSION CRACK:	1	feet
COHESION:	114	psf	FINAL TENSION CRACK:	10	feet
PHI ANGLE:	14.1	degrees			

Run Calculatior

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	56	degrees
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0	feet
DEPTH OF TENSION CRACK	3.5	feet
TOTAL EXTERNAL SURCHARGE	0.0	pounds
VOLUME OF FAILURE WEDGE	34.1	ft^3
WEIGHT OF FAILURE WEDGE	4725.5	pounds
LENGTH OF FAILURE PLANE	1.8	feet
SURFACE AREA OF FAILURE PLANE	14	ft^2
SURFACE AREA OF SIDES OF SLOTS	4.3	ft^2
NUMBER OF TRIAL WEDGES ANALYZED	1860	trials
TOTAL RESISTING FORCE ALONG WEDGE BASE (FrB)	2234.1	pounds
TOTAL RESISTING FORCE ALONG WEDGE SIDES (FrS)	731.6	pounds
RESULTANT HORIZONTAL COMPONENT OF FORCE	**-21.6**	**pounds**
CALCULATED FACTOR OF SAFETY	**1.46**	

CONCLUSIONS:

THE CALCULATION INDICATES THAT SLOT CUTS UP TO 8 FEET WIDE AND 5 FEET HIGH HAVE A SAFETY FACTOR GREATER THAN 1.25 AND ARE TEMPORARILY STABLE.

Bay City Geology, Inc.

SLOT CUT CALCULATION

File No.: **1528-3**
Project: **Hawthorne Airport**

ASSUME: NW Hangar Grading Over-Excavation

CALCULATE THE FACTOR OF SAFETY OF SLOT CUT EXCAVATIONS. ASSUME COHESIVE AND FRICTIONAL RESISTANCE ALONG THE SIDES OF SLOTS AS WELL AS THE FAILURE SURFACE. THE HORIZONTAL PRESSURE ON THE SIDES OF THE SLOTS IS THE AT-REST PRESSURE (1-SIN(phi)).

CALCULATION PARAMETERS

EARTH MATERIAL:	Qyf		EXCAVATION HEIGHT:	5	feet
SHEAR DIAGRAM:	S-6 & 7, Lowest Ult. Vals.		BACKSLOPE ANGLE:	0	degrees
COHESION:	186.3	psf	SURCHARGE:	0	pounds
PHI ANGLE:	27.3	degrees	SURCHARGE TYPE:	U	Uniform
DENSITY:	138.6	pcf	INITIAL FAILURE ANGLE:	10	degrees
SLOT BOUNDARY CONDITIONS			FINAL FAILURE ANGLE:	80	degrees
SLOT CUT WIDTH:	8	feet	INITIAL TENSION CRACK:	1	feet
COHESION:	93.15	psf	FINAL TENSION CRACK:	10	feet
PHI ANGLE:	13.65	degrees			

Run Calculatior

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	57	degrees
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	1.0	feet
DEPTH OF TENSION CRACK	3.5	feet
TOTAL EXTERNAL SURCHARGE	0.0	pounds
VOLUME OF FAILURE WEDGE	33.8	ft^3
WEIGHT OF FAILURE WEDGE	4690.3	pounds
LENGTH OF FAILURE PLANE	1.8	feet
SURFACE AREA OF FAILURE PLANE	15	ft^2
SURFACE AREA OF SIDES OF SLOTS	4.2	ft^2
NUMBER OF TRIAL WEDGES ANALYZED	9672	trials
TOTAL RESISTING FORCE ALONG WEDGE BASE (FrB)	2189.2	pounds
TOTAL RESISTING FORCE ALONG WEDGE SIDES (FrS)	700.9	pounds
RESULTANT HORIZONTAL COMPONENT OF FORCE	**-12.6**	**pounds**
CALCULATED FACTOR OF SAFETY	**1.25**	

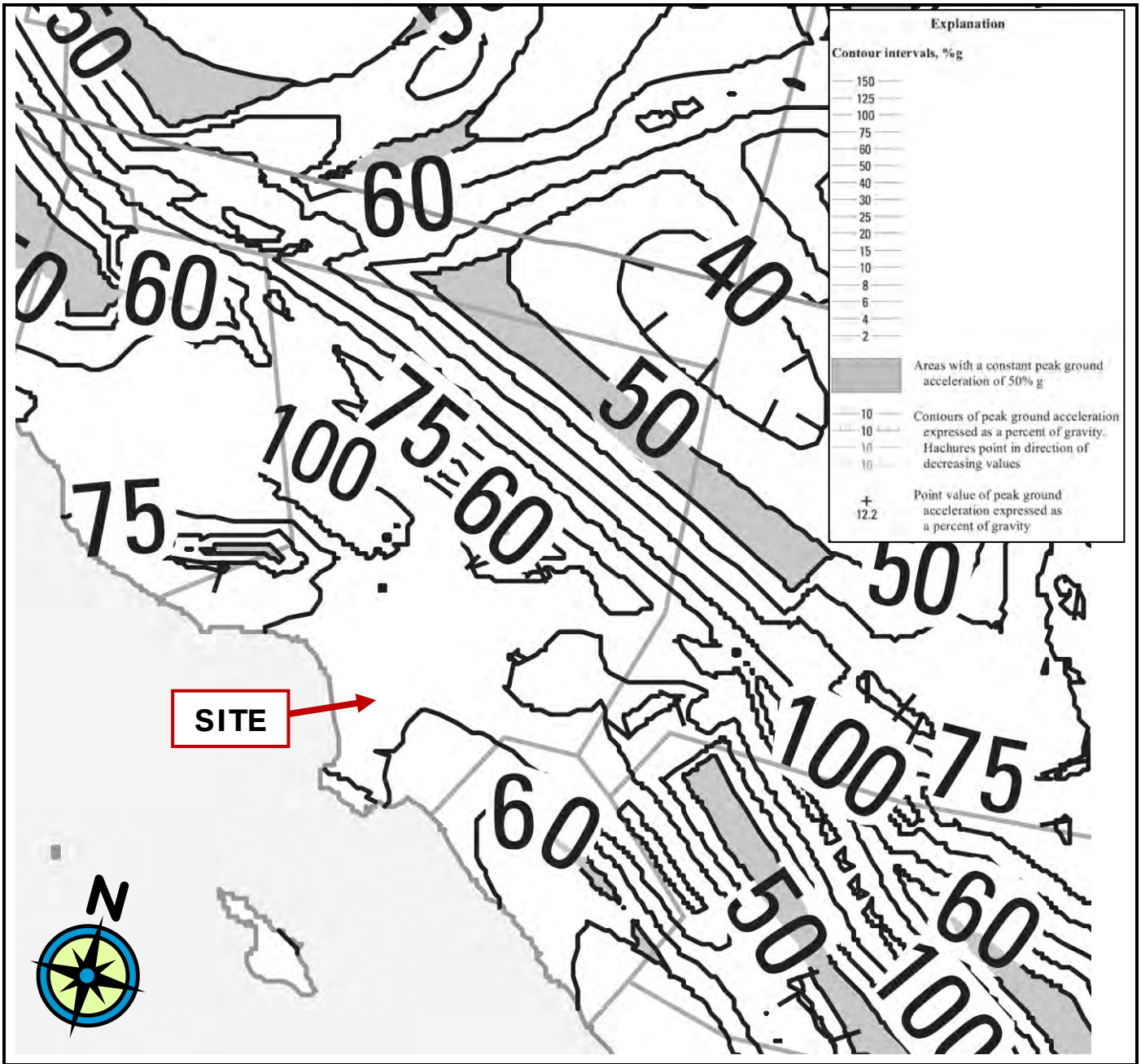
CONCLUSIONS:

THE CALCULATION INDICATES THAT SLOT CUTS UP TO 8 FEET WIDE AND 5 FEET HIGH HAVE A SAFETY FACTOR GREATER THAN 1.25 AND ARE TEMPORARILY STABLE.

Seismic Design Considerations

Any new structures and/or site improvements for the proposed development should be designed in accordance with the seismic design considerations contained in 2022 California Building Code (CBC) §1613 and *Standard ASCE/SEI 7-16*, (2017). The following parameters should be considered for design.

MAXIMUM CONSIDERED EARTHQUAKE GEOMETRIC MEAN



Reference:	Portion of Figure 22-9, *Standard ASCE/SEI 7-16* (2017)	Plate 5
Project Address:	12101 Crenshaw Boulevard Hawthorne, California	

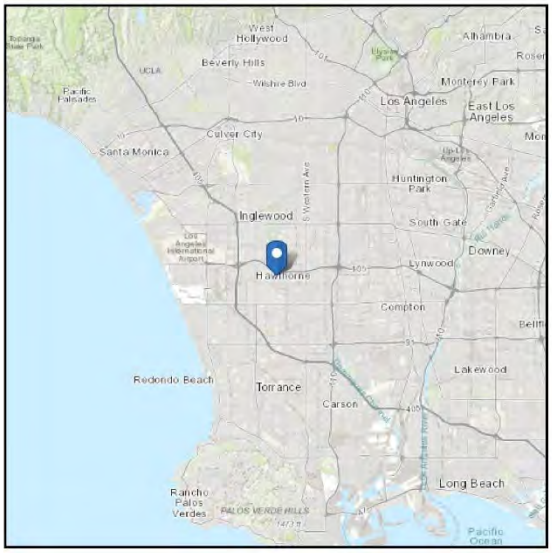
ASCE Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Stiff Soil

Latitude: 33.92217
Longitude: -118.335165
Elevation: 61.27434648833808 ft (NAVD 88)





ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

Seismic

Site Soil Class: D - Stiff Soil

Results:

S_S :	1.853	S_{D1} :	N/A
S_1 :	0.653	T_L :	8
F_a :	1	PGA :	0.801
F_v :	N/A	PGA_M :	0.881
S_{MS} :	1.853	F_{PGA} :	1.1
S_{M1} :	N/A	I_e :	1
S_{DS} :	1.235	C_v :	1.471

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Sat Aug 10 2024

Date Source: USGS Seismic Design Maps

ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

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Additional Seismic Design Considerations for Site Class D ("Default" / "Stiff Soil")

Under EXCEPTION A of ASCE/SEI 7-16 §11.4.8, a ground motion hazard analysis is not required for structures other than seismically isolated structures and structures with damping systems where the Seismic Response Coefficient "C_S" is determined as provided herein, (below):

Seismic Response Coefficient "C_S":

$C_S = \{(S_{DS})*[1/(R/I_e)]\}$; for: $T \leq (1.5)*(T_S)$ *(eq. 12.8-2, ASCE/SEI 7-16)*

$C_S = \{[(1.5)*(S_{D1})]/[(T)*(R/I_e)]\}$; for: $(1.5)*(T_S) < T \leq T_L$ *(eq. 12.8-3, ASCE/SEI 7-16)*

$C_S = \{[(1.5)*(S_{D1})*(T_L)]/[(T)*(R/I_e)]\}$; for: $T > T_L$ *(eq. 12.8-4, ASCE/SEI 7-16)*

Where:
Site Class is "D" – "Default / Stiff Soil"

S_1: Mapped MCE_R, 5% damped, spectral response acceleration parameter at a 1s period, and "S_1" ≥ 0.2.

S_{DS}: Design, 5% damped, spectral response acceleration parameter at short periods.

S_{D1}: Design, 5% damped, spectral response acceleration parameter at a 1s period.

R: Response modification coefficient.

I_e: Importance Factor.

T: Fundamental period of the structure.

T_S: $T_S = S_{D1}/S_{DS}$

T_L: Long-period transition period.

Under EXCEPTION A of ASCE/SEI 7-16 §11.4.8, the following seismic design parameters may be determined from their respective sections of ASCE/SEI 7-16 without performing a site-specific ground motion hazard analysis, provided that the proposed development meets the requirements of EXCEPTION A:

Long-Period Site Coefficient (at 1.0-s Period), "F_V": $F_V = 1.7$ *(Table 11.4-2, ASCE/SEI 7-16)*

MCE_R, 5% Damped, Spectral Response Acceleration Parameter at 1s Period adjusted for Site Class effects, "S_{M1}":

$S_{M1} = F_V * S_1 = (1.7) * (0.653) = 1.11$ *(eq. 11.4-2, ASCE/SEI 7-16)*

Design, 5% Damped, Spectral Response Acceleration Parameter at 1s Period adjusted for Site Class effects, "S_{D1}":

$S_{D1} = (2/3) * S_{M1} = (2/3) * (1.11) = 0.74$ *(eq. 11.4-4, ASCE/SEI 7-16)*

Seismic Design Category, "SDC": SDC = "D" *(ASCE/SEI 7-16 §11.6)*

APPENDIX IV – GENERAL RECOMMENDATIONS

Drainage and Maintenance

Maintenance of the property and structures located within must be performed to minimize the chance of serious damage and/or instability to improvements. Most problems are associated with or triggered by water. Therefore, a comprehensive drainage system should be designed and incorporated into the final plans. In addition, pad areas should be maintained and planted in a way that will allow this drainage system to function as intended. The following are specific drainage, maintenance, and landscaping recommendations. Reductions in these recommendations will reduce their effectiveness and may lead to damage and/or instability to the improvements. It is the responsibility of the property owner to ensure that the residence and drainage devices are maintained in accordance with the following recommendations and the requirements of all applicable government agencies.

Drainage
Positive pad drainage should be incorporated into the final plans. The pad should slope away from the footings at a minimum five percent slope for a horizontal distance of five feet. In areas where there is insufficient space for the recommended five-foot horizontal distance concrete or other impermeable surface should be provided for a minimum of three feet adjacent the structure. Pad drainage should be at a minimum of two percent slope where water flows over lawn or other planted areas. Drainage swales should be provided with area drains about every fifteen feet. Areas drains should be provided in the rear and side yards to collect drainage. All drainage from the pad should be directed so that water does not pond adjacent to the foundations or flow towards them. Roof gutters and downspouts are required for the proposed structures and should be connected into a buried area drain system. All drainage from the site should be collected and directed via non-erosive devices to a location approved by the building official. Area drains, subdrains, weep holes, roof gutters and downspouts should be inspected periodically to ensure that they are not clogged with debris or damaged. If they are clogged or damaged, they should be cleaned out or repaired.

Landscaping (Planting)
Planters placed immediately adjacent to the structures are not recommended. If planters are proposed immediately adjacent to structures, impervious above-grade or below-grade planter boxes with solid bottoms and drainage pipes away from the structure are suggested. All slopes should be maintained with a dense growth of plants, ground-covering vegetation, shrubs and trees that possess dense, deep root structures and require a minimum of irrigation. Plants surrounding the development should be of a variety that requires a minimum of watering. It is recommended that a landscape architect be consulted regarding planting adjacent to improvements. It will be the responsibility of the property owner to maintain the planting. Alterations of planting schemes should be reviewed by the landscape architect.

Irrigation
An adequate irrigation system is required to sustain landscaping. Over-watering resulting in runoff and/or ground saturation must be avoided. Irrigation systems must be adjusted to account for natural rainfall conditions. Any leaks or defective sprinklers must be repaired immediately. To mitigate erosion and saturation, automatic sprinkling systems must be adjusted for rainy seasons. A landscape architect should be consulted to determine the best times for landscape watering and the proper usage.

Pools/Plumbing
Leakage from a swimming pool or plumbing can produce a perched groundwater condition that may cause instability or damage to improvements. Therefore, all plumbing should be leak-free. Pools located adjacent to descending slopes should be provided with a pool subdrain system.

Grading & Earthwork

General Grading Guidelines

1. Prior to commencement of work, a pre-grading meeting shall be held. Participants at this meeting will consist of the contractor, the owner or his representative, and the soils engineer and/or engineering geologist. The purpose of the meeting is to avoid misunderstanding of the recommendations set forth in this report that might cause delays in the project.
2. Prior to placement of fill materials, all vegetation, rubbish, and other deleterious material should be disposed of off-site. The proposed structures should be staked out in the field by a surveyor. This staking should, as a minimum, include areas for over-excavation, toes of slopes, tops of cuts, setbacks, and easements. All staking shall be offset from the proposed grading area at least (5) feet.

   The proposed construction areas should be excavated down to competent bedrock (or other recommended competent earth material).
3. The excavated grade (or "bottom"), that is determined to be satisfactory for the support of the controlled fill materials, shall then be scarified to a depth of at least (6) inches and moistened as required. The bottom should be compacted to at least (90) percent relative compaction.
4. The controlled fill materials shall consist of earth materials approved by the project soils engineer and/or engineering geologist. These materials may be obtained from the on-site excavation areas, from any other approved source areas, and by blending soils from one or more sources. The controlled fill materials used shall be free from organic matter, vegetation, and other deleterious substances. Also, the controlled fill materials shall not contain rocks greater than (8) inches in diameter, nor of a quantity sufficient to make compaction difficult.
5. The approved controlled fill materials shall be placed in approximately level layers ("lifts") about (4 to 6) inches thick and moistened as required. Each layer shall be thoroughly mixed to attain uniformity of moisture in each layer.

   When the moisture content of the controlled fill materials is found to be (3) percent or more below the optimum moisture content, as specified by the soils engineer, water shall be added and thoroughly mixed in until the moisture content is brought up to the optimum moisture content, and no more than (3) percent above the optimum moisture content.

   When the moisture content of the controlled fill materials is greater than (3) percent above the optimum moisture content, as specified by the soils engineer, the fill material shall be either dried and aerated by scarifying, or it shall be blended with additional drier fill materials and thoroughly mixed until the moisture content is brought down to the optimum moisture content, and no more than (3) percent above the optimum moisture content.

   Each lift of controlled fill materials shall be compacted to a minimum of (90) percent relative compaction (as determined by the modified Proctor maximum dry density - ASTM D 1557), using approved compaction equipment. Where cohesionless soil having less than (15) percent finer than (0.005) millimeters is used for controlled fill materials, the controlled fill material shall be compacted to a minimum of (95) percent relative compaction.
6. Review of controlled fill material placement and compaction should be provided by the soils engineer (or his designee) during the progress of grading. Generally, density tests will be required at intervals not exceeding (2) feet of fill height/depth, or for every 500 cubic yards of controlled fill materials placed.
7. During periods when inclement weather is expected at the project site, all controlled fill materials that have been spread and are awaiting compaction shall be compacted before stopping work, either because of inclement weather or at the end of the work day. The upper surface of the controlled fill area shall

sloped/contoured to drain all precipitation to a single location; where water may be collected and removed from the controlled fill area.

Following inclement weather, work may resume only after the condition of the controlled fill area and materials have been review by the soils engineer, and he has given authorization to resume work. Loose fill materials not compacted prior to the rain shall be removed and aerated so that the moisture content of these controlled fill materials will be not less than and no more than (3) percent above the optimum moisture content.

Surface materials previously compacted before the inclement weather period, shall be scarified, brought to the proper moisture content, and re-compacted prior to placing additional controlled fill materials, if deemed necessary by the soils engineer

8. Review of geotechnical data available for the local vicinity of the site indicates that septic tanks, seepage pits/cesspools, or leach fields may be encountered during site grading. If encountered, these should be drained of effluent or drilled out if they have been backfilled. The cleaned-out area should be inspected by the soils engineer and the local building official prior to backfill. Seepage pits/cesspools may be filled with approved controlled fill materials, lean-mix concrete (or 2-sack slurry), or (¾) inch crushed rock gravel. Whichever backfill material is selected, at least (5) feet of controlled fill materials, placed at a minimum of 90 percent relative compaction should cap the backfilled seepage pit/cesspool.

APPENDIX V - REFERENCES

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Appendix F

VMT Memorandum

Technical Memorandum

Hawthorne Airport Hangars Project CEQA Initial Study

Project	Hawthorne Airport CEQA IS CEQA Initial Study
Watearth #	24-151.0.1
Subject	Technical Memorandum – CEQA Vehicle Miles Traveled Analysis
Date	April 4, 2025
Prepared by	Jennifer J. Walker, PE, DWRE, ENV SP, QSD, LEED AP BD+C Kayla Tarr

Draft

DRAFT MEMORANDUM RELEASED UNDER THE AUTHORITY OF **JENNIFER J. WALKER PE (C77079), DWRE, CFM** ON 2024-03-15 AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION.

Project Description

Hawthorne Municipal Airport is a general aviation reliever airport, located within and owned by the City of Hawthorne. All non-field portions of the Airport are operated by Hawthorne Airport LLC; under a 45-year lease agreement with the City of Hawthorne. Hawthorne Airport LLC also operates the Airport's fixed base operations provider, Jet Center Los Angeles. The proposed project will involve the development of thirteen new hangars across four locations within the airport. Of the thirteen hangars: seven hangars will be built in the southwest section of the airport, one in the southeast, four in the northeast, and one in the northwest. The project is expected to support airport operations by increasing storage capacity for private aircraft and overall aviation activities.

The new hangars will vary in size, ranging from 2,500 to 25,300 square feet each, and will be designed to house private aircraft, small jets, and aviation-related equipment. Some hangars will include office spaces for aviation businesses and small workshops. Construction is anticipated to begin in summer 2025 and is expected to be completed by the end of 2028. The phased construction schedule includes site preparation and demolition in 2025, followed by hangar construction in different sections from 2026 to early 2027.

To prepare the site, demolition will include the removal of six existing buildings, totaling 18,000 square feet, consisting of two outdated hangars and four storage buildings for non-aviation equipment. Additional site clearing will include the removal of approximately 55,000 square feet of impervious cover, such as concrete and asphalt pavement, storm drains, fences, light poles, and utility connections.

The proposed project is located in the City of Hawthorne, in southwestern Los Angeles County, south of I-105, between Prairie Avenue and Crenshaw Boulevard. The Airport boundaries are represented by W 120th Street to the north, Prairie Avenue to the east, Crenshaw Boulevard to the west, and a mixed commercial and industrial area to the south. The surrounding environment is largely residential and commercial. Immediately south of the Airport are a Starlink corporate office, SpaceX offices and design stages, and a Tesla Design Center.

There are thirteen proposed hangar development sites. The locations of the construction and demolition activities are shown in **Exhibit 1**.

The demolition and construction processes will include grading, excavation, the removal of structures and corresponding utilities, removal of impervious surfaces, replacement of existing pavement, implementation of sustainable stormwater management features, and utility relocations.

VMT Introduction

Vehicle Miles Traveled (VMT) measures the sum of miles traveled by an individual vehicle within a geographic region over a given period. "VMT is a key metric in transportation planning because it provides indication of the access to economic and social opportunity, with lower VMT areas requiring less driving and generally providing better access to daily destinations such as jobs and services" (*OPR*, 2024). VMT can be used for the following:

- "Assess the difference in travel demand and impact between regions and other states.
- Project future revenue streams from fuel taxes and proposed VMT fees.
- Compare personal travel and freight/commercial vehicle travel.
- Project future congestion levels.
- Estimate the amount of travel resulting from local residence and freight activity versus external travel.
- Assess the impact of various population forecasts.
- Support interest for transportation planning." (*Texas A&M*, 2016)

For the purposes of this study, VMT was reviewed to determine if the construction of the proposed hangars and the removal of existing buildings will have a significant impact on the nearby roads' local transportation.

Senate Bill 743

Senate Bill (SB) 743 was approved by the California state legislature in 2013 (*California Legislative Information*, 2013). This bill requires California Environmental Quality Act (CEQA) guidelines to promote VMT as the metric to reduce greenhouse gas emissions, develop multimodal transportation networks, and diversify land uses. The Governor's Office of Planning and Research (OPR) directed the use of VMT as the replacement for automobile delay-based Level of Service (LOS) for the purposes of determining a significant transportation impact under CEQA section 15064.3 (*County of Santa Cruz*, 2024). To assist in the implementation of VMT as the primary measure of a transportation impact under CEQA, the OPR published an updated *Technical Advisory on Evaluating Transportation Impacts* in CEQA in December 2018. Statewide application of the new guidelines went into effect on July 1, 2020.

The OPR's *Technical Advisory* guidelines (*OPR*, 2018) include the following main components for assessment of projects:

- **Screening Methodologies** – Identification of potential screening thresholds that establish whether the project poses significant VMT transportation impacts.
- **Analysis Methodologies** – If necessary, recommendations of analysis methodologies for VMT impact analysis.
- **Mitigation Memorandum** – If necessary, determine types of mitigation that can be considered for VMT mitigation.

The VMT analysis for this project was based on the *City of Hawthorne SB 743 Implementation Guidelines*, based on OPR guidelines (*OPR*, 2018).

VMT Screening

The City of Hawthorne and OPR rely on VMT as the metric for determining significant transportation impact under CEQA. The City provides "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a more detailed level analysis. A land use project needs to define the screening thresholds to be presumed to result in not having significant impact under CEQA pursuant to SB 743 (*Metropolitan Transportation Commission,* 2024). A project needs to only meet one of the screening thresholds to be classified as a causing a less-than-significant impact without a more detailed analysis. The City guidelines provide details on appropriate screening thresholds that can be used to complete this identification, which are provided in City guidelines. Screening Criteria are broken down into seven criteria:

1. **Small Projects**
    a. Projects of any land use type with low trip generation do not require a VMT analysis per existing CEQA exemptions. According to OPR guidance, a project is presumed to cause a less-than significant impact if it would:
        i. Generate less than 110 trips per day per the Institute of Transportation Engineers (ITE) Manual or other acceptable source determined by City of Hawthorne.
        ii. Projects that are inconsistent with the Sustainable Communities Strategy, as determined by the City of Hawthorne, are not eligible for this exemption. Sustainable Communities Strategies provide long-range plans to ensure that transportation, housing, and land use decisions align with greenhouse gas emissions reduction targets set by the California Air Resources Board.

The construction team supplied information regarding vehicles traveling to and from the site, primarily during the construction phase, which is outlined in **Table 1**. The number of trips to/from the site were assumed for each vehicle type based on the vehicle's purpose and empirical data. Watearth previously completed a VMT screening within Los Angeles County that utilized similar vehicles during the construction process and identified the number of trips needed to/from the site for each vehicle type. The number of trips used for each vehicle type was applied similarly to this project. The maximum number of trips a vehicle travels to/from the site each week is outlined in **Table 2** and **Table 3.** The weekly sum is then averaged daily, as displayed in **Table 4**.

Table 1: Inventory of Vehicles Traveling To/From the Project Site during the Operation/Construction Phase

Type	Number	Purpose
Excavator	2	site preparation and demolition of existing structures
Bulldozer	1	grading and site leveling
Crane	2	structural assembly of the hangar frames

Type	Number	Purpose
Concrete mixer	4	pouring hangar foundations and taxiways
Dump truck	6	hauling demolition debris and delivering construction materials
Loader	2	material handling and utility trenching
Backhoe	2	material handling and utility trenching
Compactor	2	preparing the subgrade for paving
Asphalt paver	2	taxiway construction

Table 2: Daily Trips to the Project Site during the Operation/Construction Phase

Vehicle Name	Vehicle Information	Monday	Tuesday	Wednesday	Thursday	Fridays)	Saturday	Sunday	Weekly Total per Vehicle	Weekly Total for Vehicle Type
Excavator	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2
Bulldozer	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	1
Crane	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2
Concrete mixer	Will likely make 3 to 4 trips per day over a 3 to 4 day period.	4	4	4	4	0	0	0	16	64

Vehicle Name	Vehicle Information	Monday	Tuesday	Wednesday	Thursday	Fridays)	Saturday	Sunday	Weekly Total per Vehicle	Weekly Total for Vehicle Type
Dump Truck	Travels to the site daily.	1	1	1	1	1	1	1	7	42
Loader	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2
Backhoe	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2
Compactor	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2
Asphalt pavers	Travels to the site at the beginning of the project.	1	0	0	0	0	0	0	1	2

Table 3: Daily Trips from the Project Site during the Operation/Construction Phase

Vehicle Name	Vehicle Information	Monday	Tuesday	Wednesday	Thursday	Fridays)	Saturday	Sunday	Weekly Total per Vehicle	Weekly Total for Vehicle Type
Excavator	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2

Vehicle Name	Vehicle Information	Monday	Tuesday	Wednesday	Thursday	Fridays)	Saturday	Sunday	Weekly Total per Vehicle	Weekly Total for Vehicle Type
Bulldozer	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	1
Crane	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2
Concrete mixer	Will likely make 3 to 4 trips per day over a 3 to 4 day period.	4	4	4	4	0	0	0	16	64
Dump truck	Travels from the site daily	1	1	1	1	1	1	1	7	42
Loader	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2
Backhoe	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2
Compactor	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2
Asphalt pavers	Travels from the site at the end of the project.	1	0	0	0	0	0	0	1	2

Table 4: Weekly Trip Sum and Daily Average

Site Visit Category	Weekly Sum (# of trips)	Daily Trip Average (# of trips)	Maximum Daily Trips (# of trips)
Trips "to" the site	119	17	35
Trips "from" the site	119	17	35

A conservative estimate of the maximum possible trips a vehicle is traveling to and from the site is shown in **Table 2** and **Table 3**. Even with the conservative evaluation, the daily trip value falls below the 110 daily trips screening value for both the construction phase and operational phase of the project. In order to exceed an average of 110 daily trips, each vehicle would have to make more than 2 round trips each day and more than 16 round trips each week. Based on this assessment, the project meets the criteria for a **less-than-significant** impact to transportation.

2. **Projects Near High Quality Transit**:
    a. CEQA guideline section 15064.3 (*Casetext*, 2024), subdivision (b)(1), states that lead agencies generally should presume that certain projects (including residential, retail, and office projects) proposed within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor will have a less than significant impact on VMT. But this assumption may not apply if the project:
        i. Has a Floor Area Ratio (FAR) of less than 0.75;
        ii. Includes more parking for use by residents, customers, or employees of the project than required by jurisdiction (if the jurisdiction requires the project to supply parking);
        iii. Is inconsistent with the applicable sustainable communities strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization);
        iv. Replaced affordable residential units with a smaller number of moderate- or high-income residential units.

A portion of the project site is located within a "Transit Priority Area" (see **Figure 1**), but the airport entrance and parking lot is located at approximately 3744 W 120th Street, 0.8 mile away from a Los Angeles Metro transit stop. This distance exceeds the half-mile CEQA guideline; the main area of transportation is not located within a "Transit Priority Area". This criteria was reviewed to ensure that the proposed project meets all City, County, and State requirements. In conclusion, the project does not fall under the "Transit Priority Area" category.

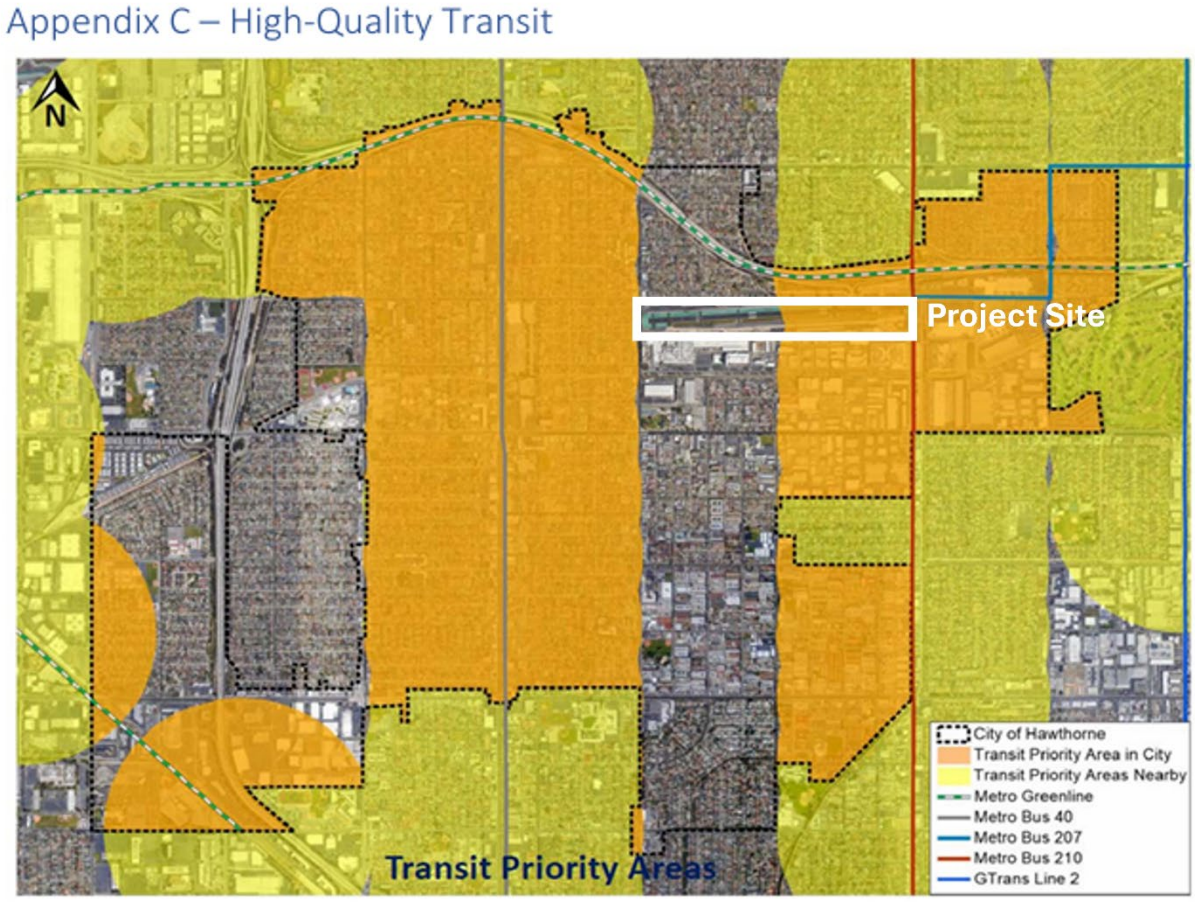


Figure 1: *Hawthorne Transit Priority Areas (Appendix C from the City Hawthorne SB 743 Implementation Guidelines)*

3. Affordable Housing

a. Since lower-income residents make fewer trips on average and contribute to a lower VMT overall, a project is presumed to cause a less-than-significant impact if it would:

i. Provide a high percentage of affordable housing, as determined by the City of Hawthorne.

The proposed project does not include residential construction or reconstruction and is not eligible to fall within the "Affordable Housing" category.

4. Local-Serving Retail

a. Trips to local-serving retail can replace higher distance trips for necessities, reducing VMT. OPR guidance states that a project is presumed to cause a less-than significant impact if it includes:

i. A local-serving retail development as determined by the City of Hawthorne.

ii. Projects that include a nature of service that is regionally focused, as determined by the City of Hawthorne, are not eligible for this exemption.

The proposed project is not categorized as retail land use and is not eligible to fall within the "Local-Serving Retail" category.

5. Local Essential Service

a. Trips to local essential services can replace higher distance trips for the services, reducing VMT. OPR guidance states that a project is presumed to cause a less-than significant impact if it would:

i. Include a building that is less than 50,000 square feet; and

ii. Land Use is:

1. Day care center; or
2. Public K-12 School; or
3. Police or Fire facility; or
4. Medical/Dental office building; or
5. Hospital and clinics; or
6. Government offices (in-person services such as post office, library, and utilities

iii. Projects that include a nature of service that is regionally focused, as determined by the City of Hawthorne, are not eligible for this exemption.

The proposed project is not categorized as retail land use and is not eligible to fall within the "Local Essential Service" category.

6. Map-Based Screening

a. The City of Hawthorne has produced maps to screen for smaller developments. The map-based screening is limited to residential and office projects. A project is presumed to cause less-than-significant impact if:

i. Located in an area of development that is under the threshold as shown on a screening map as allowed by City of Hawthorne.

ii. Projects that represent significant growth so as to substantially change regional patterns, as determined by the City of Hawthorne, are not eligible for this exemption.

The proposed project is categorized as a general aviation airport land use. Map-based screening is only allowable for residential or office land use designations. The proposed project is not eligible for "Map-Based Screening" and cannot be designated as exempt from VMT analysis using this method.

7. **Redevelopment Projects**
    a. In the event of a redevelopment project, the redevelopment may result in a lower VMT than the existing on-site uses. According to OPR guidance, a project is presumed to cause a less-than significant impact if it:
        i. Replaces an existing VMT-generating land use and does not result in a net overall increase in VMT.
        ii. Projects that replace an existing VMT-generating land use and result in a net overall increase in VMT are not eligible for this exemption.
        iii. Projects where the existing land use has been vacant for more than two years are not eligible for this exemption.

The proposed project is not a redevelopment project and does not qualify using this method.

Conclusion

The City of Hawthorne Municipal Airport project needs to only meet one screening threshold provided in the City SB 743 Implementation Guidelines (Small Projects, Projects Near High Quality Transit, Affordable Housing, Local-Serving Retail, Local Essential Service, Map-Based Screening, Redevelopment Projects) to be presumed to result in having a less than significant impact under CEQA pursuant to SB 743. Based on the results of the screening criteria, the following conclusions are drawn:

- An average total of 17 daily trips, with a potential maximum of 35 daily trips, are made to and from the project site during the construction phase, which is below the 110 daily trip OPR screening threshold. This value will be less during the operational phase post construction.

The project is considered to have met one of the screening criteria that would qualify it to have a less-than-significant transportation impact. The project area will not generate additional vehicular trips that would result in adverse transportation effects. A VMT impact analysis and Mitigation Memorandum are not required for this project. The proposed project does not require cumulative analysis, which is required if feasible mitigation measures cannot be identified for a project, as mitigation measures are not needed.

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Appendix G

Mitigation Monitoring and Reporting Program

Hawthorne Airport Hangar Development Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Implementing Entity	Verifying/Monitoring Entity
TRIBAL CULTURAL RESOURCES				
TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities	Hawthorne Airport shall retain a qualified Native American monitor from, or approved by, the Gabrieleño Band of Mission Indians – Kizh Nation prior to any ground-disturbing activity. Execute a monitoring agreement, ensure the monitor is present during all ground-disturbing work, and maintain daily logs as described in the measure. Provide the City with written confirmation and copies of logs upon request.	Prior to and during all ground-disturbing activities (including grading, excavation, trenching, boring, etc.)	Fly Advanced Air (in coordination with the Gabrieleño Band of Mission Indians – Kizh Nation	City of Hawthorne, Hawthorne Municipal Airport
TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)	If Tribal Cultural Resources are discovered, Hawthorne Airport shall ensure that all work within 50 feet of the discovery stops immediately, notify the Kizh Nation tribal monitor and/or Kizh Nation archaeologist, and follow the treatment protocols specified by the Tribe. Resume work only after the monitor confirms the resource has been documented, recovered, or protected.	During construction when ground-disturbing activities occur	Fly Advanced Air in coordination with the Gabrieleño Band of Mission Indians – Kizh Nation	City of Hawthorne, Hawthorne Municipal Airport
TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects	If human remains or associated funerary/ceremonial objects are discovered, Hawthorne Airport shall ensure work stops in the immediate vicinity, comply with PRC §5097.98 and HSC §7050.5, notify the Los Angeles County Coroner, and if remains are Native American, coordinate with the NAHC and the Most Likely Descendant. Preservation in place shall be the preferred treatment.	During construction when human remains or burial goods are discovered	Fly Advanced Air in coordination with the Gabrieleño Band of Mission Indians – Kizh Nation	City of Hawthorne, Hawthorne Municipal Airport
Hazardous Materials				

Hawthorne Airport Hangar Development Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Timing	Implementing Entity	Verifying/Monitoring Entity
HAZ-1: Remediation Well Protection, Conversion, and Coordination	Prior to any ground-disturbing activity within 20 feet of an existing remediation or monitoring well, the project applicant shall coordinate with Northrop Grumman, CDM Smith, and the Department of Toxic Substances Control (DTSC) to confirm DTSC's approval of all necessary well conversions, relocations, and abandonments within the hangar footprints. The applicant shall implement DTSC-approved procedures to maintain access to monitoring wells, protect well casings, and avoid damage to associated environmental infrastructure. Any necessary well abandonment or conversion shall be conducted by a licensed contractor in accordance with DTSC-approved procedures. DTSC shall confirm that well conversions and abandonments are consistent with the long-term remediation plan and that the overall remediation program will continue to meet groundwater quality protection goals.	Prior to and during all ground-disturbing activities (including grading, excavation, trenching, boring, and foundation construction)	Fly Advanced Air in coordination with Northrop Grumman, CDM Smith, and DTSC	City of Hawthorne; DTSC

Appendix H

DTSC Confirmation

Outlook

RE: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

From Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>
Date Thu 8/21/2025 12:51 PM
To Lee Vella <lvella@watearth.com>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>; Subramanian, Ravi <subramanianr@cdmsmith.com>; Linda Niemeyer (laniemeyer@roadrunner.com) <laniemeyer@roadrunner.com>; kassidy.jones <kassidy.jones@ngc.com>; Woolsey, Marissa@DTSC <Marissa.Woolsey@dtsc.ca.gov>; Neuwirth, Efrem@DTSC <Efrem.Neuwirth@dtsc.ca.gov>

Hi Lee,

The construction of the airport hangars is impacting the cleanup efforts at the hangar construction area. Some extraction wells will need to be converted to monitoring wells and some wells will need to be abandoned and relocated. In addition, potential future expansion of the remediation system is impeded due to limited access agreements from the tenant, which does not allow the expansion.

Thanks,

Taj

From: Lee Vella <lvella@watearth.com>
Sent: Tuesday, August 5, 2025 9:09 AM
To: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>; Subramanian, Ravi <subramanianr@cdmsmith.com>; Linda Niemeyer (laniemeyer@roadrunner.com) <laniemeyer@roadrunner.com>; kassidy.jones <kassidy.jones@ngc.com>
Subject: Re: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi Taj,

We are requesting for confirmation that the proposed actions of all of the wells located within or adjacent to the construction footprint (particularly CEW-04, -05, and -06 and CEW-03) would not impede or truncate the effectiveness of the site's ongoing remediation and monitoring program. Including the action plans to complete remediation by or before April 2026 for the extraction wells within hangar 42 footprint.

While your recent comment letter focused on the technical adequacy of the workplan (particularly for CMW-03B), the City of Hawthorne has requested a clear statement from DTSC confirming whether all of the proposed well actions are consistent with the site's long-term remediation objectives, or if any mitigation measures are needed to avoid residual public health risks.

Would DTSC be able to provide written confirmation on this broader CEQA-related question, or alternatively, would it be possible to schedule a short call to discuss? Please let us know what would be most convenient. Thank you!

Best regards,

Lee Vella
Sr. Environmental Planner

Watearth, Inc.
lvella@watearth.com
Direct 650.339.0556
Toll Free 1.877.302.2084
watearth.com

From: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>
Sent: Tuesday, July 29, 2025 10:56 AM
To: Lee Vella <lvella@watearth.com>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>; Subramanian, Ravi <subramanianr@cdmsmith.com>; Linda Niemeyer (laniemeyer@roadrunner.com) <laniemeyer@roadrunner.com>; kassidy.jones <kassidy.jones@ngc.com>
Subject: RE: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi Lee, DTSC issued comments on the workplan on July 21st.

Thanks,

Taj

From: Lee Vella <lvella@watearth.com>
Sent: Tuesday, July 29, 2025 10:53 AM
To: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>; Subramanian, Ravi <subramanianr@cdmsmith.com>; Linda Niemeyer (laniemeyer@roadrunner.com) <laniemeyer@roadrunner.com>; kassidy.jones <kassidy.jones@ngc.com>
Subject: Re: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi Taj,

Just wanted to follow up regarding DTSC's review of the workplan for the well conversions - specifically if DTSC has identified any concerns that may warrant mitigation so that we can address in the CEQA documentation. Thanks Taj.

Best regards,

Lee Vella

Sr. Environmental Planner

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From: Subramanian, Ravi <subramanianr@cdmsmith.com>
Sent: Wednesday, July 16, 2025 4:14 PM
To: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>; Lee Vella <lvella@watearth.com>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>; Linda Niemeyer (laniemeyer@roadrunner.com) <laniemeyer@roadrunner.com>; P. E. Kassidy Jones (kassidy.jones@ngc.com) <kassidy.jones@ngc.com>
Cc: Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>
Subject: RE: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Adding @Linda Niemeyer and @Kassidy Jones to the email chain

Ravi Subramanian, PE, PMP

Vice President

CDM Smith

(office) 303.383.2341, (cell) 714.308.2945

subramanianr@cdmsmith.com

From: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>
Sent: Wednesday, July 16, 2025 10:18 AM
To: Lee Vella <lvella@watearth.com>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Subramanian, Ravi <subramanianr@cdmsmith.com>; Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker

<jwalker@watearth.com>
Subject: RE: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

As of now DTSC is in process of finalizing a comments letter on the workplan.

Thanks,

Taj

From: Lee Vella <lvella@watearth.com>
Sent: Wednesday, July 16, 2025 8:54 AM
To: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Subramanian, Ravi <subramanianr@cdmsmith.com>; Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>
Subject: Re: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi Taj,

Understood - thank you for the update, and for the timely response. Can DTSC provide us with an anticipated/estimated timeline for finalizing the review?

Best regards,

Lee Vella

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From: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>
Sent: Wednesday, July 16, 2025 8:47 AM
To: Lee Vella <lvella@watearth.com>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Subramanian, Ravi <subramanianr@cdmsmith.com>; Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>
Subject: RE: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi Lee, Well abandonment workplan is currently under DTSC's review. At this time, we cannot comment or provide confirmation on your request.

Thanks,

Taj

From: Lee Vella <lvella@watearth.com>
Sent: Tuesday, July 15, 2025 7:30 PM
To: Gill, Tajinder@DTSC <Tajinder.Gill@dtsc.ca.gov>; Stanphill, Benjamin@DTSC <Benjamin.Stanphill@dtsc.ca.gov>; Wallbom, Todd@DTSC <Todd.Wallbom@dtsc.ca.gov>; Nguyen, Vu@DTSC <Vu.Nguyen@dtsc.ca.gov>
Cc: Subramanian, Ravi <subramanianr@cdmsmith.com>; Donny Sandusky <dsandusky@flyadvancedair.com>; Levi Stockton <lstockton@flyadvancedair.com>; Jeremy Liby <jliby@watearth.com>; Jennifer J. Walker <jwalker@watearth.com>
Subject: CEQA Coordination: DTSC Concurrence on Well Abandonment Approach

Hi DTSC Team,

As part of the environmental documentation process for the Hawthorne Airport Hangars Project, we are currently finalizing the Initial Study/Mitigated Negative Declaration under CEQA, for which the City of Hawthorne is the Lead Agency. As you are aware, several remediation and monitoring wells (including CEW-04B, CEW-05B, CEW-06B, CMW-03B, and CMW-03) are located within or adjacent to the proposed construction footprint, particularly within the areas designated for Hangars 41 and 42. We appreciate the prior coordination regarding the proposed conversion of select extraction wells to monitoring wells and the future abandonment of remaining wells as part of the site's remediation and redevelopment plan.

To ensure the CEQA document appropriately reflects DTSC's position and that we address any potential public health or environmental hazard impacts under sections Hazards and Hazardous Materials and Hydrology and Water Quality, we request the following:

1. Written confirmation that the proposed abandonment and/or conversion of these wells will not impede or truncate the effectiveness of the ongoing remediation or monitoring program; and is consistent with DTSC's approved remediation objectives for the site.

2. If determined that the proposed well conversion may impact the success of site remediation, we would appreciate identification of any recommended mitigation measures that should be incorporated into the project's CEQA documentation.

Please let us know if you require any additional information or would like to schedule a meeting to discuss. Thank you!

Best regards,

Lee Vella

Sr. Environmental Planner

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FINDINGS OF THE BUILDING DIRECTOR OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR, THE HAWTHORNE AIRPORT HANGARS PROJECT

WHEREAS, Hawthorne Airport, LLC proposes the Hawthorne Airport Hangars Project to enhance aviation operations by constructing thirteen (13) new aircraft hangars at four designated sites within the Hawthorne Municipal Airport;

WHEREAS, the project includes demolition of six existing buildings totaling approximately 18,000 square feet, removal of 55,000 square feet of impervious surfaces, replacement with new pavement, and airfield safety enhancements;

WHEREAS, the new hangars will range in size from 2,500 to 25,300 square feet and incorporate modern fire suppression systems, energy-efficient lighting, and structural reinforcements for seismic safety;

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Sections 15000, et seq.;

WHEREAS, the Initial Study identified potentially significant environmental effects for Cultural Resources, Hazards & Hazardous Materials, Tribal Cultural Resources and Mandatory Findings of Significance, but revisions to the project and mitigation measures agreed to by Hawthorne Airport, LLC reduce those effects to a less-than-significant level. Accordingly, the City prepared an Initial Study Mitigated Negative Declaration (IS/MND) with a Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, on November 5, 2025, the City filed a Notice of Intent to Adopt a Mitigated Negative Declaration and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were circulated for public review and comment in accordance with CEQA requirements on November 5, 2025, for a 30-day comment period;

WHEREAS, the Building Director has reviewed and considered the IS/MND, MMRP, supporting documents, and all comments received during the public review period and during the public comment period at the December 9, 2025 City Council meeting;

The Building Director of the City of Hawthorne as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Building Director has independently reviewed and analyzed the IS/MND, the MMRP, all public comments received during the public review period and during the City Council meeting on December 9, 2025, and other information in the record, has considered the information contained therein prior to acting upon or approving the Project and based on the whole record before him, the Building Director finds: the IS/MND was prepared for the Project in compliance with CEQA and consistent with state and local guidelines implementing CEQA, the IS/MND represents the independent judgement and analysis of the City as lead agency for the Project, and there is no substantial evidence that the Project will have a significant effect on the environment. The Building Director has also reviewed and considered the MMRP for the Project and finds it is designed to ensure compliance with the

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mitigation measures during project implementation. Based on these findings the Building Director hereby adopts the IS/MND and MMRP for the Project.

Section 3. The Building Director designates himself as the custodian of documents and other materials which constitute the record of proceedings on which this decision is based. Those documents are available for public review in the Public Works Department at 4455 W. 126th Street, Hawthorne, California.

Section 4. Approval of the Project: Having independently reviewed, analyzed and adopted the IS/MND and the adopted mitigation measures set forth in the MMRP, the Building Director of the City of Hawthorne hereby approves the building permit for the Hawthorne Airport Hangars Project, provided however, that such approval is conditioned on compliance with the MMRP.

Section 5. Prior to any ground-disturbing activities within 20 feet of an existing remediation or monitoring well, Hawthorne Airport LLC will provide written verification from the CA Department of Toxic Substances Control (DTSC) stating that DTSC agrees and approves with the necessary well conversions, relocations, and abandonments within the hangar footprints as presented in Mitigation Measure HAZ-1 in the Final IS/MND and MMRP.

Section 6. Hawthorne Airport LLC will be fully responsible for implementing and paying the costs associated with the mitigation measures related to the tribal cultural resources and ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation as presented in Mitigation Measures TCR-1 through TCR-3 in the Final IS/MND and MMRP which require the presence of a tribal monitor during ground-disturbing activities, cultural sensitivity training, procedures for unanticipated discoveries, and compliance with state law in the event of human remains, thereby ensuring that potential impacts to tribal cultural resources are reduced to less than significant.

Section 8. The City Clerk shall file a Notice of Determination within five (5) working days of project approval with the Los Angeles County Clerk per CEQA Guidelines 15075.

ADOPTED by, Akbar Farokhi, Building Director, City of Hawthorne.

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AGENDA ITEM NO. 17.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Housing

City Manager: Department Head:



SUBJECT:
Establish a professionally organized Farmer's Market in partnership with Local LA Farmers' Markets and the Hawthorne Chamber of Commerce.

RECOMMENDED MOTION:
Staff recommends that the City Council:
1. Approve a partnership between the City, the Hawthorne Chamber of Commerce, and Local LA Farmers' Markets to provide professional services necessary to administer and implement a local Farmer's Market on City property.

2. Authorize the City Manager, or designee, to execute, amend, and keep record of documents necessary to administer Professional Services for the Hawthorne Chamber of Commerce and with Local LA Farmers' Markets (LLFM).

DISCUSSION:
Overview/Background:
LLFM would like to bring a Certified Farmers' Market to the City of Hawthorne, creating a valuable community asset that extends beyond a weekly marketplace. A farmers' market serves as a true community hub, connecting residents with fresh, locally grown produce while supporting small farmers, artisans, and food producers.

This market will be under the umbrella of the Hawthorne Chamber of Commerce, managed by LLFM, and in partnership with the City of Hawthorne. LLFM would provide services, including establishment and setup, vendor recruitment and management, market operations, reporting, marketing and promotions, layout design, optimization, and development of a growth plan.

Cost Analysis:
The Chamber of Commerce, as the market operator, will include insurance coverage. Each business will pay an initial cost of $325 per year for the permit/license with the Department of Health, all applicable Hawthorne Licensing fees, and $2 per tent/per vendor/per day of the market fee to the CDFA (California Department of Food and Agriculture).

Revenue Opportunities:
LLFM will receive 80% (minus the weekly CDFA fee) of the market revenue, and through this will cover, but is not limited to:

- Market Staffing

- Equipment: Tents, weights, table, dining tables, chairs, umbrellas, banners, and general supplies
- Market Growth Plan and Optimization
- Insurance
- Bathroom cost and handwashing station
- Marketing and promotion
- Reporting

Revenue is generated through the market by vendor fees. Management is considering a model of $50 per tent or 8% of daily revenue, whichever is higher, for each vendor. From this, 20% of the vendor fees will be allocated to the Hawthorne Chamber of Commerce and the City of Hawthorne. The remaining amount will cover agriculture fees and Local LA Farmers' Markets to cover market operations and management.

Based on conservative projected total revenue, the market's yearly revenue is estimated to be around $124,000 in its first year, $172,500 in its second, and $271,200 by the third year of operation. 20% of which will go to the Chamber and City.

Benefits:

A farmers' market is more than a marketplace; it's a community hub that fosters connections, supports local businesses, and promotes healthy living. The partnership looking to bring the following benefits to the City of Hawthorne:

Access to Fresh, Local Food Provides fresh, seasonal, and locally grown produce directly from farmers
Local Business Support Helps small farmers, artisans, and food producers thrive
Foster Community Engagement Provides a weekly gathering space where neighbors can connect
Support Food Security & Accessibility SNAP/EBT benefits and WIC through participating farmers
Experience and Vendors Tailored to Hawthorne's community

In addition to these community benefits, LLFM will provide complete market management services to build a thriving market, which include:

Establishment & Setup	Guide and assist the Chamber in formation steps, permits, certifications, compliance, EBT application, and the overall operational plan
Vendor Recruitment & Management	Source, onboard, and manage all vendors
Market Operations	Oversee weekly setup, breakdown, site logistics, and day-of management
Financial Management	Handle vendor payments and reporting
Marketing & Promotions	Plan and execute campaigns to build awareness and drive attendance
Experience & Layout Design	Create an optimized vendor layout and engaging customer experience
Optimization & Growth	Monitor performance, improve operations, and support market expansion

Site Options & Logistics:
Betty Ainsworth Sports Center's parking lot is an ideal location for a neighborhood farmers' market, offering ample space for the market footprint and parking for vendors and customers. The site accommodates onsite vendor and customer parking at launch, with vendor load-in and load-out occurring outside of market hours. During market hours (9 a.m.--2 p.m.), customers can enter from Doty Avenue and park in the designated spaces, nearby lots, or available street parking.
The layout also provides room for future growth, allowing the market to expand as additional vendors are added over time.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
Staff recommends approval of a General Fund expenditure in an amount not to exceed $2067 per occasion for the first 12 months. This amount covers barricades, trash bin, organic bin, recycling bin, staff time, no parking signs, porta potty and wash basin and the CMB Board daily rates. Staff believes the profit generated from the event will cover all ongoing expenses.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Hawthorne Farmer's Market Presentation


City of Hawthorne
Farmers' Market
Sundays, 9am - 2pm
LOCAL LA
Farmers' Markets

Hawthorne’s Community Farmers’ Market

A farmers’ market is more than a marketplace, it’s a community hub that fosters connections, supports local businesses, and promotes healthy living.

- **Access to Fresh, Local Food**: Provides fresh, seasonal, and locally grown produce directly from farmers
- **Local Business Support**: Helps small farmers, artisans, and food producers thrive
- **Foster Community Engagement:** Provides a weekly gathering space where neighbors can connect
- **Support Food Security & Accessibility**: SNAP/EBT benefits and WIC through participating farmers
- **Experience and Vendors:** Tailored to Hawthorne’s community



Market Schedule

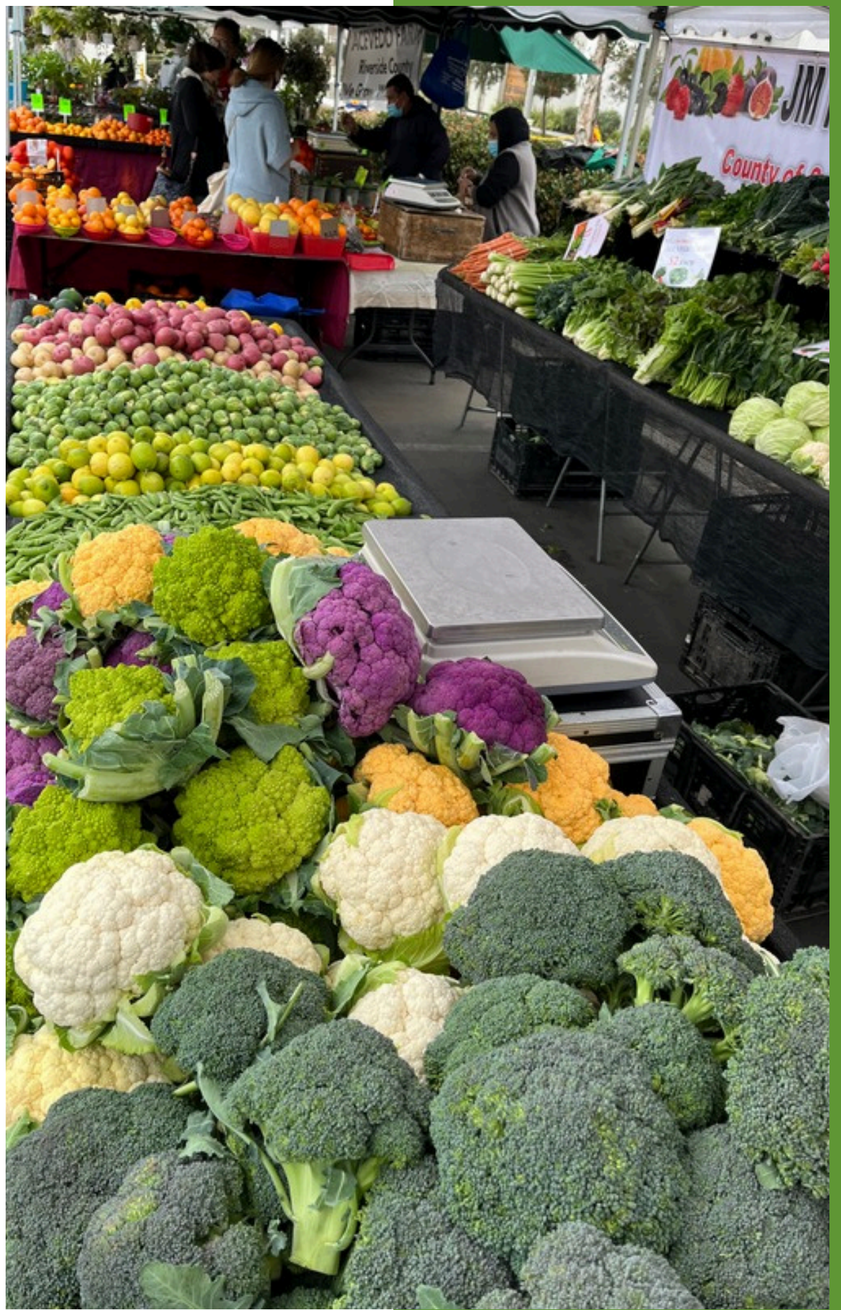
Weekly Farmers' Market: Sundays

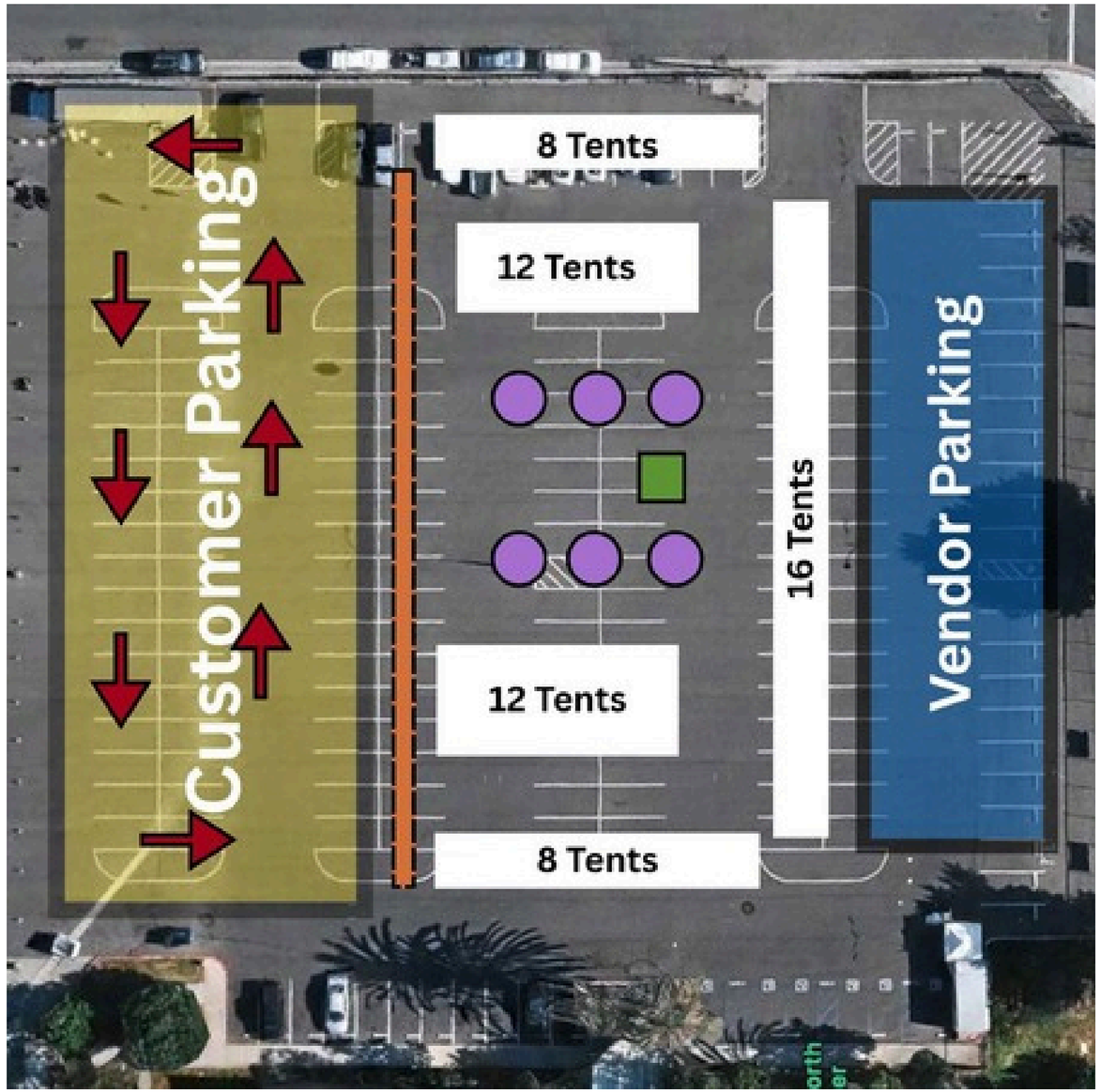
Market Day Schedule
Vendor Load In and Set Up: 6:00am - 9:00am
Market Hours: 9:00am - 2:00pm
Load Out and Clean Up: 2:00pm - 5:00pm

Farmers' Market Opening: April 2026

2026 Closure Dates:

- April 5 - Easter Sunday
- November 29
- December 27





LOCATION

Betty Ainsworth (Memorial Park). Ideal location for a community focused farmers' market while allowing space for market expansion.

On-site Parking: Spaces for both customer and vendor parking.

Experiential Layout: This location supports clear vendor rows, smooth customer flow, and optimal use of space, allowing us to design an intuitive, engaging market experience that enhances shopping, drives sales, and creates room for experiential elements.

Space for Market Expansion: The current layout provides ample room for growth, with space to add more vendors over time and the ability to extend the market footprint into the adjacent vendor parking area as demand increases.

CERTIFIED FARMERS' MARKET

Hawthorne will have a Certified Farmers' Market established under the Chamber of Commerce. This creates a strong, city-supported foundation that firmly roots the market within the community and sets it up for long-term success.

Local LA Farmers' Markets will manage the market in collaboration with the Chamber of Commerce and the City of Hawthorne. We will recruit quality vendors, shape an engaging market experience, oversee on-site operations, and drive sustainable growth as the market expands.

- **Market Operator:** Hawthorne Chamber of Commerce
- **Market Manager:** Local LA Farmers' Markets
- **Market Partner:** City of Hawthrone



LOCAL LA FARMERS' MARKETS MANAGEMENT

Local LA Farmers' Markets will manage the Hawthorne Farmers' Market in partnership with the Chamber of Commerce and the City, providing end-to-end support from initial setup through long-term growth.

- **Establishment & Setup:** Guide and assist the Chamber in formation steps, permits, certifications, compliance, EBT application, and the overall operational plan
- **Vendor Recruitment & Management:** Source, onboard, and manage all vendors
- **Market Operations:** Oversee weekly setup, breakdown, site logistics, and day-of management
- **Financial Management:** Handle vendor payments and reporting
- **Marketing & Promotions:** Plan and execute campaigns to build awareness and drive attendance
- **Experience & Layout Design:** Create an optimized vendor layout and engaging customer experience
- **Optimization & Growth:** Monitor performance, improve operations, and support market expansion





VENDORS

Our vendor recruitment strategy builds on established vendor relationships while aligning with the specific needs and interests of the Hawthorne community:

- Farmers & Growers (35-40%)
- Prepared and Packaged Foods (55%)
- Artisans & Crafters (5-10%)

FARM TO COMMUNITY: Fruit, Vegetables, Dairy, Honey, Meat and Poultry, Flowers

PREPARED FOOD: Hot Food Pizza, Crepes, Korean BBQ, Thai, Sandwiches, Chicken and Waffles, Tamales, Pupusas; **Prepared Meals** Vegetarian, Soups, Gumbo, Italian, Mediterranean, Greek, Gluten Free; **Pastry and Bread**; **Coffee**

PREPACKAGED FOOD: Nuts and Dried Fruit, Coffee, Tea, Hot Sauce, Hummus and Dips, Juices

CRAFTERS: Clothing, Jewelry, Textiles, Candles, Soaps, Art, Gifts



MARKETING

Establish the Hawthorne Farmers' Market as a weekly community tradition.

Key Marketing Components:
Branding and creative development, online presence, digital marketing, community outreach, advertising campaigns, press and PR, onsite promotion and customer engagement.

Phase 1 – Launch (Pre-Launch & Opening Weeks): Robust awareness campaign targeting residents and workers in Hawthorne and nearby communities to establish the market quickly.

Phase 2 – First Six Months: Maintain visibility and encourage repeat visits, with an emphasis on growth and community engagement.

Phase 3 – Year 1 & 2: Focus on community building and long-term retention. Marketing will highlight the market's atmosphere, experiences, and new offerings to keep it top-of-mind and attract returning visitors.

MARKET GROWTH AND REVENUE

YEAR 1: BUILDING

Launch: Total Businesses: 32. Total Stalls: 44

Grow to: Total Businesses: 41. Total Stalls: 55

Estimated Total Yearly Revenue: $124,000

YEAR 2: EXPANDING

Grow to: Total Businesses: 52. Total Stalls: 69

Estimated Total Yearly Revenue: $172,500

YEAR 3: ESTABLISHED

Grow to: Total Businesses: 78. Total Stalls: 102

Estimated Total Yearly Revenue: $271,200

Yearly Revenue based on 50 weeks, conservative estimates. This is the total estimated revenue collected through vendor fees. Base Fee $50 per tent or 8% of sales. Chamber of Commerce and City will receive 20% of total revenue.





MEASUREMENT, OPTIMIZATION AND ENHANCEMENTS

Measurement

- Track attendance and vendor sales
- Gather community feedback (in person, social media, etc.)
- Digital marketing and online analytics

Optimization

- Vendor placement and new vendors, including integration of local vendors
- Market layout
- Refine messaging and promotional tactics

Enhancements

- Experiential components - Live music
- Table/dining Area



THANK YOU, QUESTIONS?

LOCAL LA
Farmers' Markets

HAWTHORNE CHAMBER OF COMMERCE
Helping to build business since 1920

CITY OF HAWTHORNE
1922
City of Good Neighbors

AGENDA ITEM NO. 18.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Finance

City Manager: Department Head:

SUBJECT:
Review of the Quarter 1 Financial Report for Fiscal Year 2025-2026.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve, and file the Quarter 1 Financial Report for Fiscal Year 2025-2026.

DISCUSSION:
This report provides the required Quarter 1 Financial Report for Fiscal Year 2023-2024.

Quarter 1 of Fiscal Year 2025-2026 Revenues
At this point in the fiscal year, staff compared the revenues received to date with prior year actuals and determined that revenues are on track with the projections that were adopted by the City Council in June 2025. Budgeted General Fund revenues are currently $11,398,858 compared to $11,682,996 during the same reporting period in FY 2024-25 (which reflects a 2.4% decrease); they are up about 17% in comparison to the same period in FY 2023-24.

Description	FY23-24 Q1	*Inc/Dec FY 25-26 from 23-24*	FY24-25 Q1	*Inc/Dec FY 25-26 from 24-25*	FY25-26 Q1
Taxes	7,252,376	13%	7,686,857	7%	8,218,320
Licenses and Permits	556,663	-39%	430,491	-22%	337,460
Fines and Forfeits	202,114	-36%	179,303	-28%	129,321
Revenue From Use of Money and Property	360,694	86%	1,223,459	-45%	669,109
Intergovernmental - State	77,777	83%	74,256	91%	142,140
Intergovernmental - County	0	0%	0	0%	0
Current Service Charges	533,831	71%	955,312	-4%	912,873
Total Other Revenue	427,491	-3%	808,318	-49%	414,636
Total Program Contribution	325,000	77%	325,000	77%	575,000
Grand Total	9,735,946	17%	11,682,996	-2.4%	11,398,859

The most notable tax increases have been the Business License Tax of 88% and Transient Lodging Tax, which reflects an increase of 165%, compared to FY 24-25. The increase in TOT appears to be a timing issue. TOT audits have been processed over the last 2 years, and hotels are remitting payments

in a more timely manner. Business License Tax collected during the 1st quarter is usually for delinquent payments from the prior fiscal year.

The City has also realized a 25% decrease in construction permits during the first quarter of the fiscal year. During the same quarter in FY 23-24, there was a 22% increase in construction permits.

Quarter 1 of Fiscal Year 2025-2026 Expenditures

General Fund expenditures are currently trending at 23.92% ($27,061,266) compared to 23.36% during the same reporting period in FY 24-25 and 23.05% in FY 23-24. This reflects an overall increase of 5.35% from Quarter 1 2024-25. Any time our General Fund expenditures as a whole are below 25% spending in the first quarter of the fiscal year, we consider that a success. For many years now, the direction from the City Manager and City Council has been to spend wisely and conservatively. The City needs to be ready, with sufficient cash balances, for any unexpected emergencies. Currently, the only program with expenditures exceeding 25% is the Non-Departmental program at 44.66%. This program includes payments for the Los Angeles County Fire contract. Almost 31% of the fees for FY 2025-26 have already been remitted for the Fire Contract. Fees for Fire services are paid in advance of the month the service is provided.

GENERAL FUND EXPENDITURES BY CATEGORY
FOR THE PERIOD JULY 1 TO SEPTEMBER 30

Major Expenditure Category	FY 2023-24 YTD Actual	Inc/Dec FY 24-25 from 23-24	FY 2024-25 YTD Actual	Inc/Dec FY 25-26 from 24-25	FY 2025-26 YTD Actual
Personnel Salaries & Benefits	9,600,126	18.32%	11,358,483	9.40%	12,425,713
Personnel Overtime	1,343,560	1.08%	1,358,050	-2.64%	1,322,244
Contract Services	5,777,154	0.16%	5,786,243	0.99%	5,843,369
Maintenace & Operations Minus	3,368,246	-10.18%	3,025,275	9.02%	3,298,215
Capital Outlay	108,465	-88.37%	12,610	816.28%	115,543
Retiree Health Ins/Empl Relatio	711,162	22.02%	867,745	24.51%	1,080,416
Operating Transfers Out	1,140,013	91.34%	2,181,262	-25.30%	1,629,419
Interdepartmental Charges	1,098,292	-0.05%	1,097,723	22.65%	1,346,348
Total	**23,147,018**	**10.97%**	**25,687,392**	**5.35%**	**27,061,268**

General Fund Cash Balance

The required General Fund cash balance for Fiscal Year 2025-26 is $28,283,395, as required by Section O of HMC 2.04.040, which is the average of 3 months of operating expenditures for the current Fiscal Year. As of September 30, 2025, this balance was $86,865,434. As of September 30, 2024, this same balance was $90,124,026. The reduction is due to greater than usual pending grant reimbursements.

As of September 30, 2025, the above balance includes interfund activity of ($19,860,543) for funds with deficit balances related to $700 K in Street Lighting, $2.7 M in Bond Payments, $1.2M in liability insurance payments, $1.8 in HUD funding, $2.4 M in grant reimbursable expenditures, and $9.3 in Park & Comm. Center Improvements, which are expected to be collected throughout the current fiscal year.

Investments

The total investment for City-held accounts is $127,411,465. Total General Fund investment earnings for Quarter 1 FY 2025-26 were $669,109. Compared to $1,223,459 during the same reporting period in FY 24-25, this represents a 45% decrease, primarily due to decreases in interest rates.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS

Quarter 1 Financial Report
Bank Statements 09-2025
Pooled Cash Report 09-2025
Presentation

CITY OF HAWTHORNE
City of Good Neighbors

FY2025-2026
QUARTERLY FINANCIAL REPORT
1Q - ENDING SEPTEMBER 2025

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

GENERAL FUND AT-A-GLANCE

CATEGORY	APPROVED BUDGET	YTD ACTUALS	% CURRENT YR (Q1 25-26)	% PRIOR YR (Q1 24-25)	% PRIOR YR (Q1 23-24)
REVENUES	$113,487,391	$11,398,858	10.04%	10.41%	9.97%
EXPENDITURES	$113,133,581	$27,061,266	23.92%	23.36%	24.05%
REV/EXP	$353,810	($15,662,408)			

GENERAL FUND REVENUES

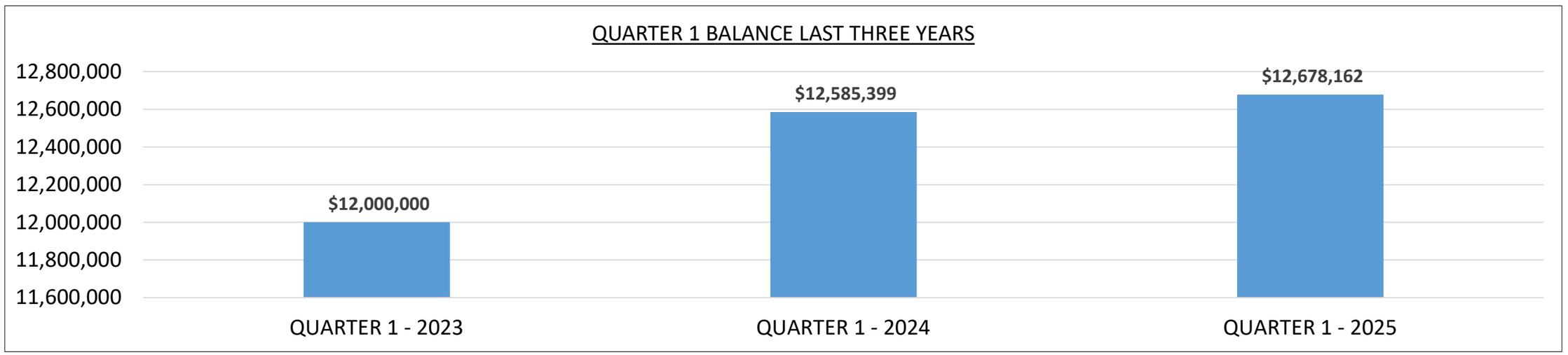
CATEGORY	APPROVED BUDGET	YTD ACTUALS	% CURRENT YR (Q1 25-26)	% PRIOR YR (Q1 24-25)	% PRIOR YR (Q1 23-24)
PROPERTY TAXES	$10,188,000	$236,745	2.32%	2.41%	0.00%
SALES & USE TAX (ADD-ON)	$14,932,000	$1,294,335	8.67%	8.36%	8.64%
SALES & USE TAX (BRADLEY BURNS)	$22,143,550	$1,838,596	8.30%	7.90%	8.85%
UTILITY USER TAX	$8,960,319	$1,579,387	17.63%	25.04%	22.76%
OTHER TAXES	$23,402,000	$3,269,258	13.97%	7.91%	14.04%
LICENSES & PERMITS	$2,161,300	$337,460	15.61%	23.16%	19.77%
FINES & FORFEITURES	$3,200,000	$129,321	4.04%	5.60%	6.32%
INVESTMENT EARNINGS	$2,500,000	$669,109	26.76%	81.56%	72.14%
VEHICLE LICENSE (INCL IN LIEU)	$15,204,000	$0	0.00%	0.00%	0.00%
INTERGOVERNMENTAL STATE/COUNTY	$246,000	$142,140	57.78%	44.73%	46.85%
CHARGES FOR SERVICES	$4,936,600	$912,873	18.49%	20.73%	13.36%
OTHER REVENUE	$3,313,622	$414,636	12.51%	38.63%	21.19%
PROGRAM CONTRIBUTIONS	$2,300,000	$575,000	25.00%	25.00%	25.00%
	$113,487,391	$11,398,858	10.04%	10.41%	9.97%

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

BANK BALANCES

FINANCIAL INSTITUTION - BALANCE @ SEPTEMBER 30, 2025

	BALANCE
BMO - GENERAL ACCOUNT	$12,678,162
TOTAL	$12,678,162
LOCAL AREA INVESTMENT FUND	$75,000,000
BMO - MONEY MARKET ACCOUNT	$26,628,722
BMO - SWEEP ACCOUNT	$0
MULTIBANK SECURITIES	$25,782,743
	$127,411,465



CITY OF HAWTHORNE
City of Good Neighbors

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

GENERAL FUND EXPENDITURES BY DEPARTMENT

DEPARTMENT	APPROVED BUDGET	YTD ACTUALS	% CURRENT YR (Q1 25-26)	% PRIOR YR (Q1 24-25)	% PRIOR YR (Q1 23-24)
MAYOR/CITY COUNCIL	$411,742	$75,051	18.23%	17.66%	18.90%
NON - DEPARTMENTAL	$18,118,241	$8,090,974	44.66%	16.09%	47.87%
GENERAL FUND - ARPA ALLOCATIONS	$1,223,291	$123,859	10.13%	8.22%	15.07%
LAND PURCHASE	$0	$0	0.00%	0.00%	0.00%
MEARURE HH	$14,574,972	$2,020,993	13.87%	46.10%	14.02%
CITY CLERK	$330,067	$56,431	17.10%	9.94%	16.85%
CITY MANAGER	$1,194,883	$180,393	15.10%	10.85%	13.99%
CITY TREASURER	$89,200	$12,480	13.99%	20.74%	10.04%
CITY ATTORNEY	$1,593,978	$282,136	17.70%	27.84%	10.44%
FINANCE	$1,437,018	$190,340	13.25%	13.11%	7.15%
LICENSING	$1,227,962	$275,875	22.47%	15.55%	16.56%
HUMAN RESOURCES	$1,188,555	$204,233	17.18%	13.92%	17.59%
POLICE	$56,350,732	$12,538,904	22.25%	22.86%	21.80%
PUBLIC WORKS	$3,923,830	$522,758	13.32%	11.57%	15.72%
PLANNING & COMM. DEVELOPMENT	$2,927,423	$556,940	19.02%	22.96%	26.13%
BUILDING & SAFETY	$1,955,331	$367,559	18.80%	15.32%	15.58%
COMMUNITY SERVICES	$6,586,356	$1,562,340	23.72%	19.32%	20.47%
	$113,133,581	$27,061,266	23.92%	23.36%	24.05%

GENERAL FUND EXPENDITURES BY TYPE

CATEGORY	APPROVED BUDGET	YTD ACTUALS	% CURRENT YR (Q1 25-26)	% PRIOR YR (Q1 24-25)	% PRIOR YR (Q1 23-24)
PERSONNEL SALARIES & BENEFITS	$57,911,367	$12,425,713	21.46%	21.05%	20.13%

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

PERSONNEL OVERTIME	$2,452,115	$886,604	36.16%	37.03%	39.25%
PERSONNEL OVERTIME - SPEC. REIMB.	$1,800,000	$435,640	24.20%	25.44%	32.58%
FIRE CONTRACT	$16,000,000	$4,907,638	30.67%	30.27%	32.63%
CONTRACT SERVICES	$7,311,204	$935,731	12.80%	12.20%	15.11%
MAINTENACE & OPERATIONS MINUS # (2)	$12,523,111	$3,298,215	26.34%	30.12%	31.11%
CAPITAL OUTLAY	$1,110,498	$115,543	10.40%	2.62%	23.60%
RETIREE HEALTH INS/EMPL RELATIONS	$4,100,000	$1,080,416	26.35%	19.28%	17.35%
OPERATING TRANSFERS OUT (1)	$4,540,350	$1,629,419	35.89%	28.69%	34.54%
INTERDEPARTMENTAL CHARGES (2)	$5,384,936	$1,346,348	25.00%	20.36%	20.37%
	$113,133,581	$27,061,266	23.92%	23.36%	24.05%

(1) 1997 COP - Haw Public Financing , 2016 COP - Bond (Debt Service), Gateway Tax Rebates
(2) Vehicle Rental, Liability Insurance and Cost Allocation

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

ENTERPRISE OPERATIONS

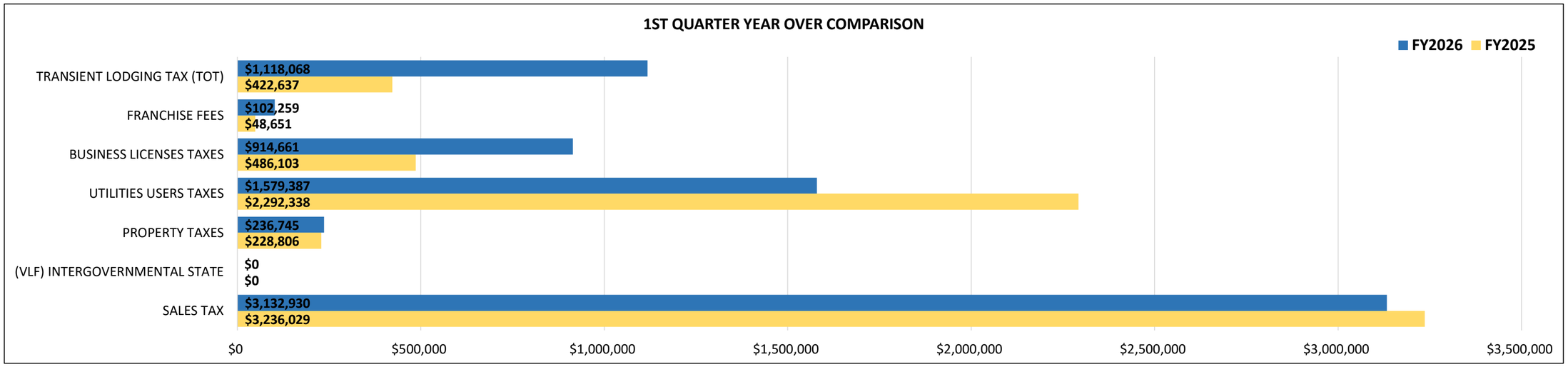
AIRPORT	**APPROVED BUDGET**	**YTD ACTUALS**	**% CURRENT YR (Q1 25-26)**	**% PRIOR YR (Q1 24-25)**	**% PRIOR YR (Q1 23-24)**
REVENUES	$3,138,200	$276,823	8.82%	8.98%	13.93%
EXPENDITURES	$3,388,170	$252,527	7.45%	6.47%	20.18%
REV/EXP	($249,970)	$24,295			

SEWER SERVICE	**APPROVED BUDGET**	**YTD ACTUALS**	**% CURRENT YR (Q1 25-26)**	**% PRIOR YR (Q1 24-25)**	**% PRIOR YR (Q1 23-24)**
REVENUES	$1,450,000	$206,868	14.27%	6.85%	11.04%
EXPENDITURES	$2,195,387	$832,177	37.91%	43.11%	8.64%
REV/EXP	($745,387)	($625,309)			

QUARTERLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2025
INTENDED FOR INTERNAL MANAGEMENT PURPOSES ONLY

MAJOR REVENUE SOURCES

REVENUE TYPE	1Q FY2021	1Q FY2022	1Q FY2023	1Q FY2024	1Q FY2025	1Q FY2026	FY 2026 BUDGET	% REALIZED
SALES TAX	$2,482,536	$3,147,274	$3,057,850	$3,298,660	$3,236,029	$3,132,930	37,075,550	8%
(VLF) INTERGOVERNMENTAL STATE	$51,177	($13,368)	$0	$0	$0	$0	15,204,000	0%
PROPERTY TAXES	$194,776	$201,198	$205,597	$0	$228,806	$236,745	7,938,000	3%
UTILITIES USERS TAXES	$1,005,896	$1,278,657	$1,683,125	$1,502,389	$2,292,338	$1,579,387	8,960,319	18%
BUSINESS LICENSES TAXES	$91,878	$708,542	$267,276	$354,899	$486,103	$914,661	8,000,000	11%
FRANCHISE FEES	$110,698	$227,252	$94,713	$79,325	$48,651	$102,259	7,000,000	1%
TRANSIENT LODGING TAX (TOT)	$284,424	$520,072	$950,580	$660,283	$422,637	$1,118,068	5,500,000	20%
	$4,221,385	**$6,069,627**	**$6,259,141**	**$5,895,555**	**$6,714,563**	**$7,084,051**	**$89,677,869**	**8%**



BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
09/01/25 TO 09/30/25

CITY OF HAWTHORNE
GENERAL ACCOUNT/MASTER ACCOUNT
4455 W 126TH ST
HAWTHORNE CA 90250-4421

ITEMS ENCLOSED 0

INVESCO/AIM TREASURY CORP CL ACCOUNT NUMBER [redacted]

ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS	11,178,344.02
YOUR TRANSACTIONS THIS PERIOD INCLUDED:	
136 DEPOSITS	16,913,281.15
91 WITHDRAWALS	16,051,157.77
INTEREST PAID WAS	.00
YOUR ENDING BALANCE WAS	12,678,161.63
YTD INTEREST PAID IS	.00
YTD INTEREST WITHHELD IS	.00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING INTEREST WAS 9,459,258.32

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION			WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
SEP 02 CCD	STRIPE	TRANSFER	1H1W8T7W0A1		364.80
SEP 02 CCD	NCR HAWTHORNELIC	NCR CC PAY	NCRACHTRANS		2,438.00
SEP 02 CCD	PAYMENTECH	TRANSFER	r[redacted]		6,482.46
SEP 02 CCD	PAYMENTECH	TRANSFER	r[redacted]		8,547.88
SEP 02 CCD	HUD	H-EFT	113024		9,935.00
SEP 02 PPD	SOUTH COAST AQMD	DIRECT PAY	0000000179		29,783.79
SEP 02 CTX	LACMTA	CORP PMT	1246441		116,884.26
SEP 02 CTX	LACMTA	CORP PMT	1246442		132,335.71
SEP 02 ZERO	BALANCE TXFR TO	DDA ACCT	[redacted]	2,747.18	
SEP 02 ZERO	BALANCE TXFR TO	DDA ACCT	[redacted]	5,426.16	
SEP 02 ZERO	BALANCE TXFR TO	DDA ACCT		1,845,799.08	
SEP 02 CCD	MERCHANT SERVICE	MERCH FEE	8032722012	10.00	
SEP 02 CCD	AUTHNET GATEWAY	BILLING	143199756	20.00	
SEP 02 CCD	AUTHNET GATEWAY	BILLING	143126670	30.00	
SEP 02 CCD	AUTHNET GATEWAY	BILLING	143164214	30.00	
SEP 02 CCD	AUTHNET GATEWAY	BILLING	143283235	30.00	
SEP 02 CCD	AUTHNET GATEWAY	BILLING	143305714	30.00	
SEP 02 CCD	MERCHANT SERVICE	MERCH FEE	8032721907	35.00	
SEP 02 PPD	NATIONWIDE	PAYMENTS	D0013231767	41,968.50	
SEP 03 CCD	NCR HAWTHORNELIC	NCR CC PAY	NCRACHTRANS		110.00
SEP 03 CCD	NCR HAWTHORNELIC	NCR CC PAY	NCRACHTRANS		192.00

MEMBER FDIC

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
09/01/25 TO 09/30/25

CITY OF HAWTHORNE
ATTN - DIRECTOR OF FINANCE
CASH MANAGEMENT
4455 W 126TH ST
HAWTHORNE CA 90250-4421

ITEMS ENCLOSED 0

CORPORATE MMDA - PUBLIC FUNDS ACCOUNT NUMBER [redacted]

ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS 34,847,887.05

YOUR TRANSACTIONS THIS PERIOD INCLUDED:
0 DEPOSITS .00
3 WITHDRAWALS 8,300,013.00
INTEREST PAID WAS 80,848.35
YOUR ENDING BALANCE WAS 26,628,722.40
YTD INTEREST PAID IS 887,493.64
YTD INTEREST WITHHELD IS .00

AVERAGE COLLECTED BALANCE USED FOR ACCRUING
INTEREST WAS 33,573,911.42
(MINIMUM DAILY BALANCE NECESSARY TO ACCRUE
INTEREST IS .00)

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
SEP 22	PC TRANSFER DEBIT BRING BAL T0 12M	3,100,000.00	
SEP 22	ACCT ANALYSIS SERV CHG	13.00	
SEP 29	PC TRANSFER DEBIT BALANCE TO 12 M	5,200,000.00	
SEP 30	IOD INTEREST PAID		80,848.35

CLOSING DAILY BALANCES AND DEBIT TOTALS

DATE	BALANCE	DEBITS	DATE	BALANCE	DEBITS
SEP 22	31,747,874.05	2	SEP 30	26,628,722.40	0
SEP 29	26,547,874.05	1			

TRANSACTION SUMMARY INFORMATION

DESCRIPTION	NUMBER	AMOUNT	DESCRIPTION	NUMBER	AMOUNT
PC TRANSFER DEBIT	2	8,300,000.00	IOD INTEREST PAID	1	80,848.35
ACCT ANALYSIS SERV C	1	13.00			

MEMBER FDIC

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

October 01, 2025

LAIF Home
PMIA Average Monthly Yields

CITY OF HAWTHORNE

CITY TREASURER
4455 W. 126TH STREET
HAWTHORNE, CA 90250

Tran Type Definitions

Account Number: [redacted]

September 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	75,000,000.00
Total Withdrawal:	0.00	Ending Balance:	75,000,000.00

MBS MULTI-BANK SECURITIES, INC.*
1000 Town Center, Suite 2000
Southfield, MI 48075
(800) 967-9045
Member of FINRA & SIPC; MSRB Registered.

Brokerage
Account Statement

Scan for
Online Access

September 1, 2025 - September 30, 2025
Account Number: [redacted]

CITY OF HAWTHORNE
4455 W 126TH ST
HAWTHORNE CA 90250-4417

Your Account Executive:
PETER YANEZ

Portfolio at a Glance

	This Period
BEGINNING ACCOUNT VALUE	$25,510,297.07
Dividends, Interest and Other Income	241,178.79
Net Change in Portfolio[1]	31,266.66
ENDING ACCOUNT VALUE	$25,782,742.52
Estimated Annual Income	$946,329.25

[1] *Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.*

Asset Summary

Percent	Asset Type	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	166,396.00	162,514.03
99%	Fixed Income	25,343,901.07	25,620,228.49
100%	**Account Total**	$25,510,297.07	$25,782,742.52

Please review your allocation periodically with your Account Executive.

Client Service Information

Your Account Executive: FBG
PETER YANEZ

Contact Information
E-Mail: customerservice@mbssecurities.com

Client Service Information
Service Hours: Weekdays 09:00 a.m. - 05:00 p.m. (EST)
Client Service Telephone Number: (800) 967-9045
Web Site: WWW.MBSSECURITIES.COM

B0023070CSF111DP-SD

GOPAPERLESS
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EXCELLENCE

Clearing through Pershing LLC, a wholly owned subsidiary of The Bank of New York Mellon Corporation (BNY)
Pershing LLC, member FINRA, NYSE, SIPC

Pooled Cash Allocation
as of September 30, 2025

					$ 12,678,161.63	$ 26,628,722.40	$ 75,000,000.00	$25,782,742.52		$140,089,626.55
Fund #		**T.B. Cash Balances as of 9-30-2025**	**Total**	**Percent**	**BMO General Account**	**BMO Money Market**	**LAIF**	**M.B.S.**		**Totals**
100	General Fund - Sale of Property	7,425,224.00	7,425,224.00	100.0000%	$ 7,425,224.00				$	**7,425,224.00**
100	General Fund	74,943,923.84	74,943,923.84	56.4914%	$ 2,967,455.85	$ 15,042,927.15	$ 42,368,519.21	$25,782,742.52	$	**86,161,644.74**
105	Economic Uncertainty Reserve	5,597,293.49	5,597,293.49	4.2191%	$ 221,628.66	$ 1,123,502.40	$ 3,164,353.09		$	**4,509,484.14**
106	Pension Stabilization	5,597,293.49	5,597,293.49	4.2191%	$ 221,628.66	$ 1,123,502.40	$ 3,164,353.09		$	**4,509,484.14**
107	Economic Development/Business Stabilization	1,028,206.65	1,028,206.65	0.7750%	$ 40,712.54	$ 206,384.15	$ 581,282.52		$	**828,379.21**
108	Asset Acquisition Fund	3,084,619.95	3,084,619.95	2.3251%	$ 122,137.63	$ 619,152.44	$ 1,743,847.57		$	**2,485,137.64**
109	2024 Revenue Lease Reserve Fund	1,001,202.52	1,001,202.52	0.7547%	$ 39,643.30	$ 200,963.81	$ 566,016.11		$	**806,623.22**
125	FEMA	3,254.54	3,254.54	0.0025%	$ 128.87	$ 653.26	$ 1,839.91		$	**2,622.03**
175	Cares Act - Coronavirus Relief Fund	40.16	40.16	0.0000%	$ 1.59	$ 8.06	$ 22.70		$	**32.36**
180	American Rescue Plan Act	5,157,936.79	5,157,936.79	3.8880%	$ 204,232.03	$ 1,035,313.65	$ 2,915,968.80		$	**4,155,514.49**
200	Street Lighting Fund	(671,252.58)	-	0.0000%	$ -	$ -	$ -		$	**-**
220	State Gas Tax Fund	3,903,362.49	3,903,362.49	2.9423%	$ 154,556.30	$ 783,492.44	$ 2,206,712.43		$	**3,144,761.18**
225	Street Fund	(632,393.16)	-	0.0000%	$ -	$ -	$ -		$	**-**
232	Homeland Security/Operations Stone Garden	(81,845.69)	-	0.0000%	$ -	$ -	$ -		$	**-**
233	Social Security Administration	(33,003.84)		0.0000%	$ -	$ -	$ -		$	**-**
239	Community Oriented Policing Services (COPS)/SLESF	291,680.44	291,680.44	0.2199%	$ 11,549.29	$ 58,546.81	$ 164,897.54		$	**234,993.63**
244	CA Office of Traffic Safety Grant Fund	(86,027.84)	-	0.0000%	$ -	$ -	$ -		$	**-**
250	Insurance Reserve Fund	(1,182,286.08)	-	0.0000%	$ -	$ -	$ -		$	**-**
260	Edward Byrne Memorial Justice Assistance Program	17.37	17.37	0.0000%	$ 0.69	$ 3.49	$ 9.82		$	**13.99**
265	Local Law Enforcement Block Grant Fund	10,401.34	10,401.34	0.0078%	$ 411.85	$ 2,087.78	$ 5,880.25		$	**8,379.89**
280	Local Transit Assistance - Prop A	6,087,245.37	6,087,245.37	4.5885%	$ 241,028.64	$ 1,221,846.74	$ 3,441,340.66		$	**4,904,216.03**
283	MTA Measure R	2,961,189.97	2,961,189.97	2.2321%	$ 117,250.34	$ 594,377.27	$ 1,674,068.13		$	**2,385,695.74**
284	MTA Measure M	2,903,350.72	2,903,350.72	2.1885%	$ 114,960.15	$ 582,767.64	$ 1,641,369.50		$	**2,339,097.29**
285	Proposition C County Sales Tax	4,217,806.50	4,217,806.50	3.1793%	$ 167,006.93	$ 846,608.41	$ 2,384,479.04		$	**3,398,094.38**
289	Measure W - Safe, Clean Water Program	(906,256.80)	-	0.0000%	$ -	$ -	$ -		$	**-**
290	AB2766 Air Quality Fund	292,475.84	292,475.84	0.2205%	$ 11,580.78	$ 58,706.46	$ 165,347.20		$	**235,634.45**
291	Street Improvements	1,313,097.40	1,313,097.40	0.9898%	$ 51,992.99	$ 263,568.11	$ 742,341.60		$	**1,057,902.70**
294	Hawthorne Blvd. Mobility Improvement Project	679.55	679.55	0.0005%	$ 26.91	$ 136.40	$ 384.17		$	**547.48**
298	USDOT - SS4A	(227,206.85)	-	0.0000%	$ -	$ -	$ -		$	**-**
299	ST MS4 Permanent Rainwater Quality Improvement	477,890.46	477,890.46	0.3602%	$ 18,922.40	$ 95,923.34	$ 270,168.82		$	**385,014.55**
315	Cannabis Retail Access Grant	(44,344.97)	-	0.0000%	$ -	$ -	$ -		$	**-**
322	SB2 Planning Grant Program	45,263.00	45,263.00	0.0341%	$ 1,792.22	$ 9,085.30	$ 25,588.82		$	**36,466.34**
324	Permanent Local Housing Allocation	149,111.33	149,111.33	0.1124%	$ 5,904.16	$ 29,929.99	$ 84,298.04		$	**120,132.20**
328	Clean CaliGrant (Zela Davis)	(3,588,061.61)	-	0.0000%	$ -	$ -	$ -		$	**-**
329	Los Angeles CADA	4,764.01	4,764.01	0.0036%	$ 188.63	$ 956.24	$ 2,693.27		$	**3,838.15**
330	CA Parks Rec - Community Center	(5,473,080.94)	-	0.0000%	$ -	$ -	$ -		$	**-**
331	CA Parks Rec - Senior Center	(215,758.93)	-	0.0000%	$ -	$ -	$ -		$	**-**
332	Baldwin Hills Consv. Holly Park	(2,208.17)	-	0.0000%	$ -	$ -	$ -		$	**-**
375	CATV PEG Fund (DIVCA)	719,583.18	719,583.18	0.5424%	$ 28,492.39	$ 144,436.49	$ 406,806.48		$	**579,735.36**
410	Development Impact Fund AB 1600	2,182,679.39	2,182,679.39	1.6453%	$ 86,424.68	$ 438,112.73	$ 1,233,947.85		$	**1,758,485.26**
441	2016 Refunding - 2004 Police Facility & 2005 POB	(1,699,263.73)	-	0.0000%	$ -	$ -	$ -		$	**-**
442	2019 Pension Obligation Bonds	550,970.79	550,970.79	0.4153%	$ 21,816.06	$ 110,592.20	$ 311,483.78		$	**443,892.04**
443	Civic Center Revenue Lease	1,805,770.82	1,805,770.82	1.3612%	$ 71,500.73	$ 362,458.72	$ 1,020,867.76		$	**1,454,827.21**
444	Debt Service -1997 COP	279,503.69	279,503.69	0.2107%	$ 11,067.14	$ 56,102.66	$ 158,013.58		$	**225,183.38**
448	Debt Service - SBRPCA 2007 Series B Bonds	94,516.01	94,516.01	0.0712%	$ 3,742.43	$ 18,971.48	$ 53,433.33		$	**76,147.24**

Fund #		T.B. Cash Balances as of 9-30-2025	Total	Percent	BMO General Account	BMO Money Market	LAIF	M.B.S.	Totals
461	Recognized Obligation Ret Fund - Area II	1,005,404.98	1,005,404.98	0.7579%	$ 39,809.70	$ 201,807.34	$ 568,391.91		**$ 810,008.95**
462	Recognized Obligation Ret Fund - 20 % Set Aside	7,345,238.82	7,345,238.82	5.5367%	$ 290,839.75	$ 1,474,354.25	$ 4,152,530.00		**$ 5,917,724.00**
464	Grevillea Property Fund	192,412.80	192,412.80	0.1450%	$ 7,618.72	$ 38,621.57	$ 108,777.94		**$ 155,018.22**
465	Gale Avenue Property Fund -11605	166,712.83	166,712.83	0.1257%	$ 6,601.11	$ 33,463.01	$ 94,248.81		**$ 134,312.93**
466	Gale Avenue Property Fund -11529	200,162.89	200,162.89	0.1509%	$ 7,925.59	$ 40,177.18	$ 113,159.34		**$ 161,262.11**
467	Gale Avenue Property Fund -11537	115,596.62	115,596.62	0.0871%	$ 4,577.13	$ 23,202.84	$ 65,350.96		**$ 93,130.93**
468	Truro Avenue Property Fund	122,926.65	122,926.65	0.0927%	$ 4,867.36	$ 24,674.14	$ 69,494.90		**$ 99,036.40**
469	Debt Service - 2016 TAB Refunding 1998-2004-2006	(1,038,340.44)	-	0.0000%	$ -	$ -	$ -		**$ -**
470	Debt Service- Project I - 2001 TAB	562,562.12	562,562.12	0.4240%	$ 22,275.03	$ 112,918.84	$ 318,036.78		**$ 453,230.65**
474	Debt Service - CFD 1999-1 (Gateway)	230,011.42	230,011.42	0.1734%	$ 9,107.46	$ 46,168.45	$ 130,033.80		**$ 185,309.71**
477	Debt Service - CFD 2004-1 (Fusion)	28,732.97	28,732.97	0.0217%	$ 1,137.70	$ 5,767.35	$ 16,243.79		**$ 23,148.84**
478	Debt Service - CFD 2006-1 (360 Degrees)	17,377.51	17,377.51	0.0131%	$ 688.07	$ 3,488.06	$ 9,824.14		**$ 14,000.27**
490	Community Project - Revitalization	(428.00)	-	0.0000%	$ -	$ -	$ -		**$ -**
500	Capital Improvement Fund	5,643,289.05	5,643,289.05	4.2538%	$ 223,449.88	$ 1,132,734.74	$ 3,190,356.05		**$ 4,546,540.67**
520	Airport Fund	1,277,020.50	1,277,020.50	0.9626%	$ 50,564.50	$ 256,326.67	$ 721,946.02		**$ 1,028,837.19**
560	Sewer Fund	917,155.38	917,155.38	0.6913%	$ 36,315.39	$ 184,093.66	$ 518,501.21		**$ 738,910.27**
561	Storm Water Fund	336,199.12	336,199.12	0.2534%	$ 13,312.03	$ 67,482.71	$ 190,065.56		**$ 270,860.30**
600	Equipment Fund	2,571,145.61	2,571,145.61	1.9381%	$ 101,806.27	$ 516,086.62	$ 1,453,561.90		**$ 2,071,454.78**
605	ITS Hardware Replacement Fund	3,962,811.28	3,962,811.28	2.9871%	$ 156,910.22	$ 795,425.14	$ 2,240,320.99		**$ 3,192,656.36**
727	CDBG Grant Fund	(767,895.28)	-	0.0000%	$ -	$ -	$ -		**$ -**
750	Cal Home Fund	60,213.12	60,213.12	0.0454%	$ 2,384.18	$ 12,086.12	$ 34,040.66		**$ 48,510.97**
770	HPRP Fund	15,153.30	15,153.30	0.0114%	$ 600.01	$ 3,041.61	$ 8,566.71		**$ 12,208.32**
789	Home Fund	(854,561.66)	-	0.0000%	$ -	$ -	$ -		**$ -**
815	Section 8 Housing - In House	(27,234.31)	-	0.0000%	$ -	$ -	$ -		**$ -**
840	EHV - Portability	(180,630.65)	-	0.0000%	$ -	$ -	$ -		**$ -**
850	BRIC Grant	(275,649.00)	-	0.0000%	$ -	$ -	$ -		**$ -**
855	Calif Used Oil Recycling Grant Fund	181,702.03	181,702.03	0.1370%	$ 7,194.62	$ 36,471.67	$ 102,722.75		**$ 146,389.04**
856	Cal Recycle Beverage Container Recycling	163,783.66	163,783.66	0.1235%	$ 6,485.13	$ 32,875.06	$ 92,592.85		**$ 131,953.03**
857	Household Hazardous Waste	(71,188.18)		0.0000%	$ -	$ -	$ -		**$ -**
858	SB1383 Local Assistance Grant	122,562.71	122,562.71	0.0924%	$ 4,852.95	$ 24,601.09	$ 69,289.15		**$ 98,743.19**
960	Payroll	615,735.49	-	0.0000%	$ -	$ -	$ -		**$ -**
990	Special Deposits	2,714,639.80	-	0.0000%	$ -	$ -	$ -		**$ -**
991	Special Deposits - Bail	1,137.59	-	0.0000%	$ -	$ -	$ -		**$ -**
993	Pension Unfunded Liability	(1,801,624.58)	-	0.0000%	$ -	$ -	$ -		**$ -**
	Outstandg Chcks & Deposits as of September 30, 2025		(17,278,903.92)	-13.0245%	$ (684,170.00)	$ (3,468,263.73)	$ (9,768,391.29)		**$ (13,920,825.02)**
		144,077,417.61	**140,089,626.55**	**100.00%**	**$ 12,678,161.63**	**$ 26,628,722.40**	**$ 75,000,000.00**	**$ 25,782,742.52**	**$ 140,089,626.55**

	Non Restricted	Restricted
BMO General Account as of September 30, 2025	11,038,430.65	1,639,730.98
BMO Money Market Funds as of September 30, 2025	18,316,432.35	8,312,290.05
LAIF as of September 30,2025	51,588,371.59	23,411,628.41
Multi-Bank Securities Account as of September 30, 2025	25,782,742.52	
Negative Balances (G.F Paid)	(19,860,543.29)	
Total Non-Restricted & Restricted Balances	**$ 86,865,433.81**	**$ 33,363,649.45**

CITY OF HAWTHORNE
City of Good Neighbors

GENERAL FUND

QUARTERLY REVIEW
FY2025-2026 QUARTER 1

FISCAL YEAR 25-26 BUDGET
QUARTER 1 END SEPTEMBER 30, 2025

HAWTHORNE
City of Good Neighbors

- General Fund Revenues
  - ➢2.4% decrease in Qtr 1 Compared to Qtr 1 2024-25
  - ➢17.1% increase in Qtr 1 Compared to Qtr 1 2023-24

    - Most significant increases in revenue
      1. Business License Tax 88%
      2. Transient Lodging Tax 165%

FISCAL YEAR 25-26 BUDGET
QTR 1 END SEPTEMBER 30, 2025 Continued

HAWTHORNE
City of Good Neighbors

- GF Expenditures FY 25-26 are trending upward
  - Expenditures are 23.92% of the approved budget, which is higher than 23.36% for Qtr End 9-30-2024
  - 2023 was 24.05 %

➢Increase of 5.35% in Qtr 1 Compared to Qtr 1 ended 9-30-2025. 9-30-2024 increase was 10.97%.

GENERAL FUND REQUIRED CASH BALANCE FISCAL YEAR 25-26

HAWTHORNE
City of Good Neighbors

- Required GF Cash Balance $28,283,395
  - Average 3 months of operating expenditures

- At September 30, 2025
  - Cash Balance $86,865,434

GENERAL FUND CASH BALANCE HISTORY
FISCAL YEAR END JUNE 30th

HAWTHORNE
City of Good Neighbors

- Unaudited cash balance at FY End 6-30-2025
  - ➢98,504,609
- Audited cash balance at FY End 6-30-2024
  - ➢$100,285,574
- Audited cash balance at FY End 6-30-2023
  - ➢$85,018,951
- Audited cash balance at FY End 6-30-2022
  - ➢$71,932,991
- Audited cash balance at FY End 6-30-2021
  - ➢$52,393,986

AGENDA ITEM NO. 19.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Housing

City Manager: Department Head:



SUBJECT:
Renewal of Professional Services Agreements with LDM Associates, Inc. for the administration of the CDBG, HOME and other federally funded grant programs.

RECOMMENDED MOTION:
Staff recommends that the City Council:

1. Approve and renew the fifth year of the Professional Services Agreement with LDM Associates, Inc. (LDM) for the period of one year from 7/1/2025 to 6/30/2026 to provide professional services necessary to administer and implement the CDBG & HOME Investment Partnership and other federally funded grant programs and other approved additional programs.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the renewed Fiscal Year 2025-2026 Professional Services Agreement with LDM.

3. Authorize the Finance Department to establish a blanket purchase order and all necessary account numbers for LDM Associates, Inc.

DISCUSSION:
The City has partnered with LDM for Community Project Funding, Davis Bacon Labor Compliance Monitoring, Commercial Façade Rehab, Owner -- Occupied Housing Rehabilitation and Rental Rehabilitation Programs. These programs are at various stages and LDM is needed to continue forward progress. Also, these contract services are necessary to ensure that all reporting deadlines and policy requirements are met.

In accordance with the 5-year schedule previously approved by City Council on November 9, 2021, the City and LDM and Associates, Inc. mutually agree to establish a Professional Services Agreement for the fifth year not to exceed twelve (12) months from July 1, 2025, through June 30, 2026.

Staff recommends that the City's agreement with LDM be established and the scope of work, fees and insurance requirements for these services be accepted.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None

FISCAL IMPACT:
None. Funds are available in the adopted Fiscal Year 2025-2026 budget for this purpose. The Professional Services Agreements with LDM will cost an estimated $177,000 of CDBG and HOME funds with an option for an additional $277,227 in services made allowable through administrative fees as written in the United States Department of Housing and Urban Development (HUD) guidelines. These services do not affect the general fund in any way.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
25-26 Hawthorne -LDM Agreement

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 1st day of July 2025 ("Effective Date"), by and between THE **CITY OF HAWTHORNE,** a California municipal corporation ("City"), and **LDM ASSOCIATES, INC.,** a California Corporation ("CONSULTANT"). This agreement is made with reference to the following:

I. Recitals

(i) CITY requested a proposal for professional services with respect to providing CDBG & HOME Investment Partnership Program Consulting Services.

(ii) CONSULTANT submitted a proposal for the performance of such services, a full, true and correct copy of which proposal is attached hereto as Exhibit "A" and by this reference made a part hereof.

(iii) CITY desires for CONSULTANT to provide professional services necessary to administer and implement the CDBG & HOME Investment Partnership Programs.

(iv) CONSULTANT represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. CONSULTANT shall at all times faithfully, competently, and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this AGREEMENT, CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONSULTANT under this AGREEMENT.

NOW, THEREFORE, it is agreed by and between CITY and CONSULTANT as follows: II. Agreement

1. Definitions: The following definitions shall apply to the following terms, except where the context of this AGREEMENT otherwise requires:

(a) Project: Provide CDBG and HOME Investment Partnership Program Consulting Services.

(b) Services: CONSULTANT shall provide professional services for the project as described in Exhibit "A" attached herein.

(c) Duration: The fifth term of this AGREEMENT shall be effective from July 1, 2025 to June 30, 2026.

(d) Completion of Project: CONSULTANT shall complete all tasks as noted in Exhibit "A" for a period as noted in the agreement with a period not to exceed 12 months.

All work shall be conducted in a manner consistent with the U.S. Department of Housing and Urban Development (HUD) requirements.

(e) Consultant: LDM Associates, 10722 Arrow Route, Suite 822, Rancho Cucamonga, California, 91730.

(f) City: 4455 West 126th Street, Hawthorne, California, 90250.

2. Scope of Services: CONSULTANT agrees as follows:

(a) CONSULTANT shall forthwith undertake and complete the project in accordance with Exhibit "A" hereto and all in accordance with Federal, State and CITY statues, regulations, ordinances and guidelines, all to the reasonable satisfaction of CITY.

(b) CONSULTANT shall, at CONSULTANT'S sole cost and expense, secure and hire such other persons as may, in the opinion of CONSULTANT, be necessary to comply with the terms of this Agreement. In the event any such other persons are retained by CONSULTANT; CONSULTANT hereby warrants that such persons shall be fully qualified to perform services required hereunder. CONSULTANT further agrees that no subcontractor shall be retained by CONSULTANT except upon the prior written approval of CITY.

(c) The amount of compensation paid by CITY to CONSULTANT for the work identified in Exhibit “A” shall not exceed Four Hundred Fifty-Four Thousand, Two Hundred Dollars ($454,227). No additional compensation shall be paid for any other expenses incurred for tasks identified in Exhibit “A”, unless first approved in writing by the Director of Housing.

3. Compensation, Method of Payment, and Additional Services.

(a) CITY shall pay CONSULTANT on an hourly basis for the administration of the CDBG and HOME Investment Partnership Programs. Payment to CONSULTANT, by CITY, shall be made in accordance with the schedule set forth in Exhibit "A" attached hereto.

(b) Payments to CONSULTANT shall be made by CITY in accordance with the invoices submitted by CONSULTANT, on a monthly basis, and such invoices shall be paid within thirty (30) days after said invoices are received by CITY. Each invoice shall detail work performed and charges. All charges shall be in accordance with CONSULTANT's proposal either with respect to hourly rates (Exhibit "A").

(c) CITY Requested Additional services: Payments for additional services requested, in writing, by CITY, and not included in CONSULTANT's proposal as set forth in Exhibit "A" hereof, shall be paid on a reimbursement basis in accordance with the fee schedule set forth in said Exhibit "A" or in amounts and manner agreed to by CITY. Charges for additional services shall be invoiced on a monthly basis and shall be paid by CITY within thirty (30) days after said invoices are received by CITY.

(d) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT.

4. CITY Assistance and Availability of CITY Records:

(a) Information and assistance as set forth in Exhibit "A" hereto.

(b) Photographically reproducible copies of maps and other information, if available, which CONSULTANT considers necessary in order to complete the project.

(c) Such information as is generally available from CITY files applicable to the project.

(d) Assistance, if necessary, in obtaining information from other governmental agencies and/or private parties. However, it shall be CONSULTANT's responsibility to make all initial contact with respect to the gathering of such information.

5. CONSULTANT's Books and Records:

(a) CONSULTANT shall maintain any and all documents and records demonstrating or relating to CONSULTANT's performance of services pursuant to this AGREEMENT. CONSULTANT shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to CITY pursuant to this AGREEMENT. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by CONSULTANT pursuant to this AGREEMENT. Any and all such documents or records shall be maintained for five (5) years from the date of execution of this AGREEMENT and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying at any time during regular business hours, upon written request by the CITY OR CITY's designated representative. Copies of such documents or records shall be provided directly to the requesting party for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon. Such documents and records shall be made available at CONSULTANT's address indicated for receipt of notices in this AGREEMENT.

(c) Where CITY or CONSULTANT has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of CONSULTANT's business, the CITY may, by written request, require that custody of such documents or records be given to the requesting party and that such documents and records be maintained by the requesting party. Access to such documents and records shall be granted to all parties to this AGREEMENT, as well as to their successors-in-interest and authorized representatives.

6. Termination of Agreement: This AGREEMENT may be terminated without cause by CITY upon the giving of a written "Notice of Termination" to CONSULTANT upon thirty (30) days prior written notice or the CONSULTANT may terminate this contract upon thirty (30) days prior written notice. In the event this Agreement is so terminated, CONSULTANT shall be compensated at CONSULTANT's applicable hourly rates as set forth in Exhibit "A", on a pro-rata basis with respect to the percentage of the project completed as of the date of termination. In no event, however, shall CONSULTANT receive more than the maximum specified in paragraph 3(a), above. CONSULTANT shall provide to CITY any and all documents, data, studies, surveys, drawings, maps, models, photographs and reports, whether in draft or final form, prepared by CONSULTANT as of the date of termination. CONSULTANT may not terminate this Agreement except for cause.

7. Notices and Designated Representatives: Any and all notices, demands, invoices and written communications between the parties hereto shall be addressed as set forth in this paragraph. The below named individuals, furthermore, shall be those persons primarily responsible for the performance by the parties under this Agreement:

TO **CITY OF HAWTHORNE**
Attn: Vontray Norris
4455 West 126th Street,
Hawthorne, CA 90250

TO **LDM Associates, Inc.**
Attn: Rudy Munoz
10722 Arrow Route, Suite 822
Rancho Cucamonga, CA 91730

Any such notices, demands, invoices and written communications, by mail, shall be deemed to have been received by the addressee forty-eight (48) hours after deposit thereof in the United States mail, postage prepaid and properly addressed as set forth above.

8. Continuity of Personnel: CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT, CONSULTANT shall notify CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT, prior to any such performance. CITY shall not be responsible for time and costs associated with CONSULTANT's turnover or reassignment of staff.

9. Status of Consultant: The parties hereto agree that CONSULTANT and its employers, officers and agents are independent contractors under this Agreement and shall not be construed for any purpose to be employees of CITY.

(a) CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, employees or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that CONSULTANT or any of CONSULTANT's officers, employees or agents are in any manner officials, officers, employees or agents of CITY.

(c) The CONSULTANT or any of CONSULTANT's officers, employees or agents, shall not obtain any rights to retirement, health care or any other benefits which may otherwise accrue to CITY employees. CONSULTANT expressly waives any claim CONSULTANT may have to any such rights.

10. Compliance with Applicable Laws; Permits and Licenses:

(a) CONSULTANT shall keep itself informed of and comply with all applicable federal, state, and local statues, codes, ordinances, regulations and rules in effect during the term of this AGREEMENT including but not limited to:

i. Prohibition against discrimination on the basis of age [Age Discriminations Act of 1975] or with respect to an otherwise qualified handicapped individual [Rehabilitation Act of 1973, Section 504].

ii. Provisions that provide opportunities for training low- andmoderate income persons residing within the community where the project is located and contracts awarded to local businesses therein, to the greatest extent feasible [Section 3 of the Housing and Urban Development Act of 1968].

(b) CONSULTANT shall obtain any and all licenses and authorizations necessary to perform the services set forth in this AGREEMENT.

(c) CONSULTANT shall comply with all applicable standards and regulations related to debarment and suspension in accordance with the OMG guidelines at 2 CFR 180.

11. Non-discrimination: CONSULTANT shall not discriminate, in any way, against any

person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this AGREEMENT.

12. Unauthorized Aliens: CONSULTANT hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act. 8 U.S.C.A. 1101. et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should CONSULTANT so employ such unauthorized aliens for the performance of work and/or services covered by this AGREEMENT, and should any liability or sanctions be imposed against CITY for ·such use of unauthorized aliens, CONSULTANT hereby agrees to and shall reimburse CITY for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorney's fees, incurred by CITY in connection therewith.

13. Conflict of Interest:

(a) CONSULTANT represents that neither it nor any of its officers or principles of its firm has been retained, employed or compensated by any other interested party, or done any act, in such a manner so as to constitute a conflict of interest with respect to the consultant's duties under the agreement with the CITY. CONSULTANT covenants that neither it, nor any officer or principal of its fi1m has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way hinder CONSULTANT's performance of services under this AGREEMENT. CONSULTANT further covenants that in the performance of this AGREEMENT, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor, expect as provided for by this Section. At all times, CONSULTANT agrees to avoid conflicts of interest, or the appearance of any conflicts of interest, with the interests of CITY in the performance of this AGREEMENT.

(b) The CITY may waive at its discretion any conflict or potential conflict of interest in writing, provided the consultant has made a full written disclosure of all facts regarding or pertaining to the conflict. Provided further that the conflict affects a third party, the consultant must provide to the CITY a written waiver of the conflict from the affected party.

14. Confidential Information; Release of Information: All information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the CITY, except as may be required by law.

15. Authority to Execute: The person or persons executing this AGREEMENT on behalf of CONSULTANT represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONSULTANT to the performance of its obligations hereunder.

16. Binding Effect: This AGREEMENT shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

17. Modification of Agreement: No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONSULTANT and by the CITY.

The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

18. Waiver: Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONSULTANT shall not constitute a waiver of any of the provisions of this AGREEMENT.

19. Law to Govern; Venue: This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

20. Attorneys Fees, Costs and Expenses: In the event litigation or other proceeding is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

21. Entire Agreement: This AGREEMENT, including the attached EXHIBITS "A", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

22. Severability: If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

23. Insurance: During the term of this AGREEMENT, CONSULTANT shall, at its own expense, secure and maintain the following types of insurance issued by companies which are admitted and authorized to do business in California as insurance carriers, in amounts, form and content satisfactory to CITY. CONSULTANT shall cause CITY, its officials and employees to be named on all liability policies described below as additional insured. CONSULTANT shall furnish certificates of Insurance evidencing the required coverage. If CONSULTANT fails to maintain insurance at any time as required under this AGREEMENT, CITY may obtain such insurance in the CONSULTANT's name or as agent of CONSULTANT and shall be compensated by CONSULTANT for the cost of the insurance premiums at the maximum rate permitted by law computed from the date written notice is received that the premiums have been paid.

a) CONSULTANT shall maintain Comprehensive General Liability insurance, with

minimum limits of liability of $1,000,000 for each occurrence and $2,000,000 in the aggregate, combined single limit coverage, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts or omissions by the named insured.

b) CONSULTANT shall also maintain in-force Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

c) CONSULTANT represents to CITY that CONSULTANT owns, operates or utilizes one or more personal vehicles and that the nature of the consulting services to be accomplished under this AGREEMENT does not require use of any such vehicle for other than CONSULTANT'S personal transportation only (with no passengers, hazardous materials or valuables greater than $5,000).

24. Indemnification. CONSULTANT shall indemnify, defend, save and hold harmless, to the maximum extent permitted by law, CITY and its elected officials, officers, agents, employees and representatives, from and against any liability, claims, suits, actions, proceedings, judgments, losses, liens, damages, injuries (whether in contract or in tort), costs or expenses, which in whole or in part arise out of, pertain to, or relate to negligence, recklessness, or willful misconduct of CONSULTANT or other parties acting for them in the execution of the services enumerated in the Agreement. Said hold harmless assumption by CONSULTANT shall include all reasonable costs necessary to defend a lawsuit including attorney fees, investigators, filing fees, transcripts, court reporters and other reasonable costs of investigation and defense.

CONSULTANT:

By: _____

Title: Rudy Munoz, Senior Executive Vice President

Date:

CITY:

By: _____

Title: Vontray Norris, City Manager

Date:

Exhibit "A"

SCOPE OF SERVICES (PY)

CDBG Program Planning and Administration Budget Proposal (*Annual Cost*)

LDM shall perform the CDBG Program Planning and Administration Services for a not-to-exceed contract price of $113,000. The CDBG proposed budget listed is inclusive of the preparation of the HUD required annual reports which include the Action Plan and Consolidated Annual Performance Report (CAPER). Each of these documents will be billed on a Lump-sum basis of $7,000 each.

Davis-Bacon Labor Compliance Budget Proposal (Specified Task Costs - Activity Delivery Costs)

LDM shall perform the Davis-Bacon labor compliance monitoring for one capital improvement project per program year not to exceed the contract price of $19,000. Budgeted funds not billed in the program may require that they be carried over where projects extend beyond one program year to cover the costs to finalize the labor compliance monitoring for the project. For FY 2025-2026 the budgeted carried over budgeted funds is $5,488.

Housing/Commercial Rehab Budget Proposal (Specified Task Costs-Activity Delivery Costs)

LDM shall perform the Housing and Commercial Rehab Program administration for a not-to-exceed contract price of $200,000.

HOME PROGRAMS

LDM shall perform the overall HOME grant funded scope of services comprised of the following tasks and costs:

HOME Program Planning and Administration Budget Proposal (*Annual Cost*)

LDM shall perform the HOME Program Planning and Administration Services for a not-to-exceed contract price of $39,000.

CHDO Project Budget Proposal

Should the City fund a Community Housing development Organization (CHDO) project during the program year, LDM shall perform the CHDO project administration services for not-to-exceed contract price of $35,000.

AMERICAN RESCUE PLAN, and Community Project Funding

LDM shall provide the City with technical assistance for the administration and implementation of the American Rescue Plan (ARP) funds and Community Project Funding Grant Guide (CPF) funds, comprised of the following:

American Rescue Plan Program Funds Budget Proposal

LDM shall perform the program technical assistance services for not-to-exceed contract price of $25,000. The costs include, but is not limited to, the preparation of program guidelines and related implementation forms; providing capacity building/training of staff on the requirements and implementation of the funding source to comply with funding regulations; and prepare any HUD required reports and Action Plan Amendments.

Community Project Funding (“CPF”)
LDM shall perform the CPF Program Planning and Administration Services for a not-to-exceed contract price of $20,938 (carried over budgeted funds), including: Assist the City with assembling and submitting to HUD all information necessary to enter into a grant agreement, including a completed project narrative, line-item project budget, and required forms before the December 31, 2022 deadline established in the FY2022 Community Project Funding Grant Guide (“CPF Grant Guide"), Prepare required National Environmental Policy Act (NEPA) reviews, Incorporate language into project documents as required to comply with the requirements of the Build America, Buy America (BABA) Act, Assist

the City to comply with the requirements of 2 CFR Part 200 applicable to the CPF award, including suspension and debarment, financial management, program income, record retention and access, cost principles, and audit requirements, Monitor contractor compliance with the Davis-Bacon and Related Acts, Minority and Women-owned Business, and Section 3 requirements, Prepare and facilitate submission of all required CPF reports.

COST ESTIMATE (PY)

Program Title/Description	Not to Exceed
Annual Program	
CDBG Program Planning and Administration: Perform the CDBG Program Planning and Administration Services, inclusive of the preparation of the Action Plan and Consolidated Annual Performance Report (CAPER), billed on a Lump-sum basis of $7,000 each.	$113,000.00
HOME Administration: Implementation of the day-to-day HOME program functions.	$39,000.00
American Rescue Plan – HOME-ARP Technical Assistance: Perform technical assistance services including: preparation of program guidelines and related implementation forms; providing capacity building/training of staff on the requirements and implementation of the funding source to comply with funding regulations; and prepare HUD required reports and Action Plan Amendments.	$25,000.00
Sub Total:	**$177,000.00**
Optional Tasks: Should City Implement Activity/Program	
Community Project Funding – Technical Assistance: Perform the CPF Program Planning and Administration Services for a not-to-exceed contract price of $50,000. Funds not billed in program year to be carried over where projects extend beyond one program year.	$20,938.00
Davis Bacon Labor Compliance Monitoring: Perform the Davis-Bacon labor compliance monitoring for one capital improvement project per program year. Funds not billed in program year to be carried over where projects extend beyond one program year.	$5,488.00
Owner-Occupied Housing Rehabilitation: Perform the Housing Rehab Program administration for approximately 10 projects (approximately 4 major and 6 minor). Funds not billed in previous program year to be carried over where projects extend beyond one program year.	$200,000.00
Commercial Rehabilitation: Perform the Commercial Façade Improvement Program administration for 1 CFP project.	$35,000.00
Rental Rehabilitation Program: Perform the Rental Rehabilitation Program administration services for approximately 18 housing units. Funds not billed in previous program year to be carried over where projects extend beyond one program year.	$15,801.00
Sub Total:	**$277,22700**
Total	**$454,227.00**

RATE SCHEDULE

Schedule Of Hourly Billing Rates

Rates effective as of July 1, 2021

Title	PY 2021-2022	PY 2022-2023	PY 2023-2024	PY 2024-2025	PY 2025-2026
President/Senior Vice President	$121.00	$124.50	$128.00	$131.00	$134.00
Vice President	$116.00	$119.00	$122.00	$125.00	$128.00
Director	$111.00	$114.00	$117.00	$120.00	$123.00
Manager	$105.50	$108.50	$111.50	$114.50	$117.50
Senior Associate	$100.00	$102.50	$105.50	$108.00	$111.00
Associate	$90.00	$92.50	$95.00	$97.50	$100.00
Senior Analyst	$74.00	$76.00	$78.00	$80.00	$82.00
Program Analyst	$69.00	$71.00	$73.00	$75.00	$77.00
Secretary	$48.00	$49.50	$51.00	$52.50	$54.00

REIMBURSABLE ITEMS

Project Supplies	At Cost plus 10% surcharge (when applicable)
Prints/Reproductions	At Cost plus 10% surcharge (when applicable)
Postage and Delivery	At Cost plus 10% surcharge (when applicable)
Property Profile Requests	$25.00 each
Policy of Insurance Record Title (PIRT)	At Cost plus 10% surcharge
Recordation of Required Loan Documents and Notice of Completion	At Cost plus 10% surcharge
Neighborly Subscription Fee	At Cost

AGENDA ITEM NO. 20.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #2 in the amount of $119,415.52 due to Chapman Coast Roof Co., Inc. of Fullerton, CA for Hawthorne Police Department Roof Replacement Project (Project #25-09)

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #2 for Chapman Coast Roof Co. Inc. of Fullerton, CA.

DISCUSSION:
This project consisted of the installation of specified roof replacement system, plus all other aspects of the project as specified, including warranty and service agreement, for Hawthorne Police Department with an estimated square footage of 27,940 square feet.

This progress payment includes removal of existing roofing material and installation of waterproofing and new roofing. The construction of the roof is approximately sixty-three percent (63%) complete with some detail work still remaining.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure. City departments shall continue to work cooperatively to ensure that improvements to infrastructure are kept apace of wear and tear.

FISCAL IMPACT:
None. Funds for this progress payment in amount of $119,415.52 is available in the adopted Fiscal Year 2025-2026 budget and will be paid through issuance of the 2024 Lease Revenue Bonds (the "2024 Bonds") and allocated funds from the 2025-2026 budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Progress Payment #2

9-Dec-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 2 FOR Hawthorne Police Department Roof Replacement Project

The following is a detailed breakdown of **Progress Payment No.2** due to Chapman Coast Roof Co., Inc., 2030 E. Walnut Ave, Fullerton, CA 92834 for work done on the subject project through October, 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This Estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Installation of specified roof replacement system,is approximately sixty three percent (63%) complete for the Hawthorne Police Department withsome remaining details. Total estimated square footage of roof is 27,940 s.f.	1	LS	$879,663.00	$ 879,663.00	0.48	14.289626%	$ 125,700.55	62.599443%	$ 550,664.14
Total Contract Price					**$ 879,663.00**					
							TOTAL	$ 125,700.55		$ 550,664.14
							LESS RETENTION	$ 6,285.03		$ 27,531.68
							LESS PREVIOUSLY PAID	$0.00		$403,716.94
							TOTAL AMOUNT DUE	**$ 119,415.52**		**$ 119,415.52**

TOTAL AMOUNT DUE THIS 2nd PROGRESS PAYMENT: **$ 119,415.52**

Account #500-4101-506-0-0-40514 $ 119,415.52

This Second Progress Payment is hereby submitted for your review and approval.

David Esfandi
Project Engineer

CHAPMAN COAST ROOF CO.,INC
2030 EAST WALNUT, P.O. BOX 7050
Fullerton, CA 92834
Phone (714) 738-6611 Fax: (714) 738-0143

OCTOBER INVOICE

CITY OF HAWTHORNE
4455 W. 126TH STREET
HAWTHORNE, CA 90250

3676

ATTN: ACCOUNTS PAYABLE

10/20/25
24-25 RC

HAWTHONE POLICE DEPT ROOF REPLACEMENT

-

CONTRACT AMT	**$879,663.00**	
TOTAL BILLABLE AMT	**$550,665.75**	
LESS PREV BILLED # 3671	**(403,716.94)**	
		$146,948.81
LESS RETENTION 5%		**(27,533.29)**
TOTAL DUE THIS BILLING		**$119,415.52**

Building & Safety 11/24/2025
Chenxi Wu

TERMS: Net cash upon completion - 1-1/2% Service charge per month on past due amounts.

Notice to Owner: Section 7019 - Contractors License Law)
Under the mechanics lien law, any contractor, subcontractor, laborer materialman, or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing before commencing such work of improvement, an original contract for the work of improvement or a modification there of, in the office of the county of recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in a amount of not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract be conditioned for payment in full of the claim of all persons furnishing labor, services, equipment or materials for the work.

PROJECT NAME & NUMBER: HAWTHORNE POLICE DEPT 24-25-RC

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,

containing Contract's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on contracts where variable retainage for the line items may apply.

Application #: TWO
Application Date: OCTOBER 20 2025

Period : OCT 1 2025 TO ' OCT 31 2025

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIAL	TOTAL COMP. &			
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATION	THIS PERIOD	STORED THIS PERIOD	STORED TO DATE (D+E+F)	%	BALANCE TO FINISH	RETAINAGE 5%
1	TREMCO COLD APPLIED								$0.00
	Mobilization	$10,000.00	$5,000.00	$5,000.00		$10,000.00	100.00%	$0.00	$500.00
	Submitals	$1,000.00	$1,000.00			$1,000.00	100.00%	$0.00	$50.00
	Roof Demo	$90,000.00		$45,000.00		$45,000.00	50.00%	$45,000.00	$2,250.00
	Roofing Materials	$400,000.00	$400,000.00			$400,000.00	100.00%	$0.00	$20,000.00
	Labor & Installation of Tremco Ro	$378,663.00	$18,965.20	$75,700.55		$94,665.75	25.00%	$283,997.25	$4,733.29
TOTALS		**$879,663.00**	**$424,965.2**	**$125,700.55**	**$0.00**	**$550,665.75**	**62.60%**	**$328,997.25**	**27,533.29**

CONDITIONAL WAIVER AND RELEASE ON PROGRESS

PAYMENT NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information:

Name of Claimant: CHAPMAN COAST ROOF CO.,INC
Name of Customer: CITY OF HAWTHORNE
Job Location: HAWTHORNE POLICIE DEPARTMENT
Owner: CITY OF HAWTHORNE
Through Date: OCTOBER 31 2025

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parites prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check: CITY OF HAWTHORNE
119,415.52
Check Payable to: CHAPMAN COAST ROOF CO.INC

Exceptions:

This document does not effect any of the following:
(1) Retentions
(2) Extras for which the claimant has not received payment
(3) The following progress payments for which the clai
waiver and release but has not received payment:
Date(s) of waiver and release:
Amount (s) of unpaid progress payment (s) $
(4) Contract rights, including (A) a right based on rescession, abando
contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature:

Claimant's Signature:
LINDA DOMINGUEZ / SECRETARY TREASURER
Date of Signature: OCTOBER 20 2025

AGENDA ITEM NO. 21.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Manager

City Manager: Department Head:

SUBJECT:
Pollution Liability Insurance -- 3136 Rosecrans Avenue (Beazley ECLIPSE, Enviro Covered Location)

RECOMMENDED MOTION:
Staff recommends that the City Council authorize the City Manager to execute a policy for the Pollution Liability Insurance at 3136 Rosecrans Avenue.

DISCUSSION:
The City recently acquired the property located at 3136 Rosecrans Avenue. To mitigate potential environmental risks associated with unknown or pre-existing contamination, the City sought Pollution Liability Insurance. Such coverage protects the City from financial losses due to pollution-related incidents, including cleanup costs, third-party claims, or legal liabilities. Pollution Liability Insurance ensures protection against environmental contamination at City properties. Despite thorough due diligence during the acquisition process, unknown or pre-existing pollution conditions may still exist. Approval of this policy provides financial protection for incidents such as spills, leaks, or contamination discovered after purchase and safeguards City assets by limiting exposure to large, unexpected costs.
Policy Terms:

- **Each Pollution Condition Limit:** $20,000,000
- **Aggregate Limit for the Policy Period:** $20,000,000
- **Each Pollution Condition Deductible:** $100,000
- **Revised Premium:** $174,465
- **Policy Term:** 10 years

Staff recommends that the City Council receive and file this update and authorize the City Manager to execute the Pollution Liability Insurance Policy.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
A premium of $174,465 will be paid from the City's general budget.

NOTICING PROCEDURE:
In accordance with the California Brown Act (Government Code §54950 et seq.), notice of this meeting and the accompanying agenda were posted at least **72 hours in advance** in a publicly accessible location.

AGENDA ITEM NO. 22.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Manager

City Manager: Department Head:

SUBJECT:
Approval of Agreement with Tripepi Smith to provide General Communication Support Services

RECOMMENDED MOTION:
Staff recommends that the City Council approve the agreement with Tripepi Smith to provide General Communication Support Services for the calendar year 2026.

DISCUSSION:
Staff recommends that the City Council approve the amended agreement with Tripepi Smith to continue providing strategic communications support for the City of Hawthorne. Tripepi Smith has extensive experience working with over 200 local government agencies, primarily in California, and has a deep understanding of the unique dynamics of local communities. Their track record demonstrates successful initiatives that have delivered tangible and impactful results. With a team of over 65 communications experts, Tripepi Smith offers the right balance of capacity and agility to support the City's goals. Their expertise spans various skill sets, including graphic design, videography, writing, and social media management. Each team member is actively engaged in local government communications, ensuring the delivery of impactful, localized messaging across multiple platforms. By partnering with Tripepi Smith, the City of Hawthorne will benefit from a single, comprehensive communications provider, ensuring consistency and efficiency in our outreach efforts.

Sharing a few highlights of our partnership with Tripepi & Smith, we've noted notable growth across social platforms. The city's social accounts gained approximately 3,167 net followers across Facebook, Instagram, X, and LinkedIn, bringing the total number of followers to approximately 13,921 across all platforms.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Establish partnerships with entities that can contribute to achieving City goals and objectives.

FISCAL IMPACT:
Not to exceed $40,000

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
von

TRIPEPI SMITH
marketing • technology • public affairs

SINGLE SOURCE COMMUNICATIONS

CITY OF HAWTHORNE

City of Good Neighbors

GENERAL COMMUNICATION SUPPORT SERVICES

City of Hawthorne

November 13, 2025

By: Ryder Todd Smith
Co-founder & Principal
Tripepi Smith & Associates

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COVER LETTER

Thank you for the opportunity to present Tripepi Smith's proposal to continue providing communication services for the City of Hawthorne. This proposal includes all requested materials — our understanding of your needs, our approach, cost structure, and additional supporting information.

Tripepi Smith brings a deep understanding of local government communications, with more than 200 public agencies across California and beyond trusting us to help share their stories and strengthen community engagement. Our work consistently delivers measurable, meaningful results that build public trust and civic pride.

Our 80+ member team offers the best of both worlds — large enough to provide a wide range of expertise, yet agile enough to be highly responsive. With specialists in graphic design, videography, writing, social media, and strategic communications, we assign the right experts to every task, ensuring efficient, cost-effective execution. Every member of our team is immersed in the world of local government, enabling us to craft authentic, localized stories across all media — all through a single, integrated partner.

Telling a city's story takes consistency, creativity, and a commitment to understanding its community. Tripepi Smith is proud to bring all three to the table. We look forward to continuing our partnership with the City of Hawthorne and advancing your communication goals together.

Thank you for your time and consideration.

Regards,



Ryder Todd Smith

Co-Founder & President, Tripepi Smith & Associates, Inc.

Ryder@TripepiSmith.com • (626) 536-2173 • PO Box 52152, Irvine, CA 92619

PROJECT UNDERSTANDING

Prospect Needs

The City of Hawthorne is seeking a partner in reaching and engaging its community on general communication and outreach. Additionally, the City of Hawthorne is interested in having access to on-demand support for last-minute or unexpected services.

We will accomplish these goals through:

- Bi-monthly check in calls with ongoing project management
- Monthly Press Releases
- Monthly metrics
- Ad Hoc Budget for as-needed items

Tripepi Smith's Approach

Project Management

Tripepi Smith begins all engagements with a kickoff meeting with the client to: introduce personnel to one another, define Key Performance Indicators (metrics, goals and timelines); review project management processes; and ensure each stakeholder has a full understanding of their responsibilities.

Tripepi Smith primarily uses the following tools to manage projects:

- Google Workspace for email, creating real-time collaborative documents and instant messaging
- Zoom or Google Meet for conference calls
- Sprout Social for social media management: posting and monitoring comments/messages
- Meltwater for media intelligence and media relations
- Kantata for project/task management, internal project status updates and time entry

These tools enable project managers to quickly determine a project's budget status, review the schedule of tasks, send rapid notifications to the whole team if issues arise and, generally, sustain momentum on our efforts.



"As we continue to improve how community members interact with and perceive the City, it has become prudent to recruit additional help. Bringing Tripepi Smith on in a more hands-on way will allow our staff to tap into a larger pool of skills and expertise to approach difficult topics and items more strategically. Together, our teams will provide communications at a higher level than is possible alone."

Ryan Smoot
Former City Manager, City of Lomita

COST PROPOSAL

The retainer proposal below outlines the monthly deliverables as well as a suggested ad hoc budget for unexpected needs that may arise.

Retainer

Service/Deliverable	Scope
Check in Calls	Bi-monthly calls at 30 minutes each. Supported by Principal, Business Analyst and Junior Business Analyst
Project Management	Follow up on action items and coordination with City staff
Metrics Reporting	Monthly Metrics Report covering all social media platforms
Press Releases	2 press releases monthly
Grand Total	**$3,300**

As-Needed Services

Tripepi Smith will apply the following standard hourly rates and related fees for any authorized as-needed (Time & Materials) work. Such work must be clearly authorized in writing before proceeding.

2025-26 Hourly Rates	Standard	Reduced Retainer
Principal	$380	$315
Director	$265	$225
Art/Creative Director	$265	$225
Senior Business Analyst	$205	$180
Business Analyst	$150	$125
Junior Business Analyst	$115	$100
Senior Videographer/Animator	$205	$175
Senior Photographer	$175	$150
Videographer/Photographer	$140	$120
Junior Videographer/Photographer	$115	$100
Senior Graphic Designer	$195	$165
Graphic Designer	$140	$100
Junior Graphic Designer	$115	$100
Web Developer	$210	$185
Junior Web Developer	$115	$100
Drone Operator	$205	$180
Council Chamber A/V Operator	$115	$100

Invoicing & Payment Terms

At Tripepi Smith, we bill on either a Retainer, Fixed Fee or Time & Materials basis, with each billing type following its own payment schedule. Regardless, terms are Net 30 days.

- Fixed Fee work is billed upon defined milestones.
- Time & Materials work is billed in 15-minute increments (i.e. 4.0, 1.25, 6.5 or 0.75 hours) at the end of the month in which work is done.
- Retainer work is billed on the 15th of each month.

Other Cost Information

Tripepi Smith has related service fees that may come up during our engagement that we want to tell you about.

Annual Increase

Tripepi Smith will increase the hourly rates and retainer fees for all resources by 5% or the national CPI index–whichever is higher–each year on the anniversary of the contract, starting on the first anniversary of any contract when the contract duration is longer than one year. Otherwise, new rates will be negotiated with each new contract.

Retainer Discount

When a client's retainer exceeds $7,500 per month, they gain access to our reduced retainer rates.

Travel Costs

Travel costs must be pre-authorized and then will be reimbursed by the client for any requested travel to complete a requested scope of work. Travel costs may include airfare, lodging, car rentals and gas. Additionally, when client work requires that we be onsite, we will invoice for a resource's travel time at 50% of the resource's hourly rate.

Equipment Costs

Tripepi Smith offers some services that require equipment, such as drone operations and video production. As such, in those cases, the following rates apply:

	Half Day (Under 4 Hours)	Full Day (4+ Hours)
Video	$450	$650
Drone	$550 – Flat Fee	

Music and Video Licensing

Sometimes, the client will want Tripepi Smith to apply music or use stock imagery/video while producing video. In these cases, we will need to apply licensing fees of approximately $100 per song and $200 if we use stock video imagery. This will provide a license for the use of the music and video footage to Tripepi Smith and its clients.

Service Fees

Tripepi Smith prefers that clients pay service providers directly to avoid unnecessary administrative costs. You should also know, however, that we have no economic interest in service providers, unless otherwise specified in this proposal.

If a client asks Tripepi Smith to pay for a service provider bill, we will apply a 10% agency fee to the reimbursement expense. Typical service fees include, but are not limited to: print, mailing, digital advertising, media placements, voiceovers, translations and closed captions.

Exclusive Access

Tripepi Smith has access to entities that may be relevant to our engagement. These partnerships allow Tripepi Smith to offer clients extra media reach or additional services at partner pricing.

Local Information Network of Knowledge (LINK): www.LocalInfoNetwork.com – A community forum for local government professionals in California to discover and share resources, policies, sample work products, best practices and more.

PublicCEO: www.PublicCEO.com – Digital news about public affairs, reaching over 17,500 California government executives through a daily podcast, job board, video podcast and more.

Civic Business Journal: www.CivicBusinessJournal.com – Digital interest stories on the people, companies and solutions that make local government in California more effective.

FlashVote: www.FlashVote.com – Statistically valid surveying that helps leaders make decisions.

- Disclaimer: Tripepi Smith President Ryder Todd Smith is an investor in FlashVote.

Tripepi Smith Talent Solutions: www.TSTalentSolutions.com – A multifaceted recruitment consultancy service, combining local government access with communications to advance talent quests and build culture warriors.

Meltwater: www.TripepiSmith.com/Media-Intelligence – An enterprise-class, comprehensive media monitoring solution that is best combined with Tripepi Smith's analytics team.

AGENDA ITEM NO. 23.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Police Department

City Manager: Department Head:

SUBJECT:
Agreement between the City of Hawthorne and the Riverside County Sheriff's Department to provide overtime funding for after-hours or weekend investigations and/ or enforcement. The Hawthorne Police Department was awarded $200,000 to be used for narcotics enforcement, which has been adopted into this year's budget (25-26).

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Agreement for fiscal year 2024 Operation Stone Garden (OPSG), and authorize the Chief of Police or his designee to enter into and execute the Agreement.

DISCUSSION:
The Hawthorne Police Department became aware of the Operation Stone Garden (OPSG) grant program in March 2023. The program provides overtime funding for the participation in investigations/ enforcement actions against the Drug Tafficking Organizations (DTO) that facilitate the trafficking of narcotics from the southern border to the greater Los Angeles area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Goal 1: Create an economic development plan for the City.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
2024 OPSG MOA

AGREEMENT FOR
FISCAL YEAR 2024
OPERATION STONEGARDEN (OPSG)

1. PARTIES TO THE AGREEMENT

This Agreement is between the COUNTY OF RIVERSIDE ("COUNTY"), COUNTY OF LOS ANGELES ("LAC"), CITY OF COSTA MESA, CITY OF HAWTHORNE, CITY OF HUNTINGTON BEACH, CITY OF LA HABRA, CITY OF NEWPORT BEACH, CITY OF SEAL BEACH (collectively the "CITIES"), and LA IMPACT ("LAI"), each a "PARTY" and collectively the "PARTIES", for support of the Operation Stonegarden ("OPSG") program.

1.1 Party Departments or Agencies Participating In The Agreement

1.1.1 For the COUNTY, participating agency is the Sheriff's Office ("SHERIFF").

1.1.2 For the CITIES, participating agencies are their respective police department.

1.1.3 For LAC, participating agency is their respective Sheriff's department.

1.1.4 For LAI, participating agency is Los Angeles Interagency Metropolitan Police Apprehension Crime Task Force.

2. RECITALS

2.1 WHEREAS, COUNTY through SHERIFF applied for, and was awarded grant funds from the U. S. Department of Homeland Security ("DHS") passed through the California Governor's Office of Emergency Services ("Cal OES"), under the Funding Year (FY) 2024 Operation Stonegarden (OPSG) grant program. As an applicant for the San Diego Border Patrol Sector, SHERIFF shall be the lead agency to manage the OPSG program.

2.2 WHEREAS, funds shall be used to support the OPSG program to enhance law enforcement preparedness and operational readiness along the land and water borders of the United States.

2.3 WHEREAS, Government Code §55632 authorizes COUNTY and PARTIES to contract for provision of joint law enforcement services.

2.4 WHEREAS, PARTIES desire to enter into an agreement with provisions concerning the nature and extent of OPSG collaboration, services rendered, and compensation.

2.5 WHEREAS, COUNTY, by action of the Board of Supervisors Minute Order 3.41 on June 04, 2024, approved the application, appropriation, and use of FY 2024 OPSG funds to reimburse PARTIES for program related overtime and fringe benefits; equipment purchases

and maintenance costs; fuel; mileage; flight; and management and administration costs incurred not to exceed the amounts described in Exhibit A – FY 2024 OPSG Budget Worksheet in paragraph 2.9 (a) below, during the period of performance (POP) September 1, 2024 through May 31, 2027 but, the operational project period for PARTIES shall be the date of FEMA's approval, April 10, 2025 through February 28, 2027.

2.6 WHEREAS, PARTIES shall retain documentation supporting all expenditures reimbursed from OPSG grant funds, ensure all expenditures are allowable under grant requirements, adhere to the federal procurement standards found in Title 2 of the Code of Federal Regulations, Part 200, Subpart D, Section §200.317-200.327, and comply with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F - Audit Requirements regarding organization-wide financial and compliance audit reports if $1,000,000 or more of OPSG federal funds are expended in a fiscal year.

2.6.1 Documentation shall be retained in accordance with the FEMA Preparedness Grants Manual and other OPSG grant requirements and shall be available for audit and inspection.

2.7 WHEREAS, PARTIES agree that this Agreement does not provide Federal authority to PARTIES to enforce immigration laws (Title 8 USC).

2.8 WHEREAS, PARTIES acknowledge the following information for the OPSG grant program:

(a) Federal Grantor Agency: U. S. Department of Homeland Security (DHS)
(b) Administrative Authority: Federal Emergency Management Agency (FEMA)
(c) Operational Oversight: U. S. Customs and Border Protection (CBP)
(d) State Administrative Agency (SAA) or Pass-Through Agency: California Governor's Office of Emergency Services (Cal OES)
(e) Program Title: Homeland Security Grant Program (HSGP) Operation Stonegarden (OPSG)
(f) Grant Identification Number: 2024-0088
(g) Federal CFDA Number: 97.067

2.9 WHEREAS, PARTIES agree and shall utilize and adhere to the following Exhibits attached hereto and/or available using the referenced link:

(a) Exhibit A - FY 2024 OPSG Budget Worksheet
(b) Exhibit B - FY 2024 OPSG Standard Assurances & Program Standard Assurances Addendum
(c) Exhibit C- FY 2024 OPSG Operations Order (CONFIDENTIAL, for Official Use Only/Law Enforcement Sensitive)
(d) Exhibit D - Title 2 of the Code of Federal Regulations Part 200.
(e) Exhibit E - Federal Contract Provisions
(language to be developed and incorporated within a contract)

(f) Exhibit F - FY 2024 Homeland Security Grant Program (HSGP) Notice of Funding Opportunity (NOFO)
(g) Exhibit G - FY 2024 Homeland Security Grant Program (HSGP) California Supplement to the Federal NOFO
(h) Exhibit H - FEMA Preparedness Grants Manual

Nothing in the Exhibits above shall limit the requirements of this Agreement.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PARTIES jointly intend that COUNTY will reimburse, and PARTIES will provide, a level of OPSG services as set forth in this Agreement.

3. PURPOSE AND INTENT

The purpose of this Agreement is to satisfy the OPSG grant program proposal awarded by the DHS and passed through to the Cal OES, under the FY 2024 Operation Stonegarden grant program.

4. SCOPE OF SERVICES

4.1 Method of Service Delivery

SHERIFF shall manage the OPSG grant program, oversee the funding allocation of the PARTIES, and be administratively responsible for coordination of PARTIES' obligations under this Agreement. The SHERIFF's OPSG grant program team will be staffed as described in paragraph 6. STANDARDS OF SERVICE: OBLIGATIONS OF THE PARTIES.

4.2 Overview of Basic Services

PARTIES shall perform OPSG Operations ("Operations") by increasing law enforcement presence in each PARTY's designated jurisdiction and in coordination with other OPSG partner agencies to support the U. S. Customs and Border Protection (CBP) efforts to improve border security in the region. PARTIES will enforce local and state laws within their designated jurisdiction subject to the California Values Act (SB 54; Chapter 495) and shall not enforce or aid in the enforcement of immigration laws on behalf of U. S. Customs and Border Protection (CBP) and U. S. Border Patrol (BP). This Agreement does not provide Federal authority to PARTIES to enforce immigration laws (Title 8 USC).

5. TERM OF AGREEMENT

The OPSG grant program period of performance (POP) is September 1, 2024 through May 31, 2027, but the operational project period for PARTIES shall be the date of FEMA's approval, April 10, 2025 through February 28, 2027.

5.1 Initial Term

The term of this Agreement shall be retroactive to 12:01 a.m. on April 10, 2025 and shall continue in effect through and terminate at midnight on May 31, 2027; subject to the termination provision in paragraph 5.3.

5.2 Option to Extend

Renewal or extension of the Agreement beyond May 31, 2027 shall be subject to remaining grant funds and to a time extension approved by Cal OES. Any PARTY that does not agree to renew shall terminate its participation at the end of the term of this Agreement.

5.3 Termination

Subject to the applicable provisions of state law, each PARTY may terminate its participation in this Agreement upon ninety (90) days minimum written notice to the other PARTIES.

5.3.1 A PARTY may terminate its participation in this Agreement immediately upon written notice to the other PARTIES in the event it becomes ineligible to receive grant funds under this Agreement.

5.3.2 As the lead agency, SHERIFF, with approval from either FEMA, CBP, and/or Cal OES as needed, may require the termination of a PARTY's participation if it is determined that the PARTY has violated the provisions of this Agreement, including failure to provide the Anticipated Outcome set forth in section 6.3.

6. STANDARDS OF SERVICE: OBLIGATIONS OF THE PARTIES

6.1 Suspension and Debarment

SHERIFF will request, and PARTIES shall provide a copy of the SAM.gov report for their agency which shows their Active and Inactive Exclusions. Any PARTY with Active Exclusions at the onset of, or any time during, the term of this Agreement is not eligible to participate as set forth in Executive Orders 12549 and 12689, 2 CFR 200.214, and codified in 2 CFR Part 180, and shall terminate its participation in this Agreement as provided for in paragraph 5.3 Termination.

6.2 Byrd Anti-Lobbying Amendment

PARTIES that receive an award greater than $100,000 shall certify to SHERIFF on the Byrd Anti-Lobbying Certification Form attached hereto as Exhibit C, that it will not and has not used federally appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each PARTY shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from agency to agency up to the recipient who in turn will forward the certifications to the federal awarding agency.

6.3 Anticipated Outcome

The anticipated outcome of Operations to be performed by PARTIES under this Agreement is increased law enforcement presence in each PARTY's designated jurisdiction to support U. S. DHS and U. S. CBP efforts in the region to improve border security and reduce border related crime. The anticipated outcome will be reached by achieving the goals and accomplishing the missions set forth below by PARTIES and in Exhibit D – FY 2024 OPSG Operations Order.

6.3.1 PARTIES shall provide enhanced enforcement by increasing patrol presence in proximity to the border and/or routes of ingress from the border, including the water borders. In addition, PARTIES shall utilize their unique investigatory areas of expertise in operations.

6.3.2 Increase intelligence/information sharing among PARTIES, including but not limited to:

(a) Conducting bi-monthly meetings with a minimum of one representative from each PARTY.

(b) Increasing information sharing during operations.

6.3.3 Prior to Operations, PARTIES' Designated Operations Coordinator, in paragraph 6.4.3, shall submit an operational plan and schedule to the Integrated Planning Team (IPT) at least 72 hours prior to the operation.

6.3.3.1 The IPT is comprised of SHERIFF and CBP sworn personnel.

6.3.3.2 The role of the IPT is to provide support and guidance to the local, state, and federal law enforcement stakeholders within the grant.

6.3.4 Within 48 hours following the conclusion of each Operation:

6.3.4.1 Each PARTY shall complete a Daily Activity Report (DAR) form in Excel format, which will be submitted as supporting documentation for any reimbursement request. Information entered in the Narrative section of the DAR form shall include statistical data and report from Field Interviews (FIs), Arrest Reports, and/or Citations.

6.3.4.2 PARTIES' Designated Operations Coordinator in paragraph 6.4.3, or designee, shall enter and submit the same DAR information directly into DHS's Homeland Security Information Network (HSIN).

6.3.4.3 PARTIES' Designated Operations Coordinator or designee shall ensure DAR information entered in HSIN is correct and shall make necessary corrections until it is processed for approval.

6.4 Personnel Qualifications and Assignment

6.4.1 Qualifications

Each PARTY shall ensure that personnel assigned to perform Operations pursuant to this Agreement meet the minimum qualifications for their specific classification.

6.4.2 Management, Direction, and Supervision; Independent Contractors

The hiring, firing, management, direction, and supervision of each PARTY's personnel, the standards of performance, the discipline of each PARTY's personnel, and all other matters incident to the performance of such services, shall be performed by and be the responsibility of each PARTY in each PARTY's sole but reasonable judgment and in accord with the provisions of applicable labor agreements. Each PARTY shall be the appointing authority for all its personnel provided to OPSG by this Agreement. PARTIES shall have no liability for any direct payment of salary, wages, indemnity, or other compensation or benefit to any other PARTY's personnel.

Each PARTY and its respective officers, agents, and employees are independent contractors and are not officers, agents, and employees of any other PARTY. Each PARTY's personnel are under the direct and exclusive supervision of that PARTY, and each PARTY assumes full responsibility for the performance of its own personnel in connection with this Agreement. No PARTY has the authority to bind any other PARTY.

6.4.3 Designated Operations Coordinators

SHERIFF shall select a Designated Operations Coordinator, at the rank of Sheriff's Lieutenant or higher, who shall manage and direct OPSG operations. All other PARTIES shall select a Designated Operations Coordinator for their respective agency under this Agreement. The Designated Operations Coordinator for each PARTY shall serve as their agency contact and shall implement, as needed, appropriate procedures governing the performance of all requirements under this Agreement and shall be responsible for meeting and conferring in good faith to address any disputes which may arise concerning implementation of this Agreement.

6.4.4 Staffing for Basic Services

PARTIES shall ensure that adequate numbers of their qualified respective personnel are always provided to Operations during the term of this Agreement to meet the Basic Services, Scope of Services, and Standards of Service commitments set forth herein.

6.4.5 Equipment and Supplies

COUNTY will provide SHERIFF OPSG personnel with all supplies and/or prescribed safety gear, body armor, and/or standard issue equipment necessary to perform Operations. Similarly, all other PARTIES will provide their respective OPSG personnel with all supplies and/or prescribed safety gear, body armor, and/or standard issue equipment necessary to perform Operations unless otherwise specified in Exhibit D - FY 2024 OPSG Operations Order.

6.4.5.1 PARTIES are responsible for the procurement of their own equipment to be used in Operations.

6.4.5.2 PARTIES shall maintain an inventory list of all equipment purchased with OPSG funds and when practicable, equipment shall be labeled with: "*Purchased with funds provided by the U. S. Department of Homeland Security*".

7. COST OF SERVICES/CONSIDERATION

7.1 General

7.1.1 As full consideration for the satisfactory performance and completion by PARTIES of Operations set forth in this Agreement, COUNTY shall reimburse PARTIES for personnel assigned to perform Operations on the basis of claims and submittals as set forth hereunder. Such payments by COUNTY are dependent on the continued availability of funds from the DHS passed through the Cal OES.

7.1.2 PARTIES agree that awarded funds identified as allowable costs, as set forth in Exhibit G – FY 2024 Homeland Security Grant Program Notice of Funding Opportunity (HSGP NOFO), shall be expended only for approved Operations operating expenses, and equipment as detailed in Exhibit A – FY 2024 OPSG Budget Worksheet, and that unallowable costs are not reimbursable as set forth in Exhibit G – FY 2024 HSGP NOFO.

7.1.3 No reimbursement shall be made to a PARTY during any period of time within which that PARTY is in default on filing any informational or financial reports required by SHERIFF. SHERIFF shall make any necessary adjustments to PARTY claims to correct for overpayments, underpayments, or disallowances.

7.2 Project Costs/Rate of Compensation

SHERIFF shall reimburse PARTIES for overtime worked by personnel assigned to perform Operations and shall reimburse for costs approved in Exhibit D – FY 2024 OPSG Operations Order, based upon available funding and the actual costs incurred by PARTIES to provide Operations.

7.3 Method of Payment

PARTIES shall submit to SHERIFF, accurate and complete reimbursement forms, labor reports, timesheets, DARs, equipment and equipment maintenance invoices, procurement documents, purchase orders and/or contracts, and proof of payment, that represent amounts to be reimbursed under this Agreement within ninety (90) days from the date when expenditure was incurred. All requests for reimbursement shall be sent to:

Riverside County Sheriff's Office
Emily Long / Field Operations Fiscal Unit
4095 Lemon Street

Riverside, CA 92501

7.3.1 Reimbursement forms and invoices must have the signature of PARTY's Authorized Agent, certifying that the invoice and substantiating documentation, e.g., DARs, timesheets, payroll and labor reports, procurement documents, etc., are true and correct.

7.3.2 PARTIES shall provide payroll records for each person whose costs are reimbursable under this Agreement, to include, at a minimum, the person's name, classification, duty position, task, regular hourly rate, overtime hourly rate, overtime hours worked, date(s) overtime worked, and fringe benefit rate and cost.

> **7.3.2.1** PARTIES shall make available to SHERIFF for inspection, upon request, all payroll records and any other records that relate to the Basic Services provided under this Agreement.

7.3.3 PARTIES shall submit to SHERIFF, verifiable and complete supporting documentation to substantiate reimbursement requests for service maintenance and/or equipment purchase, to include the equipment inventory ledger, certified copies of invoice, purchase order, proof of payment to vendor and procurement documentation.

> **7.3.3.1** PARTIES shall provide procurement records that show proof of compliance to 2 CFR 200.317-200.327 requirements, and documents that substantiate full and open competition, to include but not limited to copies of solicitation (RFQ, RFB, RFP), rationale for the method of procurement, contract policy, basis for the contract type and price, purchase request, statement of work and other pre-solicitation documents, cost/price analysis (if applicable), profit negotiation (if applicable), purchase orders, federal contract provisions with required language incorporated within contracts under federal award (as directed herein by Exhibit F – Federal Contract Provision), notice of award, record of protest, performance or other bond documents, specialized endorsements, suspension and debarment listing, etc.
>
> **7.3.3.2** PARTIES shall make available to SHERIFF for inspection and upon request, all procurement records that provide historical and background information to answer inquiries pertaining to the acquisition of service maintenance and/or equipment that may arise in a review or audit or until the grant record retention period expires.

7.3.4 PARTIES shall ensure awareness, understanding and compliance to all grant rules and procurement requirements. PARTIES shall be responsible in making sure that proper authorization are in place for any OPSG equipment purchase that require specialized endorsement or approvals, including waiver request forms or Environmental Planning and Historic Preservation (EHP) compliance.

7.3.5 Noncompetitive procurements of equipment exceeding the $250,000 simplified acquisition threshold established by Federal Acquisition Regulation (FAR) 48 CFR Subpart 2.1, in accordance with 41 U.S.C. 1908, will require prior written approval from Cal OES.

7.3.5.1 Prior to purchasing equipment determined to be noncompetitive, PARTIES shall provide SHERIFF by email a copy of their Purchasing Agent's approval for the noncompetitive procurement which SHERIFF will submit to Cal OES for approval.

7.3.6 PARTIES shall obtain a performance bond from vendors prior to procuring equipment items costing over $250,000, or any vehicle, aircraft, or watercraft, to be paid at the time of purchase, in order to ensure delivery of the equipment within ninety (90) days of the performance period end date.

7.3.6.1 Performance bond shall be included for reimbursement with invoice.

7.3.7 Within ninety (90) business days upon receipt of valid invoice and supporting documentation specified in subparagraphs under 7.3, SHERIFF will reimburse PARTIES for the Basic Services agreed to.

7.3.8 Each PARTY shall manage their allocation and track their claims to ensure they remain within their allocated amount as specified in Exhibit A – FY 2024 OPSG Budget Worksheet.

7.4 Reimbursement Disallowances

PARTIES not in compliance with procedures in paragraph 7.3 above risk having incurred expenditures disallowed for reimbursement by SHERIFF. PARTIES that fail to submit claims for reimbursement within ninety (90) days will be notified in writing by SHERIFF that the claim(s) is/are past due, and funds allocated to the PARTY for that time period may be redistributed among other PARTIES.

8. PROGRAM/FINANCIAL ADMINISTRATION

8.1 PARTIES shall use as the primary reference in all programmatic, financial, and grant administration matters and adhere to the policies and regulations in Exhibit E - Title 2 of the Code of Federal Regulations Part 200 (2 CFR Part 200), Exhibit G – FY 2024 HSGP NOFO, Exhibit H – FY 2024 HSGP CA Supplement to the NOFO, and Exhibit I – FEMA Preparedness Grants Manual, in conjunction with updates issued by the Office of Management and Budget (OMB), Grants & Training (G&T) information bulletins, and Cal OES policy, regulations, and statutes.

8.1.1 Contract Provisions

PARTIES shall ensure that *all* contracts adhere to all applicable contract provisions stated in 2 CFR 200.317–200.327 and found in Appendix II - Contract

Provisions for Non-Federal Entity Contracts under Federal Awards. Reimbursement claims associated with contracts that are found to be in noncompliance will be denied.

8.1.2 Methods of Procurement

PARTIES shall adhere to the procurement methods found in 2 CFR 200, Subpart D, Section 200.320.

9. REPAYMENT OF REIMBURSEMENTS

9.1 Any PARTY found through compliance assessments, audits, or monitoring site visits, to be out of compliance with paragraphs 7.3 and 8 above, shall retroactively repay SHERIFF, within ninety (90) days of notification, any reimbursement found out of compliance which was paid to PARTY during the term of, and even after the term, of this Agreement. This provision shall survive termination or expiration of this Agreement.

10. INDEMNIFICATION – WORKERS' COMPENSATION, EMPLOYMENT AND CLAIMS AND LIABILITY ISSUES

10.1 The COUNTY shall fully indemnify and hold harmless non-County PARTIES and their respective officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs and/or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY.

10.2 Each non-County PARTY shall fully indemnify and hold harmless the COUNTY, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by non-County PARTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by the non-County PARTY.

10.3 Each non-County PARTY shall fully indemnify and hold harmless the other non-County PARTIES, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or

liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by non-County PARTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of that respective non-County PARTY or any contract labor provider retained by the non-County PARTY.

11. INDEMNIFICATION RELATED TO ACTS OR OMISSIONS; NEGLIGENCE

11.1 Claims Arising from Sole Acts or Omissions of a PARTY

Each PARTY to this Agreement hereby agrees to defend and indemnify the other PARTIES to this Agreement, their agents, officers, and employees, from any claim, action, or proceeding against the other PARTIES, arising solely out of its own acts or omissions in the performance of this Agreement. At each PARTY's sole discretion, each PARTY may participate at its own expense in the defense of any claim, action, or proceeding, but such participation shall not relieve any PARTY of any obligation imposed by this Agreement. PARTIES shall notify each other promptly of any claim, action, or proceeding and cooperate fully in the defense.

11.2 Claims Arising from Concurrent Acts or Omissions

The PARTIES hereby agree to defend themselves from any claim, action, or proceeding arising out of the concurrent acts or omissions of the PARTIES. In such cases, PARTIES agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in paragraph 11.4 below.

11.3 Joint Defense

Notwithstanding paragraph 11.2 above, in cases where PARTIES agree in writing to a joint defense, PARTIES may appoint joint defense counsel to defend the claim, action, or proceeding arising out of the concurrent acts or omissions of PARTIES. Joint defense counsel shall be selected by mutual agreement of PARTIES. PARTIES agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in paragraph 11.4 below. PARTIES further agree that no PARTY may bind the others to a settlement agreement without the written consent of the others.

11.4 Reimbursement and/or Reallocation

Where a trial verdict or arbitration award allocates or determines the comparative fault of the parties, PARTIES may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments, and awards, consistent with such comparative fault.

12. GENERAL PROVISIONS

12.1 Notices

Any notice, request, demand, or other communication required or permitted hereunder shall be in writing and may be personally delivered or given as of the date of mailing by depositing such notice in the United States mail, first-class postage prepaid and addressed as follows, or, to such other place as each PARTY may designate by subsequent written notice to each other:

To SHERIFF:

Sheriff
Riverside County Sheriff's Office
4095 Lemon Street
Riverside, CA 92501

To Non-County PARTIES:

Chief of Police
Costa Mesa Police Department
99 Fair Drive
Costa Mesa, CA 92626

Chief of Police
Hawthorne Police Department
12501 Hawthorne Blvd
Hawthorne, CA 90250

Chief of Police
Huntington Beach Police Department
2000 Main Street
Huntington Beach, CA 92648

Chief of Police
La Habra Police Department
150 N Euclid Street
La Habra, CA 90631

Executive Director
LA IMPACT
5700 S. Eastern Avenue
Commerce, CA 90040

Chief of Police
Newport Beach Police Department
870 Santa Barbara Drive
Newport Beach, CA 92660

Chief of Police
Seal Beach Police Department
911 Seal Beach Blvd
Seal Beach, CA 90740

Sheriff
Los Angeles County Sheriff's Dept.
Special Enforcement Bureau
1060 North Eastern Avenue
Los Angeles, CA 90063

A notice shall be effective on the date of personal delivery if personally delivered before 5:00 p.m. on a business day or otherwise on the first business day following personal delivery; or two (2) business days following the date the notice is postmarked, if mailed; or on the first business day following delivery to the applicable overnight courier, if sent by overnight courier for next business day delivery and otherwise when received.

12.2 Amendment; Assignment

This Agreement may be modified or amended only by a written document signed by the COUNTY through SHERIFF and the affected PARTY or PARTIES, and no oral understanding or agreement shall be binding on any PARTY or PARTIES. No PARTY shall assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the other PARTIES.

12.3 Entire Agreement

This Agreement constitutes the complete and exclusive statement of agreement between the COUNTY and non-County PARTIES with respect to the subject matter hereto. As such, all prior written and oral understandings are superseded in total by this Agreement.

12.4 Construction

This Agreement will be deemed to have been made and shall be construed, interpreted, governed, and enforced pursuant to, and in accordance with, the laws of the State of California. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand, or limit the terms of the Agreement and shall not be construed against any one PARTY.

12.5 Waiver

A waiver by COUNTY or non-County PARTIES of a breach of any of the covenants to be performed by COUNTY or non-County PARTIES shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. In addition, the failure of any PARTY to insist upon strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by COUNTY or non-County PARTIES of either performance or payment shall not be considered a waiver of PARTY's preceding breach of this Agreement.

12.6 Authority to Enter Agreement

COUNTY and non-County PARTIES have all requisite power and authority to conduct their respective business and to execute, deliver, and perform the Agreement. Each PARTY warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective PARTY.

12.7 Cooperation

COUNTY through SHERIFF and Non-County PARTIES will cooperate in good faith to implement this Agreement.

12.8 Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. SHERIFF will provide each PARTY with a copy of this Agreement once fully executed.

12.9 Severability

This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any Court or other legal authority, or is agreed upon by the PARTIES, to be in conflict with any law or regulation, then the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of this Agreement to any PARTY is lost, then the Agreement may be terminated at the option of the affected PARTY, with the notice as required in this Agreement. In all other cases, the remainder of this Agreement shall be severable and shall continue in full force and effect.

12.10 Legislative Changes

If any changes are made to regulations pursuant to which this Agreement is made or to any successor legislation or regulations, or if the DHS imposes any budget requirements or limitations applicable to this Agreement and the services to be provided hereunder, then (1) to the extent any of the changes are of mandatory application, such change(s) shall apply to the PARTIES in this Agreement, and this Agreement shall be deemed to be amended to be consistent with such changes(s) except to the extent that such change(s) alter(s) a material provision of this Agreement in which case such material provision shall be voidable and the PARTIES will negotiate in good faith to amend the Agreement as necessary, and (2) to the extent any of the changes are not of mandatory application, such change(s) shall not affect this Agreement or the right or obligations of COUNTY and non-COUNTY under this Agreement unless the PARTIES mutually agree to subject themselves to such changes(s).

12.11 Representation

Each PARTIES' Chief, and/or Sheriff, or their respective designee, shall represent its PARTY in all discussions pertaining to this Agreement. SHERIFF, or his or her designee, shall represent COUNTY in all discussions pertaining to this Agreement.

12.12 Dispute Resolution Concerning Services and Payment

In the event of any dispute concerning services and payment arising from this Agreement, representatives described in paragraph 12.11, will meet, and confer within ten (10) business days after receiving notice of the dispute to resolve the dispute.

12.13 Termination of Funding

If funding for reimbursement of costs related to Operations is terminated by the DHS, this Agreement in its entirety shall be considered null and void and COUNTY through SHERIFF and PARTIES shall no longer be required to provide Operations as described herein. In such event, PARTIES shall meet immediately, and if agreed upon by the PARTIES, mutually develop and implement within a reasonable time frame, a transition plan for the provision of Operations through alternate means.

12.14 Obligation

This Agreement shall be binding upon the successors of the PARTIES.

12.15 California Law

This Agreement is executed and delivered within the State of California and the rights and obligations of the PARTIES hereto shall be construed and enforced in accordance with, and governed by, the laws of the State of California.

IN WITNESS WHEREOF, the PARTIES hereto approve and agree to the terms of this Agreement, such Agreement being effective April 10, 2025, unless otherwise specified.

RIVERSIDE COUNTY SHERIFF'S OFFICE

Chad Bianco
Sheriff-Coroner

Approved as to form and legality:
Minh C. Tran
OFFICE OF THE COUNTY COUNSEL
COUNTY OF RIVERSIDE

Amrit P. Dhillon
Deputy County Counsel

COSTA MESA POLICE DEPARTMENT

Ronald Lawrence
Chief

HAWTHORNE POLICE DEPARTMENT

Gary Tomatani
Chief

HUNTINGTON BEACH POLICE DEPARTMENT

Eric G. Parra
Chief

LA HABRA POLICE DEPARTMENT

Adam Foster
Chief

LOS ANGELES IMPACT

Michael Burke
Executive Director

NEWPORT BEACH POLICE DEPARTMENT

Dave Miner
Chief

SEAL BEACH POLICE DEPARTMENT

Michael Henderson
Chief

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

Robert G. Luna
Sheriff

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Minh C. Tran
OFFICE OF THE COUNTY COUNSEL COUNTY OF RIVERSIDE

Amrit P. Dhillon
Deputy County Counsel

COSTA MESA POLICE DEPARTMENT

Joyce Lapointe
Interim Chief

HAWTHORNE POLICE DEPARTMENT

Gary Tomatani
Chief

HUNTINGTON BEACH POLICE DEPARTMENT

Eric G. Parra
Chief

LA HABRA POLICE DEPARTMENT

Adam Foster
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Amrit P. Dhillon
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Amrit P. Dhillon
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LA HABRA POLICE DEPARTMENT

Adam Foster
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LOS ANGELES IMPACT

Michael Burke
Executive Director

NEWPORT BEACH POLICE DEPARTMENT

Dave Miner
Chief

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE
By: _____
Aaron C. Harp, City Attorney
6.13.25
AF

SEAL BEACH POLICE DEPARTMENT

Michael Henderson
Chief

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

Robert G. Luna
Sheriff

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RIVERSIDE COUNTY SHERIFF'S OFFICE

Chad Bianco
Sheriff-Coroner

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OFFICE OF THE COUNTY COUNSEL COUNTY OF RIVERSIDE

Amrit P. Dhillon
Deputy County Counsel

COSTA MESA POLICE DEPARTMENT

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Dave Miner
Chief

SEAL BEACH POLICE DEPARTMENT

Michael Henderson
Chief

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

R. Luna

Robert G. Luna
Sheriff

Approved as to form:
DAWYN R. HARRISON
OFFICE OF THE COUNTY COUNSEL
COUNTY OF LOS ANGELES

APPROVAL ON FILE
Michele Jackson
Principal Deputy County Counsel

EXHIBIT A

FY 2024 OPERATION STONEGARDEN
RIVERSIDE COUNTY SHERIFF'S OFFICE - SUB-RECIPIENT
SUMMARY

AGENCY NAME	Budget Narrative Category									TOTAL
	A	B	C	D	E	F	G	H	I	
	Operational OT	Fringe Benefits	Vehicle/Vessel Maint	Equip Maint	New/Replace Equip	Fuel Costs	Mileage	Flight Costs	M&A	
Riverside County Sheriff's Department	$ 256,169	$ 17,291	$ -	$ -	$ -	$ -	$ 28,140	$ -	$ 135,062	**$ 436,662**
Costa Mesa Police Department	$ 91,860	$ -	$ -	$ -	$ 50,000	$ -	$ 28,140	$ -	$ -	**$ 170,000**
Hawthorne Police Department	$ 188,188	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,812	$ -	**$ 200,000**
Huntington Beach Police Department	$ 164,692	$ 2,388	$ 1,780	$ -	$ 32,000	$ -	$ -	$ 31,140	$ -	**$ 232,000**
La Habra Police Department	$ 63,466	$ 7,406	$ -	$ 2,520	$ 96,000	$ -	$ 1,608	$ -	$ -	**$ 171,000**
LA IMPACT	$ 205,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000	$ -	**$ 250,000**
Los Angeles County Sheriff's Department	$ 800,000	$ -	$ -	$ -	$ 120,000	$ -	$ -	$ -	$ -	**$ 920,000**
Newport Beach Police Department	$ 100,000	$ 1,580	$ -	$ -	$ 70,000	$ -	$ -	$ -	$ -	**$ 171,580**
Seal Beach Police Department	$ 143,101	$ 2,075	$ -	$ -	$ -	$ -	$ 4,824	$ -	$ -	**$ 150,000**
Grand Total Riverside County Region	**$ 2,012,476**	**$ 30,740**	**$ 1,780**	**$ 2,520**	**$ 368,000**	**$ -**	**$ 62,712**	**$ 87,952**	**$ 135,062**	**$ 2,701,242**

AGENDA ITEM NO. 24.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Police Department

City Manager: Department Head:

SUBJECT:
Approval of a Purchase Order for the Amount of $26,325 for the purchase of a Mobile Surveillance Trailer from Wanco.

RECOMMENDED MOTION:
Staff recommends that the City Council authorize the Chief of Police to Proceed with the purchase order and purchase a Mobile Surveillance Trailer from Wanco.

DISCUSSION:
UASI program funds address the unique planning, organization, equipment, training, and exercise needs of high threat, high density urban areas, and assists them in building an enhanced and sustainable capacity to prevent, protect against, mitigate, respond to, and recover from acts of terrorism.

The UASI grants are administered by the Los Angeles Mayor's office, who recently called for project proposals for grant year 2024. This 2024 UASI grant will provide $117,640 in funding for the purchase of automated license plate reader (ALPR) equipment, and a mobile camera trailer. The vendor, Vigilant Solutions, is a provider of equipment for our current ALPR network within the City, utilized by the Police Department. Expanding the existing network will increase the level of safety for the community and City staff. The system allows information to be provided to officers in the field, in real time, that they might otherwise be unaware of, as well as provides investigators with possible additional investigative leads to identify a suspect of a crime.

UASI 2024 was previously approved by Council under Resolution No. 8557. Since that approval, the vendor has increased its pricing, citing tariffs and inflationary impacts as the basis for the adjustment.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None. The additional amount of $26,325 is available and will be paid with Asset Forfeiture funds.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
2025-11-10-CA Hawtorne-2xDieselPVS-SQ114316567
2025-12-01-CA Hawthorne-2xDieselPVS - SQ114316567
PO 3121_Wanco Inc.
Resolution 8573

5870 Tennyson St, Arvada, CO 80003
Phone 303-427-5700 | www.wanco.com

Quote

Tim Paulino
For assistance please call or email
+14702339831 | tim.paulino@wanco.com

Shipping Instructions	Lead Time	16 Weeks ARO	Quote #	SQ114316567
Client MUST have loading dock or forklift with 8' forks in order to offload equipment.	Terms	Net 30	Date	11/10/2025
			Expiration	11/24/2025

Customer Information	Ship To Information
Hawthorne City Of CA Josh Armstrong jarmstrong@cityofhawthorne.org	Hawthorne City Of CA 4455 W 126th St Hawthorne, CA 90250

Notes
Freight cost TBD if zero.

Part #	Description	Qty	Price	Total
	Wanco Diesel PVS (Kubota Engine): INCLUDES: COMPACT BODY TRAILER, DUAL ELECTRIC WINCH DELUXE TOWER, EQUIPMENT BOX, SWITCH PANEL WITH LVD AND FAN CONTROLLER, 2-SEALED AGM BATTERIES & 45A CHARGER, AUTO START KUBOTA DIESEL ENGINE W/30 GAL TANK, START BAT & 15A CHARGER, AXLE LOCK BAR, COMBO 2-1/2" PINTLE & 2" BALL HITCH. NO CAMERAS, NO MONITOR, NO DVR, NO COMMUNICATIONS, NO OPTIONS. INCLUDES THE DELUXE 30 FT TOWER, Upgraded MULTIHEAD MOUNT w/fan FOR 4 NPT STYLE CONNECTORS, Cables: 5X CAT6 Shielded to top 1X CAT6 Shielded to Mid height 1 two wire power to Mid height Wanco install cradlepoint (supplied by Agency) - no antenna Wanco install Axis POE Switch, IO Module & Power Supply (supplied by Agency) Cradlepoint & switch installed in top multi-head	**2**	**$52,500.00**	**$105,000.00**

Product Subtotal	$105,000.00
Options Subtotal	$0.00
Sales Tax	$0.00
Freight	$1,500.00

Total	$106,500.00

To ensure prompt processing of your accepted quotation, please sign below and return this form to quote@wanco.com

Print Name:	Date:
Signature:	PO #:

Please add any applicable sales tax. All terms are based on approved credit.

For equipment shipping from the factory, the shipping address must have a forklift and forklift operator, or loading dock. Additional fees may apply if location cannot unload equipment. Dealer to perform safety check on all equipment upon delivery, which may include tire inflation, drawbar connection, and connecting tail lights. Equipment will ship on open flatbed commercial truck and may need to be washed on arrival.

Dealer is responsible for registration filing and fees if required by local jurisdiction. Wanco will mail certificates of origin to the billing location upon shipment of equipment.

All products sold with Fleet Manager access may require additional data subscription. Fleet Manager is owned and maintained by Wanco and therefore all data collected and residing in Fleet Manager is property of Wanco. Wanco reserves the right to use data as needed.

For equipment warranty information, visit: https://www.wanco.com/support/warranty-policy/

Thank you for choosing Wanco!

5870 Tennyson St, Arvada, CO 80003
Phone 303-427-5700 | www.wanco.com

Quote

Tim Paulino
For assistance please call or email
+14702339831 | tim.paulino@wanco.com

Shipping Instructions	Lead Time	16 Weeks ARO	Quote #	SQ114316567
Client MUST have loading dock or forklift with 8' forks in order to offload equipment.	Terms	Net 30	Date	12/01/2025
			Expiration	12/15/2025

Customer Information	Ship To Information
Hawthorne City Of CA Josh Armstrong jarmstrong@cityofhawthorne.org	Hawthorne City Of CA 4455 W 126th St Hawthorne, CA 90250

Notes
Freight cost TBD if zero.

Part #	Description	Qty	Price	Total
Other	Wanco Diesel PVS (Kubota Engine): INCLUDES: COMPACT BODY TRAILER, DUAL ELECTRIC WINCH DELUXE TOWER, EQUIPMENT BOX, SWITCH PANEL WITH LVD AND FAN CONTROLLER, 2-SEALED AGM BATTERIES & 45A CHARGER, AUTO START KUBOTA DIESEL ENGINE W/30 GAL TANK, START BAT & 15A CHARGER, AXLE LOCK BAR, COMBO 2-1/2" PINTLE & 2" BALL HITCH. NO CAMERAS, NO MONITOR, NO DVR, NO COMMUNICATIONS, NO OPTIONS. INCLUDES THE DELUXE 30 FT TOWER, Upgraded MULTIHEAD MOUNT w/fan FOR 4 NPT STYLE CONNECTORS, Cables: 5X CAT6 Shielded to top 1X CAT6 Shielded to Mid height 1 two wire power to Mid height Wanco install cradlepoint (supplied by Agency) - no antenna Wanco install Axis POE Switch, IO Module & Power Supply (supplied by Agency) Cradlepoint & switch installed in top multi-head	**2**	**$52,500.00**	**$105,000.00**

Product Subtotal	$105,000.00
Options Subtotal	$0.00
Sales Tax	$11,025.00
Freight	$1,500.00

Total	$117,525.00

To ensure prompt processing of your accepted quotation, please sign below and return this form to quote@wanco.com

Print Name:	Date:
Signature:	PO #:

Please add any applicable sales tax. All terms are based on approved credit.

For equipment shipping from the factory, the shipping address must have a forklift and forklift operator, or loading dock. Additional fees may apply if location cannot unload equipment. Dealer to perform safety check on all equipment upon delivery, which may include tire inflation, drawbar connection, and connecting tail lights. Equipment will ship on open flatbed commercial truck and may need to be washed on arrival.

Dealer is responsible for registration filing and fees if required by local jurisdiction. Wanco will mail certificates of origin to the billing location upon shipment of equipment.

All products sold with Fleet Manager access may require additional data subscription. Fleet Manager is owned and maintained by Wanco and therefore all data collected and residing in Fleet Manager is property of Wanco. Wanco reserves the right to use data as needed.

For equipment warranty information, visit: https://www.wanco.com/support/warranty-policy/

Thank you for choosing Wanco!

City of Hawthorne
Purchasing Department
4455 W 126th St
Hawthorne, CA 90250

Purchase Order

Fiscal Year 2026

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES, AND SHIPPING PAPERS.

Purchase Order Number **00003121**

Purchase Order Date **11/17/2025**

Department **POLICE ADMINISTRATION**

Bill To 21
City of Hawthorne
Accounts Payable
4455 W 126th St
Hawthorne, CA 90250

Ship To 21
HAWTHORNE - POLICE
12501 SOUTH HAWTHORNE BLVD
FIRST FLOOR
HAWTHORNE, CA 90250

Vendor 113194
WANCO INC.
5870 TENNYSON ST.
ARVADA, CO 80003

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
		113194	3556	Von Norris	

NOTES

Wanco Diesel PVS with Trailer

The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	Wanco Diesel PVS (Kubota Engine): Includes: Compact body trailer, dual electric winch deluxe tower, equipment box, switch panel with LVD and fan controller, 2-sealed AGM batteries & 45A charger, auto start Kubota diesel engine w/30 gal tank, start bat &15A charger, axle lock bar, combo 2-1/2" pintle & 2" ball hitch. No cameras, no monitor, no DVR, no communications, no options. Includes the deluxe 30 Ft tower, multihead mount for 4 NPT style connectors, 5X CAT5E. GL #: 229-2102-000-0-0-40514 $6,000.00 GL #: 272-2102-310-0-0-47404 $91,200.00	1.0000	EACH	$95,700.0000	$95,700.00

This instrument has been audited in the manner required by local government regulations and laws.

Approver Name: munis **Approval Date:** 11/17/2025

Authorized Signature

Authorized Signature

Total Ext. Price	$95,700.00
Total Freight	$1,500.00
Purchase Order Total	**$97,200.00**

Purchasing Copy

RESOLUTION NO. 8573

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING, AUTHORIZING, APPROVING AND RATIFYING THE ACCEPTANCE OF GRANT YEAR 2024 URBAN 'URBAN AREA SECUITY INITIATIVE (UASI)', GRANT NUMBER 2024-0088, TOTALING $117,640.00. INCLUDING A PURCHASE ORDER IN THE AMOUNT OF $26,325 WHICH WILL BE DRAWN FROM JUSTICE FUNDS IN ASSET FOREFEITURE.

WHEREAS, the Urban Area Security Initiative (UASI) program provides funds to address the unique planning, organization, equipment, training, and exercise needs of high-density urban areas, and assists them in building an enhanced and sustainable capacity to prevent, protect against, mitigate, respond to and recover from acts of terrorism;

WHEREAS, the LA/LBUA consists of the City of Los Angeles, City of Long Beach, the unincorporated area of Los Angeles County and participating jurisdictions, including the sub-recipients;

WHEREAS, by Resolution Number 8557 the City of Hawthorne accepts $117,640 under the 2024 UASI grant, with submitted and approved expenditure proposal of the purchase of automated license plate reader(s) (ALPR) equipment and mobile camera trailer intended to be executed during the course of the grant period.

WHEREAS, the City Council of the City of Hawthorne may approve, authorize and ratify the acceptance of the 2024 UASI grant and acceptance of the related funds.

The City Council of Hawthorne, California, hereby resolves as follows:

Section 1. The City Council of the City of Hawthorne authorizes, approves and ratifies the receipt of the grant award in the amount of $117,640 and authorizes the said amount to be applied in the purchase of automated license plate reader(s) (ALPR) equipment and mobile camera trailer.

Section 2. The City Council of the City of Hawthorne authorizes, approves and ratifies the purchase order in the amount of $26,325 from Justice Funds in Asset Forfeiture to be used toward the purchase of a mobile surveillance trailer.

Section 3. The City Manager or the Chief of Police is further authorized to execute and all documents necessary to apply for and receive grant funding through the UASI, including all amendments thereto, subject to minor clerical changes by the City Attorney

Section 4. The City clerk shall certify the adoption of this Resolution and shall cause this Resolution and the certification to be entered in the book of resolutions of the Council of the City of Hawthorne.

Section 5. This Resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED, and ADOPTED this 9th day of December, 2025.

_____

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

_____

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

_____

DAVID CACERES, City Attorney
City of Hawthorne, California

EXHIBIT "A"

URBAN AREA SECURITY INITIATIVE (UASI) 2024 GRANT

AGENDA ITEM NO. 25.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #7 and Final Acceptance in the amount of $119,596.93 due to Pardess Air Inc of Los Angeles, CA for Hawthorne Memorial Center HVAC System Upgrade (Project #23-08).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #7 and Final Acceptance and approve Change Orders to Pardess Air Inc of Los Angeles, CA and release 5% retention amount 35 days after Final Approval.

DISCUSSION:
This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the HVAC system upgrade at City of Hawthorne Memorial Center located at 3901 W El Segundo Blvd, Hawthorne, CA 90250

The work consists of engineering, designing, procuring, permitting and installing: a new chiller (127 TR), chilled water pumps and piping, new VAV AHUs, new DDC controls system, new emergency generator and fuel storage, 5-year maintenance contract and properly remove/dispose of all existing equipment.

As of December 1st, 2025, 100% of the work has been completed. The new chiller, water pumps/piping, new VAV AHUs, new control system, new heating/boiler system installed and emergency generator has been installed. A new perimeter fence with privacy screen has been installed along with a new double door entry gate and bollards around the emergency generator. The testing/trouble shooting of individual equipment and testing/trouble shooting of the new HVAC system as a whole was conducted. Training was given to all necessary city employees on how the monitoring software can be access and how to operate it. Logins were created for each employee. An extra tank was interrogated to the boiler system to keep a constant pressure to heat the entire facility.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This HVAC system upgrade can contribute to our economic strategic plan in several ways. For example, the new HVAC system will be one large centralized unit instead of the existing 3-unit individual systems. This will help better cool/heat the community center and be more energy efficient. This project will improve the City's infrastructure and allow the Community Service Department to provide a better environment for all visitors, class attendees and/or organizations that hold their events at the Memorial Center.

FISCAL IMPACT:
None. Funds for this progress payment and change orders in the amount of $119,596.93 plus 5% retention will be paid for with funds through a Specified Grant from the Budget Act of 2022 from the State

of California Department of Parks and Recreation and through the American Rescue Plan Act Fund.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Final PP and 5% Retention

9-Dec-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 7 FOR HAWTHORNE MEMORIAL CENTER HVAC SYSTEM UPGRADE (Project#23-08)

The following is a detailed breakdown of **Progress Payment No.7 and Final Acceptance** due to PARDESS AIR Inc, 1769 KELTON AVE, LOS ANGELES, CA, 90024 for work done on the subject project through November 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Procure and install new chiller (127 TR), chilled water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	$626,000.00	$ 626,000.00	1.00	0.00	$ -	1.00	$ 626,000.00
2	Procure and install new customized VAV AHUs. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	$626,000.00	$ 626,000.00	1.00	0.00	$ -	1.00	$ 626,000.00
3	Procure and install new hot water boiler (900 MBTUH), hot water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	$262,000.00	$ 262,000.00	1.00	0.00	$ -	1.00	$ 262,000.00
4	Procure and install new DDC controls system. Plus, all other Lump Sum aspects of the Project as specified, including hardware, wiring, warranty, permits, as-built drawings, etc.	1	LS	$260,000.00	$ 260,000.00	1.00	0.00	$ -	1.00	$ 260,000.00
5	Procure and install new emergency generator (250 kW) and fuel storage (equivalent to 24-hour duration). Plus, all other Lump Sum aspects of the Project as specified, including interconnection, wiring, fencing enclosure, concrete pad, warranty, permits, as-built drawings, etc	1	LS	$200,000.00	$ 200,000.00	1.00	0.00	$ -	1.00	$ 200,000.00
6	Engineer and design new HVAC system, DDC Controls, Emergency Generator. Plus, all other Lump Sum aspects of the Project as specified, including mechanical, electrical, structural and civil design drawings, permits, bill of materials, equipment and material specification sheets, etc.	1	LS	$260,000.00	$ 260,000.00	1.00	0.00	$ -	1.00	$ 260,000.00
7	Remove and dispose of all existing equipment. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	1	LS	$101,000.00	$ 101,000.00	1.00	0.00	$ -	1.00	$ 101,000.00
8	5-year maintenance program covering HVAC system and Emergency Generator. Plus, all other Lump Sum aspects of the Project as specified, including, warranty, parts, labor, etc.	1	LS	$91,000.00	$ 91,000.00	1.00	0.00	$ -	1.00	$ 91,000.00
9	CO #5:REPLACEMENT OF EXISITING SWITCHBOARD WITH NEW SWITCHBOARD	1	LS	$3,609.64	$ 3,609.64	1.00	0.00	$ -	1.00	$ 3,609.64
10	CO #6: VFD AND NEW MOTOR FOR RF1 & RF2	1	LS	$29,112.36	$ 29,112.36	1.00	0.00	$ -	1.00	$ 29,112.36
11	CO #7: SAW CUTTING BROKEN WALL AND REMOVAL/DISPOSAL	1	LS	$6,544.66	$ 6,544.66	1.00	0.00	$ -	1.00	$ 6,544.66
12	CO #8: REMOVAL OR BROCK WALL ON TOP OF FOOTING AND REMOVAL OF EXTRA SOIL ON THE BOTTOM OF CONCRETE PLATFORM AND ADDITIONAL BASE/COMPACTION	1	LS	$6,313.38	$ 6,313.38	1.00	0.00	$ -	1.00	$ 6,313.38
13	CO #9: EXTRA ELECTRICAL CONDUIT FOR FUTURE CITY USE	1	LS	$4,406.09	$ 4,406.09	1.00	0.00	$ -	1.00	$ 4,406.09
14	CO #10: PATCHING HOLES IN MEHCNICAL ROOM CEILING (NOT PART ORIGINAL SCOPE OF WORK)	1	LS	$6,161.86	$ 6,161.86	1.00	0.00	$ -	1.00	$ 6,161.86

15	CO #11: REPLACEMENT OF CORRODED PORTABLE WATER PIPE(S)	1	LS	$5,260.76	$ 5,260.76	1.00	0.00	$ -	1.00	$ 5,260.76
16	CO #12: ADDITION OF (2) 6" TEES AND (2) 6" VALVES FOR CLEANING AND FLUSHING	1	LS	$4,723.97	$ 4,723.97	1.00	0.00	$ -	1.00	$ 4,723.97
17	CO #13: UPGRADE THE EMERGENCY GENERATOR FROM 250KW TO 400KW	1	LS	$179,947.16	$ 179,947.16	1.00	0.00	$ -	1.00	$ 179,947.16
18	CO#14: DEMO RUSTED HEATING AND COOLING PIPE. REPLACE WITH NEW COPPER PIPING BETWEEN ROOM 124 AND 125	1	LS	$6,723.64	$ 6,723.64	1.00	0.00	$ -	1.00	$ 6,723.64
19	CO#15: EXTRA NEW INSULATION FOR EXISTING PIPES THAT ABADMENT COMPANY REMOVED THE INSULATION TO.	1	LS	$7,917.92	$ 7,917.92	1.00	0.00	$ -	1.00	$ 7,917.92
20	CO #16: EDISON NEW 800A MAIN BOARD DESIGN/APPROVAL	1	LS	$2,911.00	$ 2,911.00	1.00	0.00	$ -	1.00	$ 2,911.00
21	CO #17: ADDITIONAL 45A CIRCUIT BREAKER TO MAIN SWITCH BOARD FOR SC	1	LS	$4,762.40	$ 4,762.40	1.00	0.00	$ -	1.00	$ 4,762.40
22	CO #18: NEW DUCT WORK FOR MAIN OFFICE ROOM 109	1	LS	$9,395.81	$ 9,395.81	1.00	0.00	$ -	1.00	$ 9,395.81
23	CO#1, 2, 19, 20 & 21	1	LS	$125,891.51	$ 125,891.51	0.00	1.00	$ 125,891.51	1.00	$ 125,891.51
Total Contract Price					$ 2,829,682.16					
						TOTAL		$ 125,891.51		$ 2,829,682.16
						LESS RETENTION		$ 6,294.58		$ 141,484.11
						LESS PREVIOUSLY PAID		$ -		$ 2,568,601.12
						TOTAL AMOUNT DUE		**$ 119,596.93**		**$ 119,596.93**

TOTAL AMOUNT DUE THIS 7th and FINAL PROGRESS PAYMENT:

Accout#

180-1150-138-0-0-40514 $ 119,596.93

This 7th and Final Acceptance Payment is hereby submitted for your review and approval. The five percent (5%) retention amount of $141,484.11 will be paid from the account 180-1150-138-0-0-40514, thirty-five (35) days following the Final Acceptance of the Contract.

German Franco

German Franco

Project Engineer

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: German

Project: **Hawthorne Memorial Center HVAC System Upgrade**

APPLICATION NO: 7
APPLICATION DATE: 11/26/2025
PERIOD TO: 11/26/2025

DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR
CONST. MNGR

FROM: **Pardess Air Inc.**
1769 Kelton Ave.
LOS ANGELES, CA 90024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, Schedule of Values, is attached.

1.	**ORIGINAL CONTRACT SUM**		**$2,426,000.00**
2.	Net change by Change Orders		$403,682.16
3.	**CONTRACT SUM TO DATE** (Line 1+2)		$2,829,682.16
4.	**TOTAL COMPLETED & STORED TO DATE**		**$2,829,682.16**
	(Column G on G703)		
5.	**RETAINAGE**		
	a. 5% of completed work	$141,484.11	
	(Columns D+E on SOV)		
	b. 10% of Stored Material	$0.00	
	(Column F on SOV)		
	Total Retainage (Line 5a+5b or		
	Total in Column I of G703)		$141,484.11
6.	**TOTAL EARNED LESS RETAINAGE**		
	(Line 4 less Line 5 Total)		$2,688,198.05
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT**		
	(Line 6 from prior Certificate)		$2,568,601.12
8.	**CURRENT PAYMENT DUE**		**$119,596.93**
9.	**BALANCE TO FINISH, INCLUDING RETAINAGE**		
	(Line 3 less Line 6)	$141,484.11	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved prior to this Month		$0.00
Total changes approved this Month	0	
	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Pardess Air Inc**

By: *Daniel Shaye* Date: 11/26/25

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the signatories certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work, is in accordance with the Contract Documents, and the Contractor is entitled to payment in the AMOUNT CERTIFIED.

By: Date

By: Date:
OWNER

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contract under this contract.

SCHEDULE OF VALUES

Application No **7**
Application Date 11/26/2025
Period From 9/16/2025
To 11/26/2025

Contractor **: Pardess Air inc**

Job Name**: Hawthorne Memorial Center HVAC System Upgrade**

A	B	C	D	E	F	G	H
ITEM #	DESCRIPTION OF WORK ACTIVITY	SCHEDULED VALUE	% To This Date	TOTALS TO DATE (CXD)	Total Amount Completed On Prior App.	Amount of This Application (E-F)	RETAINAGE 5%
1	Procure and and install new chiller (127 TR), chilled water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	$ 626,000	100.00%	$ 626,000.00	$ 626,000.00	$ -	$31,300.00
2	Procure and install new customized VAV AHUs. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	$ 626,000	100.00%	$ 626,000.00	$ 626,000.00	$ -	$31,300.00
3	Procure and install new hot water boiler (900 MBTUH), hot water pumps and piping. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	$ 262,000	100.00%	$ 262,000.00	$ 262,000.00	$ -	$13,100.00
4	Procure and install new DDC controls system. Plus, all other Lump Sum aspects of the Project as specified, including hardware, wiring, warranty, permits , as-built drawings, etc.	$ 260,000	100.00%	$ 260,000.00	$ 234,000.00	$ -	$13,000.00
5	Procure and install new emergency generator (250 kW) and fuel storage. Plus, all other Lump Sum aspects of the Project as specified, including interconnection, wiring, fencing enclosure, concrete pad, warranty, permits, as-built drawings, etc.	$ 200,000	100.00%	$ 200,000.00	$ 200,000.00	$ -	$10,000.00
6	Engineer and design new HVAC,DDC Controls ,Emergency Generator plus all other lump sum	$ 260,000	100.00%	$ 260,000.00	$ 260,000.00	$ -	$13,000.00
7	Remove and dispose of all existing equipment. Plus, all other Lump Sum aspects of the Project as specified, including hardware, warranty, permits, as-built drawings, etc.	$ 101,000	100.00%	$ 101,000.00	$ 101,000.00	$ -	$5,050.00
8	5 years maintenece program covering HVAC system and Emergency Generator .plus all aother lum sum aspects of the project as a specified including warranty	$ 91,000	100.00%	$ 91,000.00	$ 91,000.00	$ -	$4,550.00
9	Change Orders (C0# 5 to CO# 18	$ 277,790.65	100.00%	$ 277,790.65	$ 277,790.65	$ -	$13,889.53
10	Change Orders (C0# 1,2 & 19,20,21)	$ 125,891.51	100.00%	$ 125,891.51	$ -	$ 125,891.51	$6,294.58
	Sub Total	**$ 2,829,682.16**		$ 2,829,682.16	$ -	**$ 125,891.51**	$141,484.11

AGENDA ITEM NO. 26.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #5 in the amount of $2,090,367.47 due to Martinez Landscape Co., Inc of Sylmar, CA for City of Hawthorne New City Yard (Project #24-02).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #5 to Martinez Landscape Co. Inc of Sylmar, CA.

DISCUSSION:
The work for the project includes adequate parking spaces for large and regular vehicles, a two-story building, a fuel-pumping station for gas and diesel vehicles, an above-ground propane tank, a mechanic station, wash down bays, hazardous material storage, welding area, general storage, employee restroom, and storage space for large city vehicles. Vehicle parking spaces will have a photovoltaic canopy above, as well as on all building rooftops. The two-story administration building will contain ground level storage, a public-facing entrance/vestibule, elevator, office, restrooms, and elevator equipment room. The second story will include City offices, training rooms, conference rooms, mail intake and sorting, and staff restrooms. The roof of the administration building will also hold a new radio tower and drone pad. Additionally, new sidewalks will be installed that are ADA compliant, along with driveways that provide entrance and exit to the facility. This project also consists of multiple trades, from low voltage electrical work to fueling station design & construction. This requires the awarding contractor to have multiple subcontractors for various works which include but not limited to: low voltage electrical work for communication/security system, elevator construction and installation, mechanical lifts and pressure systems, fueling station design and installation, hazardous material storage construction, fire suppression system, standard plumbing, mechanical and electrical systems, ADA sidewalk construction, landscaping, etc. Any and all other additional, reduced or removed work will be made through negotiated change orders after the projects contract has been awarded in accordance with the bid documents.

The scope of work completed to date is as follows: the CMU perimeter wall erected, Building B2 exterior walls erected, and roof beams welded along with load-supporting vertical metal columns. Building B2 metal roof deck has been welded and inspected, building A1 interior steel beams/grade beams are installed and interior CMU walls are being formed, and building A2 column pads have been trenched, rebar placed and concrete poured to support the steel beams. A1 steel beams have been welded and inspected and are currently working on the elevator pit and steel column next to the elevator pit/stairs. Stair drawings are being finalized and steel manufacturing for stairs to commence. Building A2 lift pit to be trenched and installed this month (December 2025).

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $2,090,367.47 will be funded through the issuance of 2024 Lease Revenue Bonds (the "2024 Bonds"), Equipment Funds, Sewer Funds, Proposition A & C, and allocated funds from the 2024-2025 budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
PP#5 Project #24-02

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

09-December-25
Council Date

RE: PROGRESS PAYMENT NO.5 FOR CITY OF HAWTHORNE NEW CITY YARD PROJECT #24-02

The following is a detailed breakdown of Progress Payment No.5 due to Martinez Landscape Co., Inc Sylmar, CA for work done on the subject through December 2025.

ITEM	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	QTY OR % PREVIOUS	QTY OR % THIS ESTIMATE	AMOUNT THIS ESTIMATE	TOTAL QTY OR % TO DATE	TOTAL AMOUNT TO DATE
A	**Building B2 structural walls erected, shop drawings reviewed and approved, trenching for underground utilities (electrical/plumbing). Building A2 footing excavated, compacted, rebar placed, concrete poured. Underground electrical conduit and plumbing lines excavated and placed/being placed. Building A1 leveling and compaction completed, to commence trenching for underground utilitie. Purchase of material and equipment include but not limited to electrical conduits, wiring, plumbing pipes, rebar, concrete, sand, steel, electrical box, receptacles, switches, etc.**	**LS**	**1**	**$ 13,770,087.00**	**$ 13,770,087.00**	**43%**	**16%**	**$ 2,200,386.81**	**59%**	**$ 8,069,125.52**
1	**Change Order #1: Redesign of the North metal roofed parking structure at the request of the City for the New City Yard Project. Work to be done includes the design & build of a solar panel shaded structure in the North portion of the New City Yard Project, including all needed materials/equipment/installation.**	**LS**	**1**	**$ 901,050.30**	**$ 901,050.30**	**0%**	**0%**	**$ -**	**0%**	**$ -**
	TOTAL CONTRACT AMOUNT				**$ 14,671,137.30**				3	3

TOTAL:	$ 2,200,386.81		$ 8,069,125.52
LESS RETENTION:	$ 110,019.34		$ 403,456.28
LESS PREVIOUSLY PAID:	$ -		$ 5,575,301.77
TOTAL AMOUNT DUE:	$ 2,090,367.47		$ 2,090,367.47

TOTAL AMOUNT DUE THIS 5TH PROGRESS PAYMENT:

ACCOUNT NUMBER:

220-4106-272-0-0-40694 **$ 2,090,367.47**

German Franco

German Franco

MARTINEZ LANDSCAPE CO., INC
12357 SAN FERNANDO RD | SYLMAR, CA 91342
PH: (818) 364-9188 | FAX: (818) 364-9958

APPLICATION FOR PAYMENT

TO: City Of Hawthorne

FROM: Martinez Landscape Co., Inc
(Contractor)
12357 San Fernando Rd. Sylmar, CA 91342
(Remittance Address)

PROJECT NAME: New City Yard
PROJECT ADDRESS: 12613 Doty Ave. Hawthorne, CA 90250
PROJECT NO: #24-02

	APPLICATION NO:	**5**
	APPLICATION DATE:	**21-Nov-25**
	PERIOD TO:	**21-Nov-25**
0	**CONTRACT START DATE:**	**0-Jan-00**
	CONTRACT NUMBER:	**24-02**
	VENDOR ID NO:	**0**

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT AMOUNT	$	**13,770,087.00**
2. Net Change by Change Orders	$	**901,050.30**
3. CONTRACT AMOUNT TO DATE (Line 1 + Line 2)	$	**14,671,137.30**
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	$	**8,069,125.52**
5. RETAINAGE:		
a. 5 % of Completed Work (Line 4) **$ 403,456.28**		
TOTAL RETAINAGE	$	**403,456.28**
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	**7,665,669.24**
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Application for Payment)	$	**5,575,301.77**
8. CURRENT PAYMENT DUE (Line 6 less Line 7)	$	**2,090,367.47**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	**7,005,468.06**

CERTIFICATION

Under penalty of perjury under the Laws of California, I certify that all items, units, quantities and prices for work shown on this payment request are correct; that all Work has been performed and materials supplied in full accordance with the terms and conditions of the construction contract on this project; that all of the information set forth herein or attached hereto is a true and correct statement of the Contract Amount and the Contract Time up to and including the last day of the period covered by this invoice, and that no part of the "Current Payment Due" has been received.

Contractor: Martinez Landscape Co., Inc
(Please print name of company)
Paulette Martinez, Office Manager
(Name and title)
Paulette Martinez 11/21/2025
(Contractor's Signature) (Date)

Owner Use Only:

10. TOTAL WITHHOLDS (from *Owner Assessment Summary*):	$	
11. TOTAL RELEASES (from *Owner Assessment Summary*):	$	
12. ADJUSTED PAYMENT AMOUNT:	$	**2,090,367.47**

REVIEWED AND APPROVED AS PER TERMS OF CONTRACT

Owner's Authorized Representative (Signature) (Date)

AGENDA ITEM NO. 27.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #10 in the amount of $1,629,549.28 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #10 and Change Order #7 to PCN3 Inc of Los Alamitos, CA

DISCUSSION:
This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations and addition to the existing Senior Center.

The work will consist of renovating the existing Hawthorne Senior Center situated on the northwest side of the existing Memorial Center facility. The renovations will bring the existing building, approximately 8,600 SF, up to current building codes and standards. The work will also consist of adding a first-floor extension and a second story, approximately 9700 SF of indoor space. There will also be some exterior landscaping to integrate the building into the park and create an outdoor courtyard. The work will also consist in providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations, expansion and addition to the City of Hawthorne Senior Center located at 3901 El Segundo Blvd, Hawthorne, CA 90250

During the construction phase of the project, necessary authorization will need to be granted to the City's Project Engineer(s) to conduct further testing, substitutions, and/or removal of material such as new public right of way, new concrete slab between the New Senior Center and the existing Memorial Center, etc.

Work done to date includes: demolition of the existing senior center structure, excavated trenches for underground plumbing and electrical conduits, trenching for elevator pit, concrete poured for the west expansion portion of the project, vertical steel reinforcement and preparing of steel columns and beams for the west expansion portion of the project. Excavation for new storm drain line, elevator pit and column footing for the existing portion of the building (East Side). Due to existing conditions uncovered during the demolition/excavation phase, it led to a few change orders like repair and/or replacement of underground utility pipes, expansion of demolition (slab/ceiling), etc. Exterior and interior CMU walls for the west 1st floor addition and the existing east 1st floor is 100% completed and 1st floor ceiling and floor/deck for 2nd floor is being prepped for slab on grade. Elevator pit and walls on the existing portion of the project were completed. Underground, utilities are nearly completed, and they are working on completing the new main electrical box installation with Edison.

The 2nd floor slab rebar has been installed and inspected, the 2nd floor slab/podium has been framed

and inspected, and the 2nd floor slab/podium has been poured, cured and inspected. Contractors are working on the interior portion of the first floor (new and existing). They will commence the demoing of the exterior hall wall between the existing senior center and memorial center. Additional concrete, lighting and steel materials were needed to secure the structure and the surrounding slabs.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $1,629,549.28 will be funded through allocated funds from the 2024-2025 budget.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
PP#10 #24-03

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

9-Dec-25
Council Date

RE: PROGRESS PAYMENT NO. 10 FOR CITY OF HAWTHORNE SENIOR CENTER (Project#24-03)
The following is a detailed breakdown of Progress Payment No. 10 due to PCN3 Inc. 10591 HURMBOLT STREET UNIT A. LOS ALAMITOS. CA. 90720 for work done on the subject project through December 2025.

	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	Qty or % PREVIOUS	Qty or % THIS ESTIMATE	Amount THIS ESTIMATE	Total Qty OR % TO DATE	Total Amount TO DATE
	EXISTING CONDITIONS (SITEWORKS)									
a.	**DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)**									
i.	sawcut (E) concrete paving	61	LF	$ 11.80	$ 719.80	100%	0%	$ -	100%	$ 719.80
ii.	remove (E) concrete paving & base	2587	SF	$ 3.54	$ 9,157.98	100%	0%	$ -	100%	$ 9,157.98
iii.	REMOVE (E) TREE	1	EA	$ 5,310.00	$ 5,310.00	100%	0%	$ -	100%	$ 5,310.00
iv.	REMOVE (E) PLANTING/IRRIGATION	12,118	SF	$ 1.77	$ 21,448.86	100%	0%	$ -	100%	$ 21,448.86
v.	PROTECT (E) TREE	6	EA	$ 295.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
b.	**DEMO @ EAST PARKING LOT (HAULING INCLUDED)**									
i.	SAWCUT (E) CONCRETE PAVING	8	LF	$ 11.80	$ 94.40	100%	0%	$ -	100%	$ 94.40
ii.	SAWCUT (E) ASPHALT PAVING	129	LF	$ 11.80	$ 1,522.20	100%	0%	$ -	100%	$ 1,522.20
iii.	SAWCUT (E) CONCRETE CURB	2	EA	$ 2,832.00	$ 5,664.00	100%	0%	$ -	100%	$ 5,664.00
iv.	222 REMOVE (E) CONCRETE WALKWAY & BASE	222	SF	$ 9.44	$ 2,095.68	100%	0%	$ -	100%	$ 2,095.68
v.	1,158 REMOVE (E) PARKING ASPHALT PAVING & BASE	1,158	SF	$ 5.90	$ 6,832.20	100%	0%	$ -	100%	$ 6,832.20
vi.	88 REMOVE (E) CONCRETE CURB	176	LF	$ 29.50	$ 5,192.00	100%	0%	$ -	100%	$ 5,192.00
vii.	REMOVE (E) TREE	1	EA	$ 4,130.00	$ 4,130.00	100%	0%	$ -	100%	$ 4,130.00
viii.	1,055 REMOVE (E) PLANTING/IRRIGATION	1,055	SF	$ 9.44	$ 9,959.20	100%	0%	$ -	100%	$ 9,959.20
ix.	REMOVE (E) 6'L BENCH	3	EA	$ 501.50	$ 1,504.50	100%	0%	$ -	100%	$ 1,504.50
x.	REMOVE (E) TRASH RECEPTACLE	1	EA	$ 637.20	$ 637.20	100%	0%	$ -	100%	$ 637.20
xi.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	32	EA	$ 236.00	$ 7,552.00	100%	0%	$ -	100%	$ 7,552.00
xii.	PROTECT (E) TREE	3	EA	$ 295.00	$ 885.00	100%	0%	$ -	100%	$ 885.00
xiii.	PROTECT (E) PLANTING/IRRIGATION	470	SF	$ 1.18	$ 554.60	100%	0%	$ -	100%	$ 554.60
xiv.	PROTECT (E) CONCRETE CURB	285	LF	$ 1.18	$ 336.30	100%	0%	$ -	100%	$ 336.30
xv.	PROTECT (E) 36" CONCRETE V-GUTTER	48	LF	$ 2.36	$ 113.28	100%	0%	$ -	100%	$ 113.28
c.	**DEMO @ NORTH PARKING LOT (HAULING INCLUDED)**									
i.	SANDBLAST/REMOVE (E) PARKING STALL STRIPING	50	EA	$ 236.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
ii.	SANDBLAST/REMOVE (E) ADA PARKING STALL STRIPING	4	EA	$ 236.00	$ 944.00	100%	0%	$ -	100%	$ 944.00
iii.	SANDBLAST/REMOVE (E) WALK-AISLE STRIPING	234	SF	$ 3.54	$ 828.36	100%	0%	$ -	100%	$ 828.36
iv.	REMOVE (E) ADA POLE SIGNAGE	4	EA	$ 295.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
v.	SAWCUT (E) ASPHALT PAVING	62	LF	$ 11.80	$ 731.60	100%	0%	$ -	100%	$ 731.60
vi.	SAWCUT (E) 24"W CONCRETE CURB & GUTTER	6	EA	$ 1,416.00	$ 8,496.00	100%	0%	$ -	100%	$ 8,496.00
vii.	SAWCUT (E) CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	100%	0%	$ -	100%	$ 247.80
viii.	210 REMOVE (E) PARKING ASPHALT PAVING & BASE	210	SF	$ 9.44	$ 1,982.40	100%	0%	$ -	100%	$ 1,982.40
ix.	78 REMOVE (E) 24"W CONCRETE CURB & GUTTER	39	LF	$ 59.00	$ 2,301.00	100%	0%	$ -	100%	$ 2,301.00
x.	53 REMOVE (E) CONCRETE WALKWAY & BASE	53	SF	$ 66.08	$ 3,502.24	100%	0%	$ -	100%	$ 3,502.24
d.	**MISC. SITE DEMO**									
i.	MISC. SITE DEMO & PROTECTION WORK	1	LS	$ 8,260.00	$ 8,260.00	100%	0%	$ -	100%	$ 8,260.00
	EARTHWORK/ SITE PREPARATION (SITEWORK)									
a.	SITE CLEARING	17,569	SF	$ 1.18	$ 20,731.42	100%	0%	$ -	100%	$ 20,731.42
b.	ROUGH GRADING	17,569	SF	$ 2.36	$ 41,462.84	100%	0%	$ -	100%	$ 41,462.84
c.	RAW CUT - PER C.E. QUANTITY	91	CY	$ 23.60	$ 2,147.60	100%	0%	$ -	100%	$ 2,147.60
d.	FINE GRADING	14,747	SF	$ 3.54	$ 52,204.38	48%	38%	$ 20,000.00	86%	$ 45,000.00
e.	BUILDING PAD OVEREXCAVATION - WEST ADDITION	2,822	SF	$ 23.60	$ 66,599.20	100%	0%	$ -	100%	$ 66,599.20
f.	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	221	SF	$ 47.20	$ 10,431.20	100%	0%	$ -	100%	$ 10,431.20
g.	SCARIFY & COMPACT U/S PAVING	9,963	SF	$ 1.18	$ 11,756.34	100%	0%	$ -	100%	$ 11,756.34
h.	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	105	CY	$ 159.30	$ 16,726.50	100%	0%	$ -	100%	$ 16,726.50
i.	EROSION CONTROL	17,569	SF	$ 1.77	$ 31,097.13	100%	0%	$ -	100%	$ 31,097.13
	EXTERIOR IMPROVEMENTS (SITEWORK)									
a.	**SENIOR CENTER SITE**									
I.	HARDSCAPE								0%	$ -
i.	CONCRETE PAVING TYPE 1 + AGG. BASE	4,521	SF	$ 29.50	$ 133,369.50	0%	0%	$ -	0%	$ -
ii.	CONCRETE PAVING TYPE 2 (COLORED) + AGG. BASE	178	SF	$ 35.40	$ 6,301.20	0%	0%	$ -	0%	$ -
II.	BRICK PAVERS									
i.	JOIN CONCRETE	103	LF	$ 11.80	$ 1,215.40	0%	0%	$ -	0%	$ -
ii.	BRICK PAVERS + SUBSTRATE + AGG. BASE	2,516	SF	$ 47.20	$ 118,755.20	2%	0%	$ -	2%	$ 2,500.00
iii.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	208	LF	$ 5.90	$ 1,227.20	0%	0%	$ -	0%	$ -
III.	LANDSCAPE									
i.	SHRUBS + PLANTING SOIL + IRRIGATION	2,458	SF	$ 54.28	$ 144,276.24	0%	0%	$ -	0%	$ -
ii.	GRASS + PLANTING SOIL + IRRIGATION	1,808	SF	$ 11.40	$ 20,609.03	0%	0%	$ -	0%	$ -
iii.	TREE, 48" BOX	5	EA	$ 2,643.20	$ 13,216.00	0%	0%	$ -	0%	$ -
iv.	TREE, 36" BOX	1	EA	$ 1,385.32	$ 1,385.32	0%	0%	$ -	0%	$ -
v.	RAISED PLANTERS, 4'W x 6'L + PLANTING SOIL	3	EA	$ 3,121.10	$ 9,363.30	0%	0%	$ -	0%	$ -
vi.	90-DAY MAINTENANCE	1	LS	$ 8,260.00	$ 8,260.00	0%	0%	$ -	0%	$ -
IV.	SITE WALLS									
i.	12"W x 18"H CURVED BRICK SEATWALL	148	LF	$ 177.00	$ 26,196.00	0%	0%	$ -	0%	$ -
ii.	EXTRA FOR CONCRETE FOOTING	148	LF	$ 118.00	$ 17,464.00	0%	0%	$ -	0%	$ -
V.	ORNAMENTAL STEEL FENCING & GATES									
i.	12'H STEEL FENCE + PAINT	31	LF	$ 731.60	$ 22,679.60	0%	0%	$ -	0%	$ -
ii.	STEEL AWNING GATE, 3'W x 12'H + PAINT	1	EA	$ 7,504.80	$ 7,504.80	0%	100%	$ 7,504.80	100%	$ 7,504.80
iii.	STEEL AWNING GATE, 4.5'W x 12'H + PAINT	1	EA	$ 7,717.20	$ 7,717.20	0%	100%	$ 7,717.20	100%	$ 7,717.20
iv.	STEEL AWNING GATE, 11'W x 12'H + PAINT	1	EA	$ 15,717.60	$ 15,717.60	0%	25%	$ 3,929.40	25%	$ 3,929.40
v.	CURVED STEEL AWNING GATE, 13.5'W x 12'H + PAINT	1	EA	$ 19,611.60	$ 19,611.60	0%	21%	$ 4,118.44	21%	$ 4,118.44
vi.	CURVED STEEL AWNING GATE, 15'W x 12'H + PAINT	1	EA	$ 19,824.00	$ 19,824.00	0%	20%	$ 4,058.64	20%	$ 4,058.64
vii.	STEEL SLIDING GATE, 10.75'W x 12'H + PAINT	1	EA	$ 13,357.60	$ 13,357.60	0%	20%	$ 2,671.52	20%	$ 2,671.52
b.	**EAST PARKING LOT**									
i.	ASPHALT PAVING + AGG. BASE	2,186	SF	$ 9.44	$ 20,635.84	0%	0%	$ -	0%	$ -
ii.	CONCRETE CURB	46	LF	$ 118.00	$ 5,428.00	0%	0%	$ -	0%	$ -
iii.	24" CONCRETE CURB & GUTTER	99	LF	$ 236.00	$ 23,364.00	0%	0%	$ -	0%	$ -
iv.	JOIN CONCRETE CURB	3	EA	$ 11.80	$ 35.40	0%	0%	$ -	0%	$ -
v.	JOIN ASPHALT PAVING	157	LF	$ 11.80	$ 1,852.60	0%	0%	$ -	0%	$ -
vi.	SLURRY SEAL (E) AC PAVING - ALLOWANCE	12,312	SF	$ 1.18	$ 14,528.16	0%	0%	$ -	0%	$ -
vii.	SHRUBS + PLANTING SOIL + IRRIGATION	170	SF	$ 54.28	$ 9,227.60	0%	0%	$ -	0%	$ -
viii.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -
ix.	PARKING STALL STRIPING - REG	34	EA	$ 295.00	$ 10,030.00	0%	0%	$ -	0%	$ -
x.	WALK-AISLE STRIPING - CHEVRON	558	SF	$ 4.72	$ 2,633.76	0%	0%	$ -	0%	$ -
xi.	PAINT RED CURB	80	LF	$ 11.80	$ 944.00	0%	0%	$ -	0%	$ -
xii.	CONCRETE WHEEL STOP	36	EA	$ 472.00	$ 16,992.00	0%	0%	$ -	0%	$ -
xiii.	ADA PARKING SIGNAGE - WALL MOUNT	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -	0%	$ -
xiv.	POLE SIGNAGE - PARKING ENTRY/EXIT	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
c.	**NORTH PARKING LOT**									
i.	CONCRETE PAD FOR ELECTRICAL EQUIPMENT	240	SF	$ 35.40	$ 8,496.00	0%	0%	$ -	0%	$ -
ii.	CONCRETE CURB RAMP + AGG. BASE	53	SF	$ 35.40	$ 1,876.20	0%	0%	$ -	0%	$ -
iii.	48 24" CONCRETE CURB & GUTTER	24	LF	$ 236.00	$ 5,664.00	0%	0%	$ -	0%	$ -
iv.	JOIN CONCRETE PAVING	21	LF	$ 11.80	$ 247.80	0%	0%	$ -	0%	$ -
v.	JOIN CONCRETE CURB & GUTTER	4	EA	$ 11.80	$ 47.20	0%	0%	$ -	0%	$ -
vi.	PARKING STALL STRIPING - ADA	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -

vii.	PARKING STALL STRIPING - EV CHARGING STATION	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -
viii.	PARKING STALL STRIPING - REG	24	EA	$ 295.00	$ 7,080.00	0%	0%	$ -	0%	$ -
ix.	WALK-AISLE STRIPING - CHEVRON	90	SF	$ 4.72	$ 424.80	0%	0%	$ -	0%	$ -
x.	PAINT RED CURB	99	LF	$ 11.80	$ 1,168.20	0%	0%	$ -	0%	$ -
xi.	TRUNCATED DOME	12	SF	$ 59.00	$ 708.00	0%	0%	$ -	0%	$ -
xii.	CONCRETE WHEEL STOP	24	EA	$ 472.00	$ 11,328.00	0%	0%	$ -	0%	$ -
xiii.	ADA PARKING POLE SIGNAGE	2	EA	$ 1,180.00	$ 2,360.00	0%	0%	$ -	0%	$ -
xiv.	FENCE/GATE FOR ELECTRICAL EQUIPMENT	62	LF	$ 472.00	$ 29,264.00	0%	0%	$ -	0%	$ -
d.	**SIGNAGE**									
i.	STREET ADDRESS INDENTIFICATION SIGN	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
e.	**MISCELLANEOUS**									
i.	MISC SITE IMPROVEMENTS/SIGNAGE ALLOWANCE	1	LS	$ -	$ -	0%	0%	$ -	0%	
UTILITIES (SITEWORK)										
a.	**STORM DRAINS**									
i.	6" AREA DRAIN	2	EA	$ 1,475.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ii.	SDR 35 PIPE - ASSUME 4"	168	LF	$ 94.40	$ 10,195.20	100%	0%	$ -	100%	$ 10,195.20
iii.	POC TO EXISTING - ON SITE	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
iv.	POTHOLING DOMESTIC WATER	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
v.	3" DOMESTIC WATER METER	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
vi.	3" RPBFP ASSEMBLY	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
vii.	3" SCH 80 PVC PIPE	525	LF	$ 94.40	$ 49,560.00	100%	0%	$ -	100%	$ 49,560.00
viii.	BUILDING POC	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
ix.	POC TO EXISTING - STREET	1	EA	$ 11,800.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
x.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
xi.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
xii.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xiii.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	100%	0%	$ -	100%	$ 28,674.00
xiv.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	100%	0%	$ -	100%	$ 14,160.00
xv.	TRAFFIC CONTROL	3	DAY	$ 2,950.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
b.	**FIRE WATER**									
i.	6" FIRE WATER METER	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ii.	6" DDCV ASSEMBLY	1	EA	$ 8,850.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
iii.	FDC 1 EA	1	EA	$ 17,700.00	$ 17,700.00	100%	0%	$ -	100%	$ 17,700.00
iv.	6" C900 PVC PIPE	530	LF	$ 177.00	$ 93,810.00	100%	0%	$ -	100%	$ 93,810.00
v.	BUILDING POC	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	POC TO EXISTING - STREET	1	EA	$ 17,700.00	$ 17,700.00	100%	0%	$ -	100%	$ 17,700.00
vii.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
viii.	THRUST BLOCK	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
ix.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
x.	CUT & PATCH (E) ASPHALT PAVING	405	LF	$ 70.80	$ 28,674.00	100%	0%	$ -	100%	$ 28,674.00
xi.	CUT & PATCH (E) CONCRETE PAVING	120	LF	$ 118.00	$ 14,160.00	100%	0%	$ -	100%	$ 14,160.00
xii.	TRAFFIC CONTROL	3	LS	$ 2,950.00	$ 8,850.00	100%	0%	$ -	100%	$ 8,850.00
c.	**SANITARY SEWER**									
i.	4" SDR 35 PIPE	95	LF	$ 94.40	$ 8,968.00	100%	0%	$ -	100%	$ 8,968.00
ii.	6" SDR 35 PIPE	25	LF	$ 141.60	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
iii.	BUILDING POC	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
iv.	ALLOWANCE FOR SEWER CLEANOUT	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
v.	SITE POC (TO EXISTING 6" VCP)	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	POTHOLING	1	EA	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
vii.	CUT & PATCH (E) CONCRETE PAVING	115	LF	$ 118.00	$ 13,570.00	100%	0%	$ -	100%	$ 13,570.00
d.	**NATURAL GAS**									
i.	SEISMIC SHUT-OFF VALVE TO (E) INCOMING GAS	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
e.	**PRIMARY/SECONDARY POWER SERVICE**									
i.	PRIMARY POWER SERVICE CONDUIT, (2) - 4" PVC CONDUIT + DUCTBANK	300	LF	$ 177.00	$ 53,100.00	55%	15%	$ 7,965.00	70%	$ 36,965.00
ii.	UTILITY TRANSFORMER PAD	1	EA	$ 11,800.00	$ 11,800.00	68%	15%	$ 1,770.00	83%	$ 9,770.00
iii.	SECONDARY POWER FEEDER, 800A/3P + DUCTBANK	50	LF	$ 82.60	$ 4,130.00	24%	15%	$ 619.50	39%	$ 1,619.50
iv.	MAIN SWITCHBOARD, 800A-277/480V-3PH-4W, NEMA-1 + CONCRETE PAD	1	EA	$ 11,800.00	$ 11,800.00	34%	12%	$ 1,424.10	46%	$ 5,424.10
v.	TRANSFORMER GROUNDING GRID	1	EA	$ 1,180.00	$ 1,180.00	0%	100%	$ 1,180.00	100%	$ 1,180.00
vi.	PROTECTIVE BOLLARDS - ALLOWANCE	10	EA	$ 1,770.00	$ 17,700.00	40%	10%	$ 1,770.00	50%	$ 8,770.00
vii.	CUT & PATCH (E) CONCRETE PAVING	23	LF	$ 118.00	$ 2,714.00	37%	10%	$ 271.40	47%	$ 1,271.40
f.	**ELECTRIC VEHICLE CHARGING STATION**									
i.	DUAL CORD EV CHARGER + PAD	2	EA	$ 7,670.00	$ 15,340.00	26%	25%	$ 3,835.00	51%	$ 7,835.00
ii.	UG CIRCUIT - ASSUME 40A	85	LF	$ 88.50	$ 7,522.50	20%	25%	$ 1,880.63	45%	$ 3,380.63
iii.	DUCTBANK	55	LF	$ 147.50	$ 8,112.50	18%	22%	$ 1,806.37	41%	$ 3,306.37
iv.	BOLLARD + FOOTING	4	EA	$ 1,770.00	$ 7,080.00	21%	20%	$ 1,416.00	41%	$ 2,916.00
v.	CUT & PATCH (E) CONCRETE PAVING	45	LF	$ 118.00	$ 5,310.00	28%	20%	$ 1,062.00	48%	$ 2,562.00
g.	**SITE LIGHTING**									
i.	ALLOWANCE FOR SITE LIGHTING - TYPE L19 DECO POLE LIGHT + FOOTING, COMPLETE W/ CIRCUITS	5	EA	$ 8,260.00	$ 41,300.00	21%	0%	$ -	21%	$ 8,500.00
ii.	REMOVE (E) EAST PARKING POLE LIGHT & RELOCATE + NEW FOOTING & EXTEND/POC CIRCUIT, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	25%	0%	$ -	25%	$ 1,500.00
h.	**MISCELLANEOUS**									
i.	MISC. SITE UTILITY SYSTEM/TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)**									
i.	REMOVE (E) EXT. DOOR/FRAME, PER LEAF	6	EA	$ 295.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
ii.	REMOVE (E) EXT. WINDOWS	148	SF	$ 11.80	$ 1,746.40	100%	0%	$ -	100%	$ 1,746.40
iii.	REMOVE (E) EXT. FIXED STOREFRONT	288	SF	$ 11.80	$ 3,398.40	100%	0%	$ -	100%	$ 3,398.40
iv.	ENLARGE (E) 3'W x 4'D EXT. WINDOW OPENING TO CREATE A NEW 8'W x 6'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL COMPLETE	4	EA	$ 1,180.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
v.	ENLARGE (E) 4'W x 2'D EXT. WINDOW OPENING TO CREATE A NEW 8'W x 3'D WINDOW OPENING, SAWCUT/REMOVE PORTION OF EXT. WALL	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
vi.	SAWCUT/REMOVE PORTION OF (E) EXT. WALL TO CREATE A NEW 8'W x 7'D WINDOW OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
vii.	SAWCUT/REMOVE 6.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW DUAL-LEAF DOOR OPENING	2	EA	$ 2,950.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
viii.	SAWCUT/REMOVE 3.33'W x 7.25'H PORTION OF (E) EXT. WALL FOR NEW SINGLE DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
ix.	REMOVE (E) EXT. WALL - CEMENT PLASTER/LATH, SHEATHING, WOOD STUD & GWB/BATT, COMPLETE	1,818	SF	$ 5.90	$ 10,726.20	100%	0%	$ -	100%	$ 10,726.20
x.	REMOVE (E) ROOF MATERIAL & ALL ASSOCIATED COMPONENTS DOWN TO SHEATHING, COMPLETE	9,402	SF	$ 5.90	$ 53,111.80	100%	0%	$ -	100%	$ 53,111.80
xi.	REMOVE (E) PARAPET CAP	275	LF	$ 11.80	$ 3,245.00	100%	0%	$ -	100%	$ 3,245.00
xii.	REMOVE (E) ROOF EQUIPMENT PAD	267	SF	$ 11.80	$ 3,150.60	100%	0%	$ -	100%	$ 3,150.60
xiii.	SAWCUT (E) ROOF FRAMES & SHEATHING	96	LF	$ 23.60	$ 2,265.60	100%	0%	$ -	100%	$ 2,265.60
xiv.	REMOVE (E) ROOF FRAMES & SHEATHING, COMPLETE	4,430	SF	$ 5.90	$ 26,137.00	100%	0%	$ -	100%	$ 26,137.00
xv.	EXTRA FOR SHORING @ EDGES OF (E) ROOF FRAMING	130	LF	$ 35.40	$ 4,602.00	100%	0%	$ -	100%	$ 4,602.00
xvi.	REMOVE (E) PIPE COLUMN & SHORE ROOF STRUCTURE	3	EA	$ 295.00	$ 885.00	100%	0%	$ -	100%	$ 885.00
xvii.	REMOVE (E) INT. DOOR/FRAME, PER LEAF	10	EA	$ 236.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
xviii.	REMOVE (E) INT. FURRING WALL, COMPLETE	70	SF	$ 11.80	$ 826.00	100%	0%	$ -	100%	$ 826.00
xix.	REMOVE (E) INT. WALL, SINGLE STUD, COMPLETE	3,612	SF	$ 5.90	$ 21,310.80	100%	0%	$ -	100%	$ 21,310.80
xx.	REMOVE (E) INT. WALL, DOUBLE STUD, COMPLETE	910	SF	$ 5.90	$ 5,369.00	100%	0%	$ -	100%	$ 5,369.00
xxi.	SAWCUT/REMOVE 6.33'W x 7.25'H PORTION OF (E) INT. WALL FOR NEW DUAL DOOR OPENING	1	EA	$ 2,950.00	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
xxii.	REMOVE (E) WALL TILE	85	LF	$ 47.20	$ 4,012.00	100%	0%	$ -	100%	$ 4,012.00
xxiii.	REMOVE (E) STAGE FLOORING & FRAMES, COMPLETE	208	SF	$ 11.80	$ 2,454.40	100%	0%	$ -	100%	$ 2,454.40
xxiv.	REMOVE (E) CERAMIC FLOOR TILE & BASE, COMPLETE	272	SF	$ 5.90	$ 1,604.80	100%	0%	$ -	100%	$ 1,604.80
xxv.	REMOVE (E) FLOOR FINISHES & WALL BASES OTHER THAN FLOOR TILE & STAGE FLOORING	8,055	SF	$ 5.90	$ 47,524.50	100%	0%	$ -	100%	$ 47,524.50
xxvi.	REMOVE (E) CEILING FINISHES & FRAMES, COMPLETE	8,610	SF	$ 3.54	$ 30,479.40	100%	0%	$ -	100%	$ 30,479.40
xxvii.	REMOVE (E) CONCRETE CURB	113	LF	$ 23.60	$ 2,666.80	100%	0%	$ -	100%	$ 2,666.80

xxviii.	SAWCUT (E) SLAB-ON-GRADE	484	LF	$ 11.80	$ 5,711.20	100%	0%	$ -	100%	$ 5,711.20
xxix.	REMOVE (E) SLAB & BASE - PER DEDUCTED FLOOR	37	SF	$ 11.80	$ 436.60	100%	0%	$ -	100%	$ 436.60
xxx.	REMOVE (E) SLAB & BASE - PER NEW EAST COURTYARD, ELEVATOR PIT, & NEW FOUNDATIONS	1,700	SF	$ 11.80	$ 20,060.00	100%	0%	$ -	100%	$ 20,060.00
xxxi.	REMOVE (E) FIRE SPRINKLER SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
xxxii.	PROTECT (E) KITCHEN EQUIPMENT	342	SF	$ 3.54	$ 1,210.68	100%	0%	$ -	100%	$ 1,210.68
xxxiii.	PROTECT (E) INT. DOOR/FRAME, PER LEAF	2	EA	$ 118.00	$ 236.00	100%	0%	$ -	100%	$ 236.00
xxxiv.	PROTECT (E) 3' x 4' EXT. WINDOW	1	EA	$ 118.00	$ 118.00	100%	0%	$ -	100%	$ 118.00
xxxv.	PROTECT (E) PIPE COLUMNS	3	EA	$ 118.00	$ 354.00	100%	0%	$ -	100%	$ 354.00
xxxvi.	MISC. SELECTIVE DEMO & PROTECTION WORK	8,600	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
h.	**PLUMBING DEMOLITION**									
i.	REMOVE (E) RESTROOM PLUMBING FIXTURES (ASSUME 8 FIXTURES @ EXISTING MEN & WOMEN RESTROOM) & ALL ASSOCIATED PIPING, COMPLETE	272	SF	$ 17.70	$ 4,814.40	100%	0%	$ -	100%	$ 4,814.40
c.	**HVAC DEMOLITION**									
i.	REMOVE (E) AC ROOFTOP UNIT, COMPLETE	4	EA	$ 560.50	$ 2,242.00	100%	0%	$ -	100%	$ 2,242.00
ii.	REMOVE (E) ROOF EXHAUST FAN	2	EA	$ 354.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
iii.	REMOVE (E) DUCTWORK, DIFFUSERS/GRILLES, & ALL RELATED COMPONENTS, COMPLETE	8,600	GSF	$ 0.55	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
iv.	REMOVE (E) EQUIPMENT CONTROLS	6	EA	$ 236.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
d.	**ELECTRICAL DEMOLITION**							$ -		
i.	MISC. HVAC DEMO & PROTECTION WORK	8,600	GSF	$ 0.24	$ 2,029.60	100%	0%	$ -	100%	$ 2,029.60
ii.	REMOVE (E) ELECTRICAL EQUIPMENT & PANELS EXCLUDING PANEL "K", PANEL "L", & XFMR "T3"	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
iii.	POD/REMOVE (E) PANEL "K" FEEDER	100	LF	$ 29.50	$ 2,950.00	100%	0%	$ -	100%	$ 2,950.00
iv.	POD/REMOVE (E) HVAC EQUIPMENT FEEDER	6	EA	$ 590.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
v.	REMOVE (E) BRANCH POWER SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
vi.	REMOVE (E) LIGHTING SYSTEM	8,600	GSF	$ 1.18	$ 10,148.00	100%	0%	$ -	100%	$ 10,148.00
vii.	REMOVE (E) COMMUNICATIONS SYSTEM	8,600	GSF	$ 0.55	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
viii.	REMOVE (E) FIRE ALARM SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
ix.	REMOVE (E) SECURITY SYSTEM	8,600	GSF	$ 0.30	$ 2,537.00	100%	0%	$ -	100%	$ 2,537.00
CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**FOUNDATION**									
i.	INCLUDED PER SEPARATE ADDITION	0	0	$ -	0	0%	0%	$ -	0%	
b.	**ELEVATOR PIT**									
i.	BULK EXCAVATION	47	CY	$ 376.59	$ 17,699.50	100%	0%	$ -	100%	$ 17,699.50
ii.	WALL FOOTING	5	CY	$ 1,180.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
iii.	8" CONCRETE RETAINING WALL	210	SF	$ 295.00	$ 61,950.00	100%	0%	$ -	100%	$ 61,950.00
iv.	12" CONCRETE SLAB + V.B. + AB	106	SF	$ 44.84	$ 4,753.04	100%	0%	$ -	100%	$ 4,753.04
v.	EXTRA FOR SUMP PIT + PUMP/PIPING, COMPLETE	1	EA	$ 5,900.00	$ 5,900.00	100%	0%	$ -	100%	$ 5,900.00
vi.	WATERPROOFING	326	SF	$ 324.50	$ 105,787.00	100%	0%	$ -	100%	$ 105,787.00
vii.	BACKFILL & COMPACT	20	CY	$ 236.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
viii.	HAUL/EXPORT SURPLUS + 15% SWELL VOLUME	31	CY	$ 70.80	$ 2,194.80	100%	0%	$ -	100%	$ 2,194.80
ix.	TEMP. SHORING, 6.75'D + REMOVAL			$ -	$ -	100%	0%	$ -	100%	$ -
c.	**SLAB-ON-GRADE/CURBS 55 LF**									
i.	REPLACEMENT SLAB-ON-GRADE + V.B./AB, 5"/4"	1,216	SF	$ 35.40	$ 43,046.40	100%	0%	$ -	100%	$ 43,046.40
ii.	EXTENDED SLAB-ON-GRADE + V.B./AB, 5"/4"	221	SF	$ 35.40	$ 7,823.40	100%	0%	$ -	100%	$ 7,823.40
iii.	REPAIR/PATCH (E) SLAB-ON-GRADE - @ RESTROOM	272	SF	$ 47.20	$ 12,838.40	100%	0%	$ -	100%	$ 12,838.40
iv.	THICKENED SLAB OVER FOOTING	11	CY	$ 590.00	$ 6,490.00	100%	0%	$ -	100%	$ 6,490.00
v.	THICKENED SLAB EDGE	1	CY	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
vi.	JOIN SLAB TO EXISTING	545	LF	$ 35.40	$ 19,293.00	100%	0%	$ -	100%	$ 19,293.00
vii.	CONCRETE CURB, 4" - 6"W x 6"H	165	LF	$ 35.40	$ 5,841.00	100%	0%	$ -	100%	$ 5,841.00
viii.	CONCRETE CURB, 12"W x 6"H	15	LF	$ 42.48	$ 637.20	100%	0%	$ -	100%	$ 637.20
ix.	CONCRETE CMU STARTER, 8"W x 18"H	65	LF	$ 35.40	$ 2,301.00	100%	0%	$ -	100%	$ 2,301.00
x.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	100%	0%	$ -	100%	$ 566.40
MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR CMU WALL**									$ -
i.	8" BURNISHED FACE CMU WALL	519	SF	$ 77.88	$ 40,419.72	100%	0%	$ -	100%	$ 40,419.72
b.	**INTERIOR CMU WALL**									$ -
i.	8" CMU WALL - PARTITION/LOAD BEARING	677	SF	$ 86.14	$ 58,316.78	100%	0%	$ -	100%	$ 58,316.78
ii.	12" CMU WALL - PARTITION/LOAD BEARING	291	SF	$ 95.58	$ 27,813.78	100%	0%	$ -	100%	$ 27,813.78
iii.	12" CMU WALL - ELEVATOR SHAFT	714	SF	$ 95.58	$ 68,244.12	100%	0%	$ -	100%	$ 68,244.12
METALS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**PERFORATED METAL PANEL SYSTEM**									$ -
i.	PERFORATED METAL PANEL O/ PLASTER WALL	208	SF	$ 265.50	$ 55,224.00	69%	26%	$ 14,500.00	95%	$ 52,500.00
ii.	PERFORATED METAL PANEL O/ GLAZING	494	SF	$ 265.50	$ 131,157.00	56%	11%	$ 14,500.00	67%	$ 87,500.00
b.	**MISC. METALS**									$ -
i.	ELEVATOR PIT LADDER + PAINT	1	EA	$ 4,720.00	$ 4,720.00	8%	92%	$ 4,326.67	100%	$ 4,720.00
ii.	ACCESS LADDER TO MECH. WELL, +/-3'H	1	EA	$ 3,540.00	$ 3,540.00	11%	11%	$ 393.33	22%	$ 786.67
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	11%	0%	$ -	11%	$ 393.33
iv.	MISC. METALS ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FINISH CARPENTRY**									$ -
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKSPLASH	48	LF	$ 1,180.00	$ 56,640.00	3%	0%	$ -	3%	$ 1,699.20
ii.	32"W WALL-MOUNTED COMPUTER COUNTER	34	LF	$ 590.00	$ 20,060.00	3%	0%	$ -	3%	$ 601.80
iii.	27"W PASS-THRU COUNTER	10	LF	$ 590.00	$ 5,900.00	3%	0%	$ -	3%	$ 177.00
iv.	14"W WALL-MOUNTED COUNTER + 4"H BACKSPLASH	9	LF	$ 590.00	$ 5,310.00	3%	0%	$ -	3%	$ 159.30
v.	12"W x 24"H CASEWORK W/ (3) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
vi.	12"W x 24"H CASEWORK W/ (4) UPPER SHELVES	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
vii.	12"W x 24"H CASEWORK W/ (5) UPPER SHELVES	12	LF	$ 590.00	$ 7,080.00	3%	0%	$ -	3%	$ 212.40
viii.	18"W x 24"H CASEWORK	8	LF	$ 590.00	$ 4,720.00	3%	0%	$ -	3%	$ 141.60
ix.	20"W x 18"H BUILT-UP SEATWALL CUSTOM LOBBY COUNTER	17	LF	$ 885.00	$ 15,045.00	3%	0%	$ -	3%	$ 451.35
x.	COUNTERTOP, CUSTOM 3.5'H CURVED LOW WALL - 3 5/8" METAL STUD W/ WOOD VENEER	22	SF	$ 1,770.00	$ 38,940.00	3%	0%	$ -	3%	$ 1,168.20
xi.	GWB BOTH SIDES + CAP 2.5'H PLAM UPPER CABINET	6	LF	$ 590.00	$ 3,540.00	3%	0%	$ -	3%	$ 105.95
xii.	MISC. FINISH CARPENTRY ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
b.	**ROUGH CARPENTRY**									$ -
i.	EXT. WOOD STUD, 2" x 6" - INFILLS	82	SF	$ 47.20	$ 3,870.40	58%	42%	$ 1,611.84	100%	$ 3,870.40
ii.	WOOD FRAMING TO NEW DOOR & WINDOW OPENINGS	245	LF	$ 177.00	$ 43,365.00	70%	30%	$ 13,009.50	100%	$ 43,365.00
iii.	WOOD POST, 6" x 6"	274	LF	$ 354.00	$ 96,996.00	79%	21%	$ 20,378.66	100%	$ 97,305.90
iv.	PLYWOOD SHEATHING	82	SF	$ 11.80	$ 967.60	67%	0%	$ -	67%	$ 648.29
v.	ROOF BEAM, 4" x 12"	92	LF	$ 590.00	$ 54,280.00	75%	0%	$ -	75%	$ 40,925.68
vi.	POST HOLDOWN	17	EA	$ 295.00	$ 5,015.00	66%	0%	$ -	66%	$ 3,309.90
vii.	WOOD FRAMING TO PORTION OF LOW ROOF @ NORTH + 1/2" ROOF PLYWOOD SHEATHING	86	SF	$ 47.20	$ 4,059.20	66%	0%	$ -	66%	$ 2,679.07
viii.	3/4" CD APA-RATED ROOF SHEATHING @ SLOPE + 2X WOOD FRAMES/NAILERS	688	SF	$ 17.70	$ 12,177.60	66%	0%	$ -	66%	$ 8,037.22
ix.	PREP (E) ROOF PLYWOOD SHEATHING FOR NEW ROOFING MATERIAL INSTALLATION	8,314	SF	$ 0.30	$ 2,452.63	66%	0%	$ -	66%	$ 1,618.74
x.	ALLOWANCE FOR 5% ROOF SHEATHING REPLACEMENT	416	SF	$ 11.80	$ 4,908.80	66%	0%	$ -	66%	$ 3,239.81
xi.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ROOFING**									$ -
i.	SINGLE-PLY ROOFING MEMBRANE - LOW ROOF	8,236	SF	$ 11.59	$ 95,435.470	10%	0%	$ -	10%	$ 10,000.00
ii.	SINGLE-PLY ROOFING MEMBRANE - MECH. WELL	852	SF	$ 11.59	$ 9,872.640	0%	0%	$ -	0%	$ -
iii.	ROOF BOARD	9,088	SF	$ 0.91	$ 8,257.360	0%	0%	$ -	0%	$ -
iv.	2" dia RIGID INSULATION	9,088	SF	$ 1.82	$ 16,514.710	0%	0%	$ -	0%	$ -
v.	VAPOR BARRIER	9,088	SF	$ 1.14	$ 10,402.120	0%	0%	$ -	0%	$ -
vi.	PARAPET COPING	176	LF	$ 118.00	$ 20,768.000	0%	0%	$ -	0%	$ -
vii.	ROOF EDGE FLASHING	174	LF	$ 10.86	$ 1,888.940	0%	0%	$ -	0%	$ -
viii.	WALL-TO-ROOF FLASHING + REGLET	402	LF	$ 59.00	$ 23,718.000	0%	0%	$ -	0%	$ -
h.	**MISCELLANEOUS**									$ -

i.	MISC. CAULKING & SEALANTS ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
ii.	MISC. FIRESTOPPING ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
iii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3.07'W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,437.50
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 9,440.00	$ 9,440.00	100%	0%	$ -	100%	$ 9,440.00
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	33%	0%	$ -	33%	$ 4,685.00
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	58%	0%	$ -	58%	$ 6,875.00
viii.	PAINT TO HM DOOR/FRAME, PER LEAF EXTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	0%	$ -
b.	**WINDOWS**									$ -
i.	STOREFRONT/CURTAIN WALL SYSTEM	3,948	SF	$ 29.50	$ 116,466.00	7%	49%	$ 57,500.00	57%	$ 66,000.00
ii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 4'H	1	EA	$ 1,155.22	$ 1,155.22	0%	0%	$ -	0%	$ -
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	3%	0%	$ -	3%	$ 500.00
iv.	TRANSOM, 6.25'W x 3'H INTERIOR	1	EA	$ 679.68	$ 679.68	0%	0%	$ -	0%	$ -
v.	FRITTED GLASS	282	SF	$ 332.76	$ 93,838.32	9%	0%	$ -	9%	$ 8,500.00
c.	**DOORS + H.W.**									$ -
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	60%	0%	$ -	60%	$ 2,056.74
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	$ 3,744.14	$ 3,744.14	60%	0%	$ -	60%	$ 2,246.48
iii.	HM DOOR/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	89%	0%	$ -	89%	$ 16,717.22
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	73%	26%	$ 10,000.00	99%	$ 37,456.36
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	60%	0%	$ -	60%	$ 8,496.00
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	60%	0%	$ -	60%	$ 8,496.00
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	60%	0%	$ -	60%	$ 2,832.00
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	$ 188.80	$ 2,832.00	60%	0%	$ -	60%	$ 1,699.20
ix.	PAINT TO FRAME, PER LEAF INTERIOR	3	EA	$ 188.80	$ 566.40	0%	0%	$ -	0%	$ -
d.	**WINDOWS**									$ -
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	15%	0%	$ -	15%	$ 2,500.00
FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**EXTERIOR WALLS**									$ -
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	984	SF	$ 47.20	$ 46,444.80	0%	100%	$ 46,444.80	100%	$ 46,444.80
ii.	CEMENT PLASTER + LATH/V.B. - RIBBED FINISH	200	SF	$ 47.20	$ 9,440.00	0%	100%	$ 9,440.00	100%	$ 9,440.00
iii.	2" RIGID R12 INSULATION	1,184	SF	$ 5.90	$ 6,985.60	0%	100%	$ 6,985.60	100%	$ 6,985.60
iv.	GLASSMAT SHEATHING	1,102	SF	$ 4.72	$ 5,201.44	0%	100%	$ 5,201.44	100%	$ 5,201.44
v.	PAINT TO CEMENT PLASTER	1,184	SF	$ 4.13	$ 4,889.92	0%	0%	$ -	0%	$ -
vi.	PATCH/PAINT TO (E) PLASTER WALL	5,064	SF	$ 4.13	$ 20,914.32	0%	0%	$ -	0%	$ -
vii.	6" x 20 GA. METAL STUD WALL	1,102	SF	$ 23.60	$ 26,007.20	0%	46%	$ 11,928.16	46%	$ 11,928.16
viii.	6" x 20 GA.METAL STUD INFILL	82	SF	$ 23.60	$ 1,935.20	0%	0%	$ -	0%	$ -
ix.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	519	SF	$ 23.60	$ 12,248.40	0%	0%	$ -	0%	$ -
x.	5/8" GWB + PAINT - INT. OF EXT.	1,702	SF	$ 14.16	$ 24,100.32	0%	0%	$ -	0%	$ -
xi.	PATCH/PAINT TO (E) INT. OF EXT. WALL	3,130	SF	$ 2.36	$ 7,386.80	0%	0%	$ -	0%	$ -
xii.	BATT INSULATION	1,702	SF	$ 1.18	$ 2,008.36	0%	0%	$ -	0%	$ -
b.	**INTERIOR WALLS**									$ -
i.	7/8" FURRING CHANNEL	1,485	SF	$ 23.60	$ 35,046.00	0%	51%	$ 17,873.46	51%	$ 17,873.46
ii.	3 5/8" x 20 GA. FURRING METAL STUD	20	SF	$ 23.60	$ 472.00	0%	51%	$ 240.72	51%	$ 240.72
iii.	6" x 20 GA. FURRING METAL STUD	94	SF	$ 23.60	$ 2,218.40	0%	51%	$ 1,131.38	51%	$ 1,131.38
iv.	3 5/8" x 20 GA. METAL STUD - LOW WALL	60	SF	$ 23.60	$ 1,416.00	0%	51%	$ 722.16	51%	$ 722.16
v.	3 5/8" x 20 GA. METAL STUD WALL	1,180	SF	$ 23.60	$ 27,848.00	0%	51%	$ 14,202.48	51%	$ 14,202.48
vi.	6" x 20 GA. METAL STUD INFILL	24	SF	$ 23.60	$ 566.40	0%	51%	$ -	51%	$ 288.86
vii.	6" x 20 GA. METAL STUD WALL	2,679	SF	$ 23.60	$ 63,224.40	0%	51%	$ 32,244.44	51%	$ 32,244.44
viii.	8" x 20 GA. METAL STUD WALL	56	SF	$ 23.60	$ 1,321.60	0%	51%	$ 674.02	51%	$ 674.02
ix.	(2) - 3 5/8" x 20 GA. METAL STUD WALL	293	SF	$ 23.60	$ 6,914.80	0%	51%	$ 3,526.55	51%	$ 3,526.55
x.	(2) - 6" x 20 GA. METAL STUD WALL	282	SF	$ 23.60	$ 6,655.20	0%	51%	$ 3,394.15	51%	$ 3,394.15
xi.	5/8" GWB + PAINT	10,747	SF	$ 14.16	$ 152,177.52	0%	51%	$ 77,610.54	51%	$ 77,610.54
xii.	BATT INSULATION	5,089	SF	$ 1.18	$ 6,005.02	0%	51%	$ 3,062.56	51%	$ 3,062.56
xiii.	PAINT CONCRETE COLUMNS	461	SF	$ 5.90	$ 2,719.90	0%	51%	$ 1,387.15	51%	$ 1,387.15
xiv.	PAINT TO CMU WALLS	1,022	SF	$ 2.36	$ 2,411.92	0%	51%	$ 1,230.08	51%	$ 1,230.08
xv.	PAINT TO (E) STUD WALLS	3,640	SF	$ 2.36	$ 8,590.40	0%	51%	$ 4,381.10	51%	$ 4,381.10
xvi.	PAINT TO EXPOSED STEEL COLUMN	60	LF	$ 5.90	$ 354.00	0%	36%	$ 127.75	36%	$ 127.75
xvii.	9'H WOOD WALL PANEL	309	SF	$ 47.20	$ 17,416.80	0%	51%	$ 8,882.57	51%	$ 8,882.57
xviii.	BATHROOM TILE	179	SF	$ 47.20	$ 8,448.80	0%	51%	$ 4,308.89	51%	$ 4,308.89
c.	**FLOOR FINISHES**									$ -
i.	WALK-OFF MAT (RECESSED)	100	SF	$ 59.00	$ 5,900.00	0%	0%	$ -	0%	$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	492	SF	$ 29.50	$ 11,859.00	0%	0%	$ -	0%	$ -
iii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-POLISHED	788	SF	$ 29.50	$ 23,246.00	0%	0%	$ -	0%	$ -
iv.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	960	SF	$ 29.50	$ 28,320.00	0%	0%	$ -	0%	$ -
v.	CARPET TILE	1,080	SF	$ 8.26	$ 8,920.80	0%	0%	$ -	0%	$ -
vi.	LINOLEUM FLOORING, PATTERNED	4,670	SF	$ 14.18	$ 66,237.41	0%	0%	$ -	0%	$ -
vii.	WALL BASE - @ VINYL/CARPET FLOOR	720	LF	$ 3.81	$ 2,744.21	0%	0%	$ -	0%	$ -
viii.	WALL BASE - @ SEALED CONCRETE FLOOR	570	LF	$ 5.90	$ 3,363.00	0%	0%	$ -	0%	$ -
d.	**CEILING FINISHES**									$ -
i.	2' x 2' ACT T-BAR CEILING	2,870	SF	$ 11.10	$ 31,867.91	0%	0%	$ -	0%	$ -
ii.	DECO ACOUSTICAL CEILING PANEL + FRAMES	1,334	SF	$ 24.26	$ 32,363.91	0%	0%	$ -	0%	$ -
iii.	GWB CEILING + METAL STUD FRAMES + BATT	3,330	SF	$ 36.58	$ 121,811.40	0%	0%	$ -	0%	$ -
iv.	PAINT TO GWB CEILING	3,330	SF	$ 3.54	$ 11,788.20	0%	0%	$ -	0%	$ -
v.	PAINT TO U/S SLAB DECK	196	SF	$ 5.90	$ 1,156.40	0%	0%	$ -	0%	$ -
vi.	PAINT TO U/S STAIR	1	LS	$ 4,956.00	$ 4,956.00	0%	0%	$ -	0%	$ -
e.	**VERTICAL SOFFITS**									$ -
i.	6" x 20 GA. METAL STUD	1,787	SF	$ 23.60	$ 42,173.20	0%	0%	$ -	0%	$ -
ii.	5/8" GWB + PAINT	1,168	SF	$ 9.92	$ 11,591.00	0%	0%	$ -	0%	$ -
f.	**EXTERIOR SOFFIT**									$ -
i.	PAINT (E) PLASTER SOFFIT	313	SF	$ 2.36	$ 738.68	0%	0%	$ -	0%	$ -
g.	**MISCELLANEOUS**									$ -
i.	MISC. FINISHES/PAINT/TOUCH-UP ALLOWANCE	8,408	GSF	$ -	0	0%	0%	$ -	0%	$ -
SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**RESTROOM SPECIALTIES**									$ -
i.	TOILET PARTITION, ADA	2	EA	$ 4,852.16	$ 9,704.32	0%	0%	$ -	0%	$ -
ii.	TOILET PARTITION, REG.	1	EA	$ 4,852.16	$ 4,852.16	0%	0%	$ -	0%	$ -
iii.	ADA L-SHAPED GRAB BAR	4	EA	$ 224.20	$ 896.80	0%	0%	$ -	0%	$ -
iv.	COMBINATION RECESSED TOILET SEAT COVER DISPENSER, WASTE DISPOSAL & TOILET TISSUE DISPENSER	5	EA	$ 613.60	$ 3,068.00	0%	0%	$ -	0%	$ -
v.	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	6	EA	$ 253.70	$ 1,522.20	0%	0%	$ -	0%	$ -
vi.	AUTOMATIC WARM AIR HAND DRYER, RECESSED	4	EA	$ 1,516.30	$ 6,065.20	0%	0%	$ -	0%	$ -
vii.	ADA MIRROR, 18"W x 72"H	2	EA	$ 590.00	$ 1,180.00	0%	0%	$ -	0%	$ -
ix.	BEVELED EDGE MIRROR, ROUND TOP, 2.33'W x 3.67'H	6	EA	$ 1,019.52	$ 6,117.12	0%	0%	$ -	0%	$ -
x.	BABY CHANGING STATION	2	EA	$ 158.12	$ 316.24	0%	0%	$ -	0%	$ -
b.	**MISC. SPECIALTIES**									$ -
i.	COUNTER SINK ACCESSORIES, PER FIXTURE	1	EA	$ 590.00	$ 590.00	0%	0%	$ -	0%	$ -
ii.	FIRE EXTINGUISHER + RECESSED CABINET	3	EA	$ 1,180.00	$ 3,540.00	0%	0%	$ -	0%	$ -
iii.	SIGNAGE - INT./EXT.	8,408	GSF	$ 2.48	$ 20,835.02	0%	0%	$ -	0%	$ -
iv.	MISC. SPECIALTIES ALLOWANCE	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ALL EQUIPMENT - N.I.C.**									$ -
FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**WINDOW SHADES**									$ -
i.	WINDOW SHADES, MOTORIZED	1,721	SF	$ 11.80	$ 20,307.80	0%	0%	$ -	0%	$ -

ii.	WINDOW SHADES, MANUAL	460	SF	$ 7.08	$ 3,256.80	0%	0%	$ -	0%	$ -
h.	**FURNISHINGS**									$ -
i.	ALL FF & E - N.I.C.			$ -	0	0%	0%	$ -	0%	$ -
SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
	THIS SECTION NOT APPLICABLE			$ -	0	0%	0%	$ -	0%	$ -
CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
				$ -	0	0%	0%	$ -	0%	$ -
FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**FIRE SPRINKLER SYSTEM**									$ -
i.	FIRE SPRINKLER WET SYSTEM + RISER, COMPLETE 8,408 GSF	8408	GSF	$ 14.42	$ 121,240.00	10%	30%	$ 36,000.00	40%	$ 48,000.00
PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**PLUMBING EQUIPMENT**									$ -
i.	INCLUDED PER SEPARATE ADDITION ESTIMATE	0		$ -	0	0%	0%	$ -	0%	$ -
b.	**PLUMBING FIXTURES**									$ -
i.	WATER CLOSET, WALL HUNG	5	EA	$ 1,770.00	$ 8,850.00	16%	45%	$ 3,982.50	61%	$ 5,397.50
ii.	URINAL	1	EA	$ 1,180.00	$ 1,180.00	14%	45%	$ 531.00	59%	$ 698.00
iii.	LAVATORY SINK, WALL	6	EA	$ 1,180.00	$ 7,080.00	2%	45%	$ 3,186.00	47%	$ 3,353.00
iv.	COUNTER SINK	2	EA	$ 1,180.00	$ 2,360.00	7%	45%	$ 1,062.00	52%	$ 1,229.00
v.	HI-LO DRINKING FOUNTAIN	1	EA	$ 5,900.00	$ 5,900.00	3%	45%	$ 2,655.00	48%	$ 2,822.00
vi.	ROUGH-INS AT	15	EA	$ 590.00	$ 8,850.00	16%	12%	$ 1,083.50	28%	$ 2,500.50
c.	**COLD WATER**									$ -
i.	1/2" TPW PIPE + INSULATION - BELOW SLAB	10	LF	$ 88.50	$ 885.00	29%	71%	$ 625.29	100%	$ 885.00
ii.	1/2" CW PIPE	104	LF	$ 47.20	$ 4,908.80	38%	62%	$ 3,043.14	100%	$ 4,908.80
iii.	3/4" CW PIPE	48	LF	$ 59.00	$ 2,832.00	48%	52%	$ 1,485.54	100%	$ 2,832.00
iv.	1" CW PIPE	20	LF	$ 70.80	$ 1,416.00	28%	72%	$ 1,023.54	100%	$ 1,416.00
v.	1 1/2" CW PIPE	80	LF	$ 94.40	$ 7,552.00	33%	24%	$ 1,822.50	58%	$ 4,348.96
vi.	2" CW PIPE	95	LF	$ 118.00	$ 11,210.00	54%	0%	$ -	54%	$ 6,088.07
vii.	2 1/2" CW PIPE	25	LF	$ 141.60	$ 3,540.00	48%	0%	$ -	48%	$ 1,700.46
viii.	HOSE BIBB, 3/4"	2	EA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 392.46
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	33%	0%	$ -	33%	$ 392.46
x.	TRAP PRIMER	1	EA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 215.46
xi.	POC 1" CW PIPE TO WATER HEATER	1	EA	$ 590.00	$ 590.00	37%	0%	$ -	37%	$ 215.46
xii.	WALL ACCESS PANEL	3	EA	$ 590.00	$ 1,770.00	32%	0%	$ -	32%	$ 569.46
xiii.	EXT. WALL PENETRATION, 3" PIPE	1	EA	$ 118.00	$ 118.00	30%	0%	$ -	30%	$ 35.40
d.	**HOT WATER**									$ -
i.	1/2" HW PIPE	98	LF	$ 47.20	$ 4,625.60	1%	50%	$ 2,312.80	51%	$ 2,375.30
ii.	3/4" HW/HWR PIPE	220	LF	$ 59.00	$ 12,980.00	44%	50%	$ 6,490.00	94%	$ 12,240.00
iii.	1" HW PIPE	20	LF	$ 70.80	$ 1,416.00	4%	8%	$ 113.96	12%	$ 176.46
iv.	PIPE INSULATION, 1/2" PIPE	98	LF	$ 5.90	$ 578.20	11%	45%	$ 260.19	56%	$ 322.69
v.	PIPE INSULATION, 3/4" PIPE	220	LF	$ 5.90	$ 1,298.00	5%	45%	$ 584.10	50%	$ 646.60
vi.	PIPE INSULATION, 1" PIPE	20	LF	$ 5.90	$ 118.00	0%	45%	$ 53.10	45%	$ 53.10
vii.	POC 1" HW PIPE TO WATER HEATER	1	EA	$ 295.00	$ 295.00	0%	45%	$ 132.75	45%	$ 132.75
viii.	ROOF PENETRATION, 1" PIPE	1	EA	$ 118.00	$ 118.00	0%	45%	$ 53.10	45%	$ 53.10
e.	**SANITARY SEWER & VENT**									$ -
i.	1 1/2" VENT PIPE - WALL/CEILING	184	LF	$ 59.00	$ 10,856.00	73%	20%	$ 2,171.20	93%	$ 10,096.08
ii.	2" VENT PIPE - WALL/CEILING	94	LF	$ 70.80	$ 6,655.20	73%	20%	$ 1,331.04	93%	$ 6,189.34
iii.	3" VENT PIPE - WALL/CEILING	16	LF	$ 82.60	$ 1,321.60	73%	20%	$ 264.32	93%	$ 1,229.09
iv.	2" WASTE PIPE - WALL	22	LF	$ 82.60	$ 1,817.20	73%	20%	$ 363.44	93%	$ 1,690.00
v.	4" WASTE PIPE - WALL	10	LF	$ 94.40	$ 944.00	73%	20%	$ 188.80	93%	$ 877.92
vi.	1 1/4" VENT PIPE - BELOW SLAB	6	LF	$ 88.50	$ 531.00	73%	20%	$ 106.20	93%	$ 493.83
vii.	2" WASTE PIPE - BELOW SLAB	52	LF	$ 94.40	$ 4,908.80	73%	20%	$ 981.76	93%	$ 4,565.18
viii.	4" WASTE PIPE - BELOW SLAB	104	LF	$ 118.00	$ 12,272.00	83%	20%	$ 2,454.40	103%	$ 12,662.96
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	73%	20%	$ 472.00	93%	$ 2,194.80
x.	2" WCO	1	EA	$ 590.00	$ 590.00	73%	20%	$ 118.00	93%	$ 548.70
xi.	4" WCO	1	EA	$ 590.00	$ 590.00	73%	20%	$ 118.00	93%	$ 548.70
xii.	2" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	73%	20%	$ 59.00	93%	$ 274.35
xiii.	3" VTR + FLASHING	1	EA	$ 295.00	$ 295.00	73%	20%	$ 59.00	93%	$ 274.35
xiv.	CUT & PATCH (E) SLAB-ON-GRADE	150	LF	$ 118.00	$ 17,700.00	80%	7%	$ 1,312.84	88%	$ 15,493.30
xv.	EXT. STEM WALL PENETRATION, 4" PIPE	1	EA	$ 1,180.00	$ 1,180.00	73%	0%	$ -	73%	$ 861.40
f.	**CONDENSATE DRAINS**									$ -
i.	3/4" CD PIPE	230	LF	$ 59.00	$ 13,570.00	6%	0%	$ -	6%	$ 750.00
ii.	PIPE INSULATION, 3/4" PIPE	230	LF	$ 5.90	$ 1,357.00	9%	0%	$ -	9%	$ 125.00
iii.	POC TO SINK TAILPIECE	2	EA	$ 295.00	$ 590.00	0%	0%	$ -	0%	$ -
iv.	POC TO HVAC UNIT W/ TRAP & VENT	11	EA	$ 590.00	$ 6,490.00	2%	0%	$ -	2%	$ 125.00
g.	**ROOF DRAINS**									$ -
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT					0%			0%	$ -
h.	**NATURAL GAS**									$ -
i.	EXTEND & POC (E) GAS PIPE TO NEW ROOFTOP UNIT "AC-1" at MECH. WELL, COMPLETE	1	EA	$ 590.00	$ 590.00	44%	0%	$ -	44%	$ 260.33
i.	**MISCELLANEOUS**									$ -
i.	VALVES & SPECIALTIES	1	LS	$ 1,180.00	$ 1,180.00	44%	0%	$ -	44%	$ 520.67
ii.	MISC. PLUMBING SYSTEM	8,408	GSF	$ 0.12	$ 992.14	47%	0%	$ -	47%	$ 464.31
iii.	MISC./TESTING	1	LS	$ 590.00	$ 590.00	43%	0%	$ -	43%	$ 254.69
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
HVAC (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ROOFTOP AC UNIT**									$ -
i.	AC1 - GAS-ELECTRIC RTU, 12.5 TON, 5000 CFM	1	EA	$ 11,800.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
ii.	EXTRA FOR MODULATING ECONOMIZER	1	EA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
iii.	EXTRA FOR VIBRATION ISOLATION	1	SET	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
iv.	EXTRA FOR EQUIPMENT PLATFORM	1	EA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
v.	DUCTWORK	2,150	LBS	$ 41.30	$ 88,795.00	54%	0%	$ -	54%	$ 48,071.54
vi.	DUCT INSULATION	1,585	SF	$ 4.72	$ 7,481.20	100%	0%	$ -	100%	$ 7,481.20
vii.	EQUIPMENT FLEXIBLE CONNECTOR	2	EA	$ 88.50	$ 177.00	100%	0%	$ -	100%	$ 177.00
viii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	$ 94.40	$ 472.00	100%	0%	$ -	100%	$ 472.00
ix.	SUPPLY REGISTER, DUCT-MOUNTED	6	EA	$ 79.06	$ 474.36	100%	0%	$ -	100%	$ 474.36
x.	RETURN REGISTER, SIDEWALL	2	EA	$ 118.00	$ 236.00	100%	0%	$ -	100%	$ 236.00
xi.	MVD	11	EA	$ 64.90	$ 713.90	100%	0%	$ -	100%	$ 713.90
xii.	DUCT SMOKE DETECTOR	2	EA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
xiii.	EXT. WALL PENETRATION - 30" x 20" DUCT	2	EA	$ 177.00	$ 354.00	100%	0%	$ -	100%	$ 354.00
b.	**VRF SPLIT SYSTEM**									$ -
i.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 2,360.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
ii.	FC1 - 5.0 TON, CEILING MOUNT 1 EA	1	EA	$ 3,540.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
iii.	FC6 - CEILING CASSETTE, 1.5 TON	1	EA	$ 1,770.00	$ 1,770.00	100%	0%	$ -	100%	$ 1,770.00
iv.	FC7 - CEILING CASSETTE, 1.0 TON	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
v.	FC8 - CEILING CASSETTE, 0.75 TON	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
vi.	FC9 - CEILING CASSETTE, 0.5 TON	2	EA	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
vii.	FC/OSA DUCTWORK	695	LBS	$ 41.30	$ 28,703.50	44%	0%	$ -	44%	$ 12,620.45
viii.	DUCT INSULATION	510	SF	$ 5.90	$ 3,009.00	100%	0%	$ -	100%	$ 3,009.00
ix.	CEILING DIFFUSER + FLEX CONNECTOR	2	EA	$ 59.00	$ 118.00	100%	0%	$ -	100%	$ 118.00
x.	SUPPLY REGISTER, DUCT-MOUNTED	4	EA	$ 106.20	$ 424.80	100%	0%	$ -	100%	$ 424.80
xi.	RETURN AIR GRILLE	1	EA	$ 94.40	$ 94.40	100%	0%	$ -	100%	$ 94.40
xii.	MVD	6	EA	$ 59.00	$ 354.00	100%	0%	$ -	100%	$ 354.00
xiii.	12" WALL JACK + CAP	1	EA	$ 64.90	$ 64.90	100%	0%	$ -	100%	$ 64.90
xiv.	REFRIGERANT PIPING - 3/4" + 1 1/8" + 1 3/8" + INSULATION	8	LF	$ 118.00	$ 944.00	100%	0%	$ -	100%	$ 944.00
xv.	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 118.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
xvi.	REFRIGERANT PIPING - (3) PIPES + INSULATION	70	LF	$ 118.00	$ 8,260.00	100%	0%	$ -	100%	$ 8,260.00

xvii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	250	LF	$ 118.00	$ 29,500.00	45%	0%	$ -	45%	$ 13,370.45
xviii.	BRANCH SELECTOR BOX	3	EA	$ 1,180.00	$ 3,540.00	100%	0%	$ -	100%	$ 3,540.00
xix.	EXT. WALL PENETRATION - (3) REFRIGERANT PIPES	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
xx.	EXT. WALL PENETRATION - 12" DUCT	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
c.	**MINI SPLIT SYSTEM**									
i.	CU3 - 13.7B KBTUH COOLING, 22.1B KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,130.00	$ 4,130.00	100%	0%	$ -	100%	$ 4,130.00
ii.	CU4 - 13.7B KBTUH COOLING, 13.7B KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 3,186.00	$ 3,186.00	100%	0%	$ -	100%	$ 3,186.00
iii.	FC11, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
iv.	FC12, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	100%	0%	$ -	100%	$ 1,180.00
v.	REFRIGERANT PIPING - (2) PIPES + INSULATION	170	LF	$ 118.00	$ 20,060.00	40%	0%	$ -	40%	$ 7,984.00
vi.	EXT. WALL PENETRATION - (2) REFRIGERANT PIPES	2	EA	$ 295.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
d.	**EXHAUST FAN**									
i.	CEILING EXHAUST FAN, 190 CFM + GRILLE + BDD	2	EA	$ 413.00	$ 826.00	100%	0%	$ -	100%	$ 826.00
ii.	EXHAUST DUCTWORK	25	LBS	$ 41.30	$ 1,032.50	10%	0%	$ -	10%	$ 108.14
iii.	DUCT INSULATION	25	SF	$ 4.72	$ 118.00	100%	0%	$ -	100%	$ 118.00
iv.	4" WALL JACK + CAP	2	EA	$ 147.50	$ 295.00	63%	0%	$ -	63%	$ 185.98
v.	EXT. WALL PENETRATION - 4" DUCT	2	EA	$ 295.00	$ 590.00	10%	0%	$ -	10%	$ 61.89
e.	**CONTROLS**									
i.	RTU	1	EA	$ 2,360.00	$ 2,360.00	9%	44%	$ 1,038.40	53%	$ 1,250.80
ii.	VRF SPLIT (8 FANCOILS)	1	SET	$ 2,360.00	$ 2,360.00	9%	44%	$ 1,038.40	53%	$ 1,250.80
iii.	MINI SPLIT	2	PR	$ 590.00	$ 1,180.00	9%	44%	$ 519.20	53%	$ 625.40
iv.	CEILING EXHAUST FAN	2	EA	$ 590.00	$ 1,180.00	9%	44%	$ 519.20	53%	$ 625.40
v.	EXTRA FOR THERMOSTAT	11	EA	$ 389.40	$ 4,283.40	8%	44%	$ 1,884.80	52%	$ 2,247.60
vi.	EMS SYSTEM	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
f.	**MISCELLANEOUS**									
i.	MISC. HVAC SYSTEM	8,408	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)										$ -
a.	**ELECTRICAL EQUIPMENT & PANELS**									
i.	MAIN SWITCHBOARD "MSB", 800A-277/480V-3PH-4W, NEMA-1 W/ UG SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	75%	0%	$ -	75%	$ 8,903.63
ii.	TRANSFORMER "T3"	1	EA	$ 11,800.00	$ 11,800.00	75%	0%	$ -	75%	$ 8,903.63
iii.	PANEL BOARD "K"	1	EA	$ 11,800.00	$ 11,800.00	77%	0%	$ -	77%	$ 9,112.73
iv.	PANEL BOARD "L"	1	EA	$ 7,080.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
b.	**PANEL "K" FEEDER**									
i.	1 1/2" EMT CONDUIT W/ 4 #1 + 1 #6 GND	200	LF	$ 63.72	$ 16,567.20	80%	0%	$ -	80%	$ 13,205.00
ii.	POC TO NEW SWITCHBOARD	1	EA	$ 295.00	$ 295.00	100%	0%	$ -	100%	$ 295.00
c.	**BRANCH POWER**									
i.	DUPLEX RECEPTACLE	49	EA	$ 128.62	$ 6,302.38	76%	0%	$ -	76%	$ 4,812.58
ii.	DUPLEX RECEPTACLE, FLUSH SLAB	3	EA	$ 394.12	$ 1,182.36	76%	0%	$ -	76%	$ 898.59
iii.	DOUBLE DUPLEX RECEPTACLE	3	EA	$ 175.82	$ 527.46	76%	0%	$ -	76%	$ 400.87
iv.	DUPLEX RECEPTACLE, GFI	6	EA	$ 194.70	$ 1,168.20	77%	0%	$ -	77%	$ 899.51
v.	DUPLEX RECEPTACLE, GFI, WP	4	EA	$ 206.50	$ 826.00	76%	0%	$ -	76%	$ 627.76
vi.	DUPLEX RECEPTACLE, GFI, WP - @ MECH. WELL	2	EA	$ 206.50	$ 413.00	76%	0%	$ -	76%	$ 313.88
vii.	BRANCH POWER CIRCUIT, EMT CONDUIT/CU WIRES	1,340	LF	$ 15.30	$ 20,508.16	77%	0%	$ -	77%	$ 15,791.28
viii.	ALLOWANCE FOR WP-GFI RECEPTACLE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 944.00	$ 944.00	76%	0%	$ -	76%	$ 717.44
ix.	EXT. WALL PENETRATION - 3/4" CONDUIT	1	EA	$ 118.00	$ 118.00	76%	0%	$ -	76%	$ 89.68
x.	ROOF PENETRATION - 3/4" CONDUIT 1 EA	1	EA	$ 590.00	$ 590.00	76%	0%	$ -	76%	$ 448.40
d.	**HVAC/PLUMBING EQUIPMENT POWER**									
i.	DISC. SWITCH, 60A/3P, WP - AC1	1	EA	$ 1,770.00	$ 1,770.00	21%	79%	$ 1,398.30	100%	$ 1,770.00
ii.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU3 & CU4	2	EA	$ 1,770.00	$ 3,540.00	21%	79%	$ 2,796.60	100%	$ 3,540.00
iii.	DISC. SWITCH - ASSUME 30A/3P FOR FC1	1	EA	$ 1,770.00	$ 1,770.00	21%	79%	$ 1,398.30	100%	$ 1,770.00
iv.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	$ 590.00	$ 5,310.00	21%	79%	$ 4,194.90	100%	$ 5,310.00
v.	60A/3P POWER CIRCUIT	120	LF	$ 185.56	$ 22,266.60	21%	79%	$ 17,590.61	100%	$ 22,266.60
vi.	30A/3P POWER CIRCUIT	70	LF	$ 15.85	$ 1,109.32	21%	79%	$ 876.36	100%	$ 1,109.32
vii.	30A/2P POWER CIRCUIT	140	LF	$ 14.15	$ 1,980.75	21%	79%	$ 1,564.79	100%	$ 1,980.75
viii.	20A/1P POWER CIRCUIT	360	LF	$ 132.29	$ 47,624.33	24%	0%	$ 180.13	24%	$ 11,485.15
ix.	CEILING EXHAUST FAN POWER	2	EA	$ 236.00	$ 472.00	21%	0%	$ -	21%	$ 99.12
x.	ELECTRIC HAND DRYER POWER	4	EA	$ 590.00	$ 2,360.00	21%	0%	$ -	21%	$ 495.60
xi.	EXT. WALL PENETRATION - 3/4" CONDUIT	2	EA	$ 118.00	$ 236.00	21%	0%	$ -	21%	$ 49.56
xii.	ROOF PENETRATION - 1 1/2" CONDUIT	1	EA	$ 590.00	$ 590.00	21%	0%	$ -	21%	$ 123.90
e.	**LIGHTING**									
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	38	EA	$ 1,180.00	$ 44,840.00	54%	45%	$ 20,000.00	99%	$ 44,189.36
ii.	L4 - 6'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	54%	0%	$ -	54%	$ 637.20
iii.	L4 - 10'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,180.00	$ 1,180.00	54%	0%	$ -	54%	$ 637.20
iv.	L4 - 12'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,416.00	$ 1,416.00	54%	0%	$ -	54%	$ 764.64
v.	L4 - 16'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 1,888.00	$ 1,888.00	54%	0%	$ -	54%	$ 1,019.52
vi.	L4C - 14'L WALL ARM MOUNT WALL WASHER W/ WING RAIL, 13W/FT	1	EA	$ 1,652.00	$ 1,652.00	54%	0%	$ -	54%	$ 892.08
vii.	L5 - 10'L PENDANT INDIRECT LED FIXTURE, 20W/FT	4	EA	$ 1,180.00	$ 4,720.00	54%	0%	$ -	54%	$ 2,548.80
viii.	L5 - 12'L PENDANT INDIRECT LED FIXTURE, 20W/FT	1	EA	$ 1,416.00	$ 1,416.00	54%	0%	$ -	54%	$ 764.64
ix.	L5 - 20'L PENDANT INDIRECT LED FIXTURE, 20W/FT	5	EA	$ 3,068.00	$ 15,340.00	54%	0%	$ -	54%	$ 8,283.60
x.	L5A - 5'L SURFACE LINEAR LED FIXTURE, 13W/FT	5	EA	$ 1,180.00	$ 5,900.00	54%	0%	$ -	54%	$ 3,186.00
xi.	L5A - 10'L SURFACE LINEAR LED FIXTURE, 13W/FT	2	EA	$ 1,180.00	$ 2,360.00	54%	0%	$ -	54%	$ 1,274.40
xii.	L6 - LOBBY CIRCULAR RECESSED / MUDIN TRIMLESS LED FIXTURE, 17/8W	2	EA	$ 885.00	$ 1,770.00	54%	0%	$ -	54%	$ 955.80
xiii.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 885.00	$ 6,195.00	54%	0%	$ -	54%	$ 3,345.30
xiv.	L8 - 6'L UNDERCABINET LED FIXTURE, 6W/FT	1	EA	$ 885.00	$ 885.00	54%	0%	$ -	54%	$ 477.90
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	10	EA	$ 708.00	$ 7,080.00	54%	0%	$ -	54%	$ 3,823.20
xvi.	L14 - 54'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 7,080.00	$ 7,080.00	54%	0%	$ -	54%	$ 3,823.20
xvii.	L14A - 4'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	54%	0%	$ -	54%	$ 382.32
xviii.	L14A - 6'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	54%	0%	$ -	54%	$ 764.64
xix.	L14B - 11'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	2	EA	$ 1,298.00	$ 2,596.00	54%	0%	$ -	54%	$ 1,401.84
xx.	L14B - 13'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 1,534.00	$ 1,534.00	54%	0%	$ -	54%	$ 828.36
f.	**EXT**									
i.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	10	EA	$ 708.00	$ 7,080.00	39%	61%	$ 4,318.80	100%	$ 7,080.00
ii.	LED EXIT FIXTURE - ALLOWANCE	7	EA	$ 708.00	$ 4,956.00	39%	61%	$ 3,023.16	100%	$ 4,956.00
iii.	JUNCTION BOX/PULL BOX	33	EA	$ 65.25	$ 2,153.38	39%	61%	$ 1,313.56	100%	$ 2,153.38
iv.	DIMMER SWITCH, SINGLE	4	EA	$ 227.74	$ 910.96	39%	61%	$ 555.69	100%	$ 910.96
v.	DIMMER SWITCH, 2-GANG	1	EA	$ 389.40	$ 389.40	39%	61%	$ 237.53	100%	$ 389.40
vi.	DIMMER SWITCH, 4-GANG	1	EA	$ 778.80	$ 778.80	39%	61%	$ 475.07	100%	$ 778.80
vii.	VACANCY SENSOR - WALL	14	EA	$ 175.62	$ 2,461.48	39%	61%	$ 1,501.50	100%	$ 2,461.48
viii.	VACANCY SENSOR - CEILING	6	EA	$ 549.88	$ 3,299.28	39%	61%	$ 2,012.56	100%	$ 3,299.28
ix.	SWITCHPACK - CEILING	6	EA	$ 704.46	$ 4,226.76	39%	61%	$ 2,578.32	100%	$ 4,226.76
x.	INTERIOR PHOTOCEL - CEILING	2	EA	$ 549.88	$ 1,099.76	39%	61%	$ 670.85	100%	$ 1,099.76
xi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	2,610	EA	$ 106.20	$ 277,182.00	39%	5%	$ 13,312.95	44%	$ 122,183.99
xii.	ALLOWANCE FOR WP LIGHT FIXTURE TO ELEVATOR PIT INCLUDING CIRCUIT, COMPLETE	1	EA	$ 1,180.00	$ 1,180.00	39%	0%	$ -	39%	$ 460.20
g.	**MISCELLANEOUS**									
i.	MISC. ELECTRICAL SYSTEM	8,408	EA	$ -	$ -	0%	0%	$ -	0%	$ -
ii.	TESTING	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	EA	$ -	$ -	0%	0%	$ -	0%	$ -
COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)										
a.	**SIGNAL SYSTEM**									
i.	TELEPHONE/DATA W/ MDF	8,408	GSF	$ 7.67	$ 64,489.36	1%	0%	$ -	1%	$ 500.00
ii.	EXTRA FOR POC/EXTEND (E) MAIN PATHWAY	120	LF	$ 41.30	$ 4,956.00	10%	0%	$ -	10%	$ 500.00

iii.	PUBLIC ADDRESS/ICC/CLOCK	8,408	GSF	$ 1.18	$ 9,921.44	5%	0%	$ -	5%	$ 500.00
iv.	AUDIO-VISUAL SYSTEM	8,408	GSF	$ 3.54	$ 29,764.32	2%	42%	$ 12,500.00	44%	$ 13,000.00
v.	CTV	8,408	GSF	$ 3.54	$ 29,764.32	2%	42%	$ 12,500.00	44%	$ 13,000.00
vi.	MISC./TESTING	1	LS	$ 223.22	$ 223.22	0%	0%	$ -	0%	$ -
	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)									
a.	**FIRE ALARM**									
i.	FIRE ALARM SYSTEM, COMPLETE	8,408	GSF	$ 11.80	$ 99,214.40	20%	20%	$ 20,000.00	40%	$ 40,000.00
b.	**SECURITY**									
i.	SECURITY SYSTEM, COMPLETE	8,408	GSF	$ 14.16	$ 119,057.28	0%	25%	$ -	25%	$ 30,000.00
	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)									
a.	**EAST COURT**									
i.	YARD ROUGH GRADING	376	SF	$ 1.18	$ 443.68	0%	0%	$ -	0%	$ -
ii.	CUT TOPSOIL, ASSUME 3'D avg.	3	CY	$ 59.00	$ 177.00	0%	0%	$ -	0%	$ -
iii.	ROUGH/FINE GRADING	376	SF	$ 3.54	$ 1,331.04	0%	0%	$ -	0%	$ -
iv.	CARE'F & COMPACT U/S SITE PAVING	311	SF	$ 1.18	$ 366.98	0%	0%	$ -	0%	$ -
v.	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	4	CY	$ 289.10	$ 1,156.40	0%	0%	$ -	0%	$ -
vi.	EROSION CONTROL	376	SF	$ 1.77	$ 665.52	0%	0%	$ -	0%	$ -
vii.	CONCRETE PAVING TYPE 1 + AB	141	SF	$ 29.50	$ 4,159.50	0%	0%	$ -	0%	$ -
viii.	BRICK PAVERS + SUBSTRATE + AGG. BASE	170	SF	$ 47.20	$ 8,024.00	0%	0%	$ -	0%	$ -
ix.	EXTRA FOR CONCRETE EDGE CURB ADJ. TO P.A.	27	LF	$ 11.80	$ 318.60	0%	0%	$ -	0%	$ -
x.	TREE, 36" BOX	1	EA	$ 1,385.32	$ 1,385.32	0%	0%	$ -	0%	$ -
xi.	SHRUBS + PLANTING SOIL + IRRIGATION	56	SF	$ 54.28	$ 3,039.68	0%	0%	$ -	0%	$ -
xii.	12"W x 18"H CURVED BRICK SEATWALL	9	LF	$ 236.00	$ 2,124.00	0%	0%	$ -	0%	$ -
xiii.	XTRA FOR CONCRETE FOOTING	9	LF	$ 236.00	$ 2,124.00	0%	0%	$ -	0%	$ -
xiv.	ALLOWANCE FOR IN-GROUND LIGHTING SYSTEM	376	SF	$ -	$ -	0%	0%	$ -	0%	$ -
xv.	MISC.	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
	EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
	SEE SEPARATE SITEWORK FOR SITE DEMOLITION					0%			0%	$ -
	CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
a.	**FOUNDATION**									
i.	SPREAD FOOTING F5	2	CY	$ 1,180.00	$ 2,360.00	100%	0%	$ -	100%	$ 2,360.00
ii.	SPREAD FOOTING F8	62	CY	$ 1,180.00	$ 73,160.00	100%	0%	$ -	100%	$ 73,160.00
iii.	SPREAD FOOTING F8A	10	CY	$ 1,180.00	$ 11,800.00	100%	0%	$ -	100%	$ 11,800.00
iv.	SPREAD FOOTING F10	22	CY	$ 1,180.00	$ 25,960.00	100%	0%	$ -	100%	$ 25,960.00
v.	SPREAD FOOTING F68	4	CY	$ 1,180.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
vi.	SPREAD FOOTING F79	6	CY	$ 1,180.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
vii.	WALL FOOTING	46	CY	$ 1,180.00	$ 54,280.00	100%	0%	$ -	100%	$ 54,280.00
viii.	GRADE BEAM	6	CY	$ 1,180.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
b.	**SLAB-ON-GRADE/CURBS**									
i.	SLAB-ON-GRADE + V.B./AB, 5"/4" 2,	822	SF	$ 35.40	$ 29,098.80	100%	0%	$ -	100%	$ 29,098.80
ii.	EXTERIOR SLAB-ON-GRADE + V.B./AB, 5"/4"	142	SF	$ 35.40	$ 5,026.80	100%	0%	$ -	100%	$ 5,026.80
iii.	EXTRA FOR DEPRESSED SLAB - @ DANCE ROOM	1,002	SF	$ 35.40	$ 35,470.80	100%	0%	$ -	100%	$ 35,470.80
iv.	THICKENED SLAB OVER FOOTING	8	CY	$ 1,180.00	$ 9,440.00	100%	0%	$ -	100%	$ 9,440.00
v.	THICKENED SLAB EDGE	6	CY	$ 1,180.00	$ 7,080.00	100%	0%	$ -	100%	$ 7,080.00
vi.	CONCRETE CURB, 6"W x 6"H	90	LF	$ 35.40	$ 3,186.00	100%	0%	$ -	100%	$ 3,186.00
vii.	CONCRETE CURB FOR SCREEN SYSTEM	22	LF	$ 38.94	$ 856.68	100%	0%	$ -	100%	$ 856.68
viii.	CONCRETE CMU STARTER, 8"W x 18"H	182	LF	$ 35.40	$ 6,442.80	100%	0%	$ -	100%	$ 6,442.80
ix.	CONCRETE CMU STARTER, 12"W x 18"H	16	LF	$ 35.40	$ 566.40	100%	0%	$ -	100%	$ 566.40
c.	**CONCRETE COLUMN**									
i.	CONCRETE COLUMN, 18" dia.	139	LF	$ 590.00	$ 82,010.00	100%	0%	$ -	100%	$ 82,010.00
ii.	CONCRETE COLUMN, 16" square	278	LF	$ 590.00	$ 164,020.00	100%	0%	$ -	100%	$ 164,020.00
d.	**SUSPENDED CONCRETE SLAB & BEAMS**									
i.	8" thk 2-WAY SUSP. SLAB - 2ND FLOOR	630	SF	$ 53.10	$ 33,453.00	100%	0%	$ -	100%	$ 33,453.00
ii.	12" thk 2-WAY SUSP. SLAB - 2ND FLOOR	4,478	SF	$ 56.64	$ 253,633.92	100%	0%	$ -	100%	$ 253,633.92
iii.	14" thk 2-WAY SUSP. SLAB - 2ND FLOOR	634	SF	$ 64.90	$ 41,146.60	100%	0%	$ -	100%	$ 41,146.60
iv.	8" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	190	SF	$ 53.10	$ 10,089.00	100%	0%	$ -	100%	$ 10,089.00
v.	9" thk 2-WAY SUSP. DROPPED SLAB - OUTDOOR DECK	1,140	SF	$ 53.10	$ 60,534.00	100%	0%	$ -	100%	$ 60,534.00
vi.	14" thk 2-WAY SUSP. SLAB - OUTDOOR DECK	1,625	SF	$ 64.90	$ 105,462.50	100%	0%	$ -	100%	$ 105,462.50
vii.	EXTRA FOR COLUMN CAPITALS (DROP PANELS)	8	EA	$ 590.00	$ 4,720.00	100%	0%	$ -	100%	$ 4,720.00
viii.	CONCRETE TOPPING, 7.5" thk avg @ GREEN DECK	1,140	SF	$ 47.20	$ 53,808.00	100%	0%	$ -	100%	$ 53,808.00
ix.	CONCRETE BEAM, 12"W x 12"D - ABOVE CMU WALL	38	SF	$ 531.00	$ 20,178.00	100%	0%	$ -	100%	$ 20,178.00
x.	CONCRETE BEAM, 24"W x 24"D	150	LF	$ 531.00	$ 79,650.00	100%	0%	$ -	100%	$ 79,650.00
xi.	CONCRETE BEAM, 24"W x 30"D	52	LF	$ 531.00	$ 27,612.00	100%	0%	$ -	100%	$ 27,612.00
xii.	CONCRETE BEAM, 24"W x 42"D	152	LF	$ 531.00	$ 80,712.00	100%	0%	$ -	100%	$ 80,712.00
e.	**MISC. CONCRETE**									$ -
i.	6"H EQUIPMENT PAD	119	SF	$ 59.00	$ 7,021.00	100%	0%	$ -	100%	$ 7,021.00
	MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									$ -
a.	**EXTERIOR CMU WALL**									$ -
i.	8" BURNISHED FACE CMU WALL	2,892	SF	$ 77.88	$ 225,228.96	100%	0%	$ -	100%	$ 225,228.96
ii.	12" BURNISHED FACE CMU WALL INTERIOR CMU WALL	320	SF	$ 101.48	$ 32,473.60	100%	0%	$ -	100%	$ 32,473.60
iii.	8" CMU WALL - PARTITION/LOAD BEARING	623	SF	$ 86.14	$ 53,665.22	100%	0%	$ -	100%	$ 53,665.22
	METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)									
a.	**STRUCTURAL STEEL**									
I.	CONCENTRIC BRACED FRAMES (SCBF)									
i.	-W-SECTION COLUMN	5,373	LBS	$ 5.90	$ 31,700.70	100%	0%	$ -	100%	$ 31,700.70
ii.	W-SECTION BEAM	3,486	LBS	$ 5.90	$ 20,095.40	100%	0%	$ -	100%	$ 20,095.40
iii.	WSS BRACE	5,955	LBS	$ 5.90	$ 35,134.50	100%	0%	$ -	100%	$ 35,134.50
iv.	DETAIL STEEL	1,473	LBS	$ 5.90	$ 8,690.70	46%	54%	$ 4,716.34	100%	$ 8,690.70
v.	EXTRA FOR (2) HSS BRACES TO CONCRETE SLAB CONNECTION PER DWG. 2/S501	5	EA	$ 3,923.50	$ 19,617.50	46%	54%	$ 10,650.67	100%	$ 19,617.50
vi.	EXTRA FOR WF COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	9	EA	$ 1,786.52	$ 16,078.68	25%	75%	$ 12,104.32	100%	$ 16,078.68
vii.	EXTRA FOR MOMENT CONNECTION	10	EA	$ 5,664.00	$ 56,640.00	25%	75%	$ 42,665.64	100%	$ 56,640.00
II.	GRAVITY FRAMES					0%		$ -		
i.	HSS COLUMN	22,252	LBS	$ 4.72	$ 105,029.44	46%	54%	$ 56,439.69	100%	$ 105,029.44
ii.	- PIPE COLUMN	432	LBS	$ -	$ -	0%	0%	$ -	0%	$ -
iii.	- HSS BEAM	900	LBS	$ 8.26	$ 7,979.16	35%	65%	$ 5,158.64	100%	$ 7,979.16
iv.	- W-SECTION BEAM	936	LBS	$ 8.26	$ 7,731.36	36%	64%	$ 4,910.84	100%	$ 7,731.36
v.	- DETAIL STEEL	2,459	LBS	$ 5.90	$ 14,508.10	27%	23%	$ 3,353.84	51%	$ 7,328.20
vi.	EXTRA FOR HSS COLUMN TO CONCRETE SLAB CONNECTION PER DWG. 2/S502	24	EA	$ 1,451.40	$ 34,833.60	11%		$ -	11%	$ 3,974.36
b.	**EXTERIOR METAL STAIR**									
i.	STRAIGHTFLIGHT, 5.33'W x 35 P/CAST TREADS + 30 SF P/CAST MID-LANDING ON GALV. & PAINTED STEEL STRINGER & RISERS, COMPLETE	1	FLT	$ 64,900.00	$ 64,900.00	14%	68%	$ 44,000.00	82%	$ 53,000.00
ii.	GUARDRAIL W/ HANDRAIL + PAINT	45	LF	$ 381.14	$ 17,151.30	9%	0%	$ -	9%	$ 1,500.00
iii.	WALL-MOUNTED HANDRAIL + PAINT	45	LF	$ 129.80	$ 5,841.00	9%	0%	$ -	9%	$ 500.00
iv.	SHEATHING + ROOFING MEMBRANE U/S STAIR	178	SF	$ 118.00	$ 21,004.00	24%	0%	$ -	24%	$ 5,000.00
c.	**METAL PAN STAIR, INTERIOR**									
i.	MULTI-SWITCHBACK, 5.13'W x 35 TREADS + 27 SF 1ST LANDING, 59 SF 2ND LANDING, & 57 3RD LANDING	1	FLT	$ 138,687.76	$ 138,687.76	7%	61%	$ 85,000.00	68%	$ 10,000.00
ii.	GLASS GUARDRAIL	146	LF	$ 236.00	$ 34,456.00	0%	0%	$ -	0%	$ -
iii.	HANDRAIL ATTACHED TO GLASS	140	LF	$ 236.00	$ 33,040.00	15%	0%	$ -	15%	$ 5,000.00
d.	**EXTERIOR SCREEN SYSTEM**									
i.	PERFORATED METAL PANEL O/ PLASTER WALL	86	SF	$ 265.50	$ 22,833.00	24%	0%	$ -	24%	$ 5,500.00
ii.	PERFORATED METAL PANEL O/ GLAZING	40	SF	$ 265.50	$ 10,620.00	21%	0%	$ -	21%	$ 2,250.00
iii.	PERFORATED METAL PANEL + METAL FRAMES - @ SOUTH ELEVATION 1ST FLOOR	1,328	SF	$ 413.00	$ 465,864.00	37%	11%	$ 50,000.00	47%	$ 220,083.33
iv.	PERFORATED METAL PANEL + METAL FRAMES - @ WEST & SOUTH ELEVATIONS 2ND FLOOR	938	SF	$ 413.00	$ 386,568.00	37%	13%	$ 50,000.00	50%	$ 194,833.33
v.	PERFORATED METAL PANEL + METAL FRAMES - @ COURTYARD WING WALL	95	SF	$ 413.00	$ 39,235.00	31%	0%	$ -	31%	$ 12,000.00
vi.	PERFORATED METAL PANEL FENCE O/ CMU WALL @ NORTHWEST STAIR	358	SF	$ 265.50	$ 95,049.00	90%	0%	$ -	90%	$ 85,333.33

e.	**MISC. METALS**										
i.	19TH ROOF ACCESS LADDER W/ 12TH CAGE	1	EA	$ 11,800.00	$ 11,800.00	0%	100%	$ 11,800.00	100%	$ 11,800.00	
ii.	GUARDRAIL W/ PERFORATED METAL PANEL INFILL + PAINT - OUTDOOR DECK	282	LF	$ 436.60	$ 123,121.20	29%	29%	$ 36,000.00	58%	$ 72,000.00	
iii.	WALL BACKING SUPPORT FOR TV MONITOR	6	EA	$ 590.00	$ 3,540.00	0%	100%	$ 3,540.00	100%	$ 3,540.00	
iv.	SEISMIC JOINT + 2.33TH STUD/CURB	128	LF	$ 295.00	$ 37,760.00	0%	26%	$ 9,686.00	26%	$ 9,686.00	
v.	FENCING/ENCLOSURE TO OUTDOOR HVAC UNIT	62	LF	$ 177.00	$ 10,974.00	0%	100%	$ 10,974.00	100%	$ 10,974.00	
vi.	MISC. METALS ALLOWANCE	8,964	GSF	$ -	$ -	0%	0%	$ -	0%	$ -	
	CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FINISH CARPENTRY**										
i.	24"W PLAM BASE CABINET W/ SOLID SURFACE TOP & 4"H BACKSPLASH	70	LF	$ 1,180.00	$ 82,600.00	2%	0%	$ -	2%	$ 1,833.30	
ii.	2.5'H PLAM UPPER CABINET	8	LF	$ 590.00	$ 4,720.00	1%	0%	$ -	1%	$ 47.20	
iii.	12"W x 7'H x 5-TIER WALL-MOUNTED STACK	26	LF	$ 1,180.00	$ 30,680.00	1%	0%	$ -	1%	$ 306.80	
iv.	12"W x 8.33'H x 6-TIER WALL-MOUNTED STACK	19	LF	$ 1,180.00	$ 22,420.00	1%	0%	$ -	1%	$ 224.20	
v.	AV CABINET, 24"W x 24"D x 8'H W/ VENTED DOOR	2	EA	$ 2,950.00	$ 5,900.00	1%	0%	$ -	1%	$ 59.00	
vi.	AV CABINET, 36"W x 24"D x 8'H W/ VENTED DOOR	1	EA	$ 2,950.00	$ 2,950.00	1%	0%	$ -	1%	$ 29.50	
vii.	MISC. FINISH CARPENTRY ALLOWANCE	8,964	GSF	$ -	$ -	0%	0%	$ -	0%	$ -	
b.	**ROUGH CARPENTRY**										
i.	WOOD BEAM, 6" x 10"	190	LF	$ 59.00	$ 11,210.00	2%	98%	$ 10,982.73	100%	$ 11,210.00	
ii.	WOOD BLOCKING, 12" x 24"	48	LF	$ 59.00	$ 2,832.00	0%	100%	$ 2,832.00	100%	$ 2,832.00	
iii.	GLU-LAM BEAM, 5 1/8" x 24"	328	LF	$ 59.00	$ 19,352.00	1%	99%	$ 19,124.73	100%	$ 19,352.00	
iv.	GLU-LAM BEAM, 5 1/8" x 30"	166	LF	$ 59.00	$ 9,794.00	2%	98%	$ 9,566.73	100%	$ 9,794.00	
v.	GLU-LAM BEAM, 5 1/8" x 33"	136	LF	$ 59.00	$ 8,024.00	3%	97%	$ 7,796.73	100%	$ 8,024.00	
vi.	ROOF DECK STRUCTURAL PANEL - 12' x 4' TECTUM-V + WOOD NAILERS, COMPLETE	6,504	SF	$ 23.60	$ 153,494.40	36%	28%	$ 43,186.05	64%	$ 98,640.60	
vii.	12"H WOOD FASCIA - STRAIGHT	250	LF	$ 29.50	$ 7,375.00	3%	97%	$ 7,147.73	100%	$ 7,375.00	
viii.	12"H WOOD FASCIA - CURVED	234	LF	$ 35.40	$ 8,283.60	3%	97%	$ 8,056.33	100%	$ 8,283.60	
ix.	EXTRA FOR GLB/STEEL POST CONNECTION	26	EA	$ 295.00	$ 7,670.00	3%	97%	$ 7,442.73	100%	$ 7,670.00	
x.	EXTRA FOR GLB/STEEL BEAM CONNECTION	5	EA	$ 295.00	$ 1,475.00	15%	85%	$ 1,247.73	100%	$ 1,475.00	
xi.	P.T. ROOF EDGE NAILER, 3" x 2"	402	LF	$ 5.90	$ 2,843.80	8%	92%	$ 2,616.53	100%	$ 2,843.80	
xii.	MISC. ROUGH CARPENTRY ALLOWANCE (blockings, nailers, sills, misc. headers, AB, straps, etc.)	8,964	GSF	$ -	$ -	0%	0%	$ -	0%	$ -	
	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**ROOFING**										
i.	SINGLE-PLY ROOFING MEMBRANE	6,504	SF	$ 11.59	$ 75,365.75	1%	0%	$ -	1%	$ 625.00	
ii.	ROOF BOARD	6,504	SF	$ 0.91	$ 5,909.53	5%	0%	$ -	5%	$ 312.50	
iii.	2" dik RIGID INSULATION	6,504	SF	$ 1.82	$ 11,819.07	3%	0%	$ -	3%	$ 312.50	
iv.	VAPOR BARRIER	6,504	SF	$ 1.14	$ 7,444.48	4%	0%	$ -	4%	$ 312.50	
v.	METAL GUTTER, 3"W x 2"H + SUPPORT	202	LF	$ 118.00	$ 23,836.00	1%	0%	$ -	1%	$ 312.50	
vi.	ROOF EDGE/FASCIA FLASHING	484	LF	$ 10.86	$ 5,254.30	6%	0%	$ -	6%	$ 312.50	
vii.	WALL CAP/COPING TO COURTYARD WING WALL	28	LF	$ 118.00	$ 3,304.00	5%	0%	$ -	5%	$ 156.25	
viii.	DOWNSPOUT	122	LF	$ 23.60	$ 2,879.20	5%	0%	$ -	5%	$ 156.25	
b.	**WATERPROOFING**										
i.	WATERPROOFING - PORTION OF STAIR O/ 1ST FLOOR	186	SF	$ 29.50	$ 5,487.00	1%	99%	$ 5,412.00	100%	$ 5,487.00	
ii.	WATERPROOFING - 2ND FLOOR RESTROOMS	638	SF	$ 5.90	$ 3,764.20	1%	99%	$ 3,714.20	100%	$ 3,764.20	
iii.	WATERPROOFING - OUTDOOR DECK	2,955	SF	$ 29.96	$ 88,532.39	2%	12%	$ 10,873.80	14%	$ 12,248.80	
c.	**MISCELLANEOUS**										
i.	MISC. SHEET METALS ALLOWANCE	8,964	GSF	$ -	0	0%	0%	$ -	0%	$ -	
ii.	MISC. CAULKING & SEALANTS ALLOWANCE	8,964	GSF	$ -	0	0%	0%	$ -	0%	$ -	
iii.	MISC. FIRESTOPPING ALLOWANCE	8,964	GSF	$ -	0	0%	0%	$ -	0%	$ -	
	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EXTERIOR DOORS + H.W.**										
i.	ALUM/GLASS DOOR/ALUM FRAME, (2) - 3.25'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	87%	0%	$ -	87%	$ 2,968.75	
ii.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	87%	0%	$ -	87%	$ 2,968.75	
iii.	ALUM/GLASS DOOR/ALUM FRAME, (2) - 3.07"W x 8'H	1	PR	$ 3,427.90	$ 3,427.90	80%	0%	$ -	80%	$ 2,734.37	
iv.	ALUM-GLASS DOOR/ALUM FRAME, 2.71'W x 8'H	1	EA	$ 3,427.90	$ 3,427.90	80%	0%	$ -	80%	$ 2,734.37	
v.	HM DOOR/HM FRAME, (2) - 3'W x 7'H	1	PR	$ 4,720.00	$ 4,720.00	10%	0%	$ -	10%	$ 468.75	
vi.	HM DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	46%	0%	$ -	46%	$ 6,547.50	
vii.	EXTRA FOR PANIC HARDWARE	5	EA	$ 2,360.00	$ 11,800.00	55%	42%	$ 5,000.00	98%	$ 11,547.50	
viii.	PAINT TO HM DOOR/FRAME, PER LEAF	3	EA	$ 188.80	$ 566.40	5%	0%	$ -	5%	$ 30.00	
b.	**EXTERIOR WINDOWS**										
i.	STOREFRONT/CURTAIN WALL SYSTEM	3,948	SF	$ 29.50	$ 116,466.00	1%	0%	$ -	1%	$ 750.00	
ii.	EXTRA FOR OPERABLE AWNING PANEL, 3'W x 4'H	1	EA	$ 1,155.22	$ 1,155.22	43%	0%	$ -	43%	$ 500.00	
iii.	EXTRA FOR OPERABLE AWNING PANEL, 4'W x 5'H	11	EA	$ 1,384.14	$ 15,225.54	71%	0%	$ -	71%	$ 10,750.00	
iv.	TRANSOM, 6.25'W x 3'H	1	EA	$ 679.68	$ 679.68	0%	0%	$ -	0%	$ -	
v.	FRITTED GLASS	308	SF	$ 50.46	$ 15,540.69	68%	0%	$ -	68%	$ 10,500.00	
c.	**INTERIOR DOORS + H.W.**										
i.	ALUM-GLASS DOOR/ALUM FRAME, (2) - 3'W x 9'H	1	PR	$ 3,427.90	$ 3,427.90	100%	0%	$ -	100%	$ 3,427.90	
ii.	SLIDING ALUM-GLASS DOOR/ALUM FRAME, 3'W x 8.67'H	1	EA	$ 3,744.14	$ 3,744.14	100%	0%	$ -	100%	$ 3,744.14	
iii.	HM DOOR/HM FRAME, (2) - 3'W x 8'H	2	PR	$ 9,440.00	$ 18,880.00	19%	0%	$ -	19%	$ 3,552.58	
iv.	HM DOOR/HM FRAME, 3'W x 8'H	8	EA	$ 4,720.00	$ 37,760.00	43%	0%	$ -	43%	$ 16,052.58	
v.	SC WD-GLASS DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	94%	0%	$ -	94%	$ 13,274.80	
vi.	SC WD DOOR/HM FRAME, 3'W x 8'H	3	EA	$ 4,720.00	$ 14,160.00	94%	0%	$ -	94%	$ 13,274.80	
vii.	EXTRA FOR PANIC HARDWARE	2	EA	$ 2,360.00	$ 4,720.00	69%	0%	$ -	69%	$ 3,274.80	
viii.	PAINT TO DOOR/FRAME, PER LEAF	15	EA	$ 188.80	$ 2,832.00	100%	0%	$ -	100%	$ 2,832.00	
ix.	PAINT TO FRAME, PER LEAF	3	EA	$ 188.80	$ 566.40	100%	0%	$ -	100%	$ 566.40	
d.	**INTERIOR WINDOWS**										
i.	ALUM-FRAMED STOREFRONT	573	SF	$ 29.50	$ 16,903.50	15%	0%	$ -	15%	$ 2,500.00	
	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EXTERIOR WALLS**										
i.	CEMENT PLASTER + LATH/V.B. - SMOOTH FINISH	5,806	SF	$ 47.20	$ 274,043.20	0%	0%	$ -	0%	$ -	
ii.	2" RIGID R12 INSULATION	5,806	SF	$ 5.90	$ 34,255.40	0%	0%	$ -	0%	$ -	
iii.	GLASSMAT SHEATHING	5,806	SF	$ 4.72	$ 27,404.32	0%	0%	$ -	0%	$ -	
iv.	PAINT TO CEMENT PLASTER	5,806	SF	$ 2.36	$ 13,702.16	0%	0%	$ -	0%	$ -	
v.	10" x 20 GA. METAL STUD WALL	1,147	SF	$ 23.60	$ 27,069.20	0%	0%	$ -	0%	$ -	
vi.	8" x 20 GA. METAL STUD WALL - WING WALL	269	SF	$ 23.60	$ 4,932.40	0%	0%	$ -	0%	$ -	
vii.	8" x 20 GA. METAL STUD WALL	1,243	SF	$ 23.60	$ 29,334.80	0%	0%	$ -	0%	$ -	
ix.	(2) - 6" x 20 GA. METAL STUD WALL	1,480	SF	$ 23.60	$ 34,928.00	0%	0%	$ -	0%	$ -	
x.	6" x 20 GA. METAL STUD WALL	1,518	SF	$ 23.60	$ 35,824.80	0%	0%	$ -	0%	$ -	
xi.	6" x 20 GA. METAL STUD FURRING - INT. OF EXT. CMU	2,466	SF	$ 23.60	$ 58,197.60	0%	0%	$ -	0%	$ -	
xii.	5/8" GWB + PAINT - INT. OF EXT.	8,272	SF	$ 14.16	$ 117,131.52	0%	0%	$ -	0%	$ -	
xiii.	BATT INSULATION, 6"	6,944	SF	$ 1.18	$ 8,193.92	0%	0%	$ -	0%	$ -	
xiv.	BATT INSULATION, 8" - 10"	2,380	SF	$ 1.77	$ 4,230.30	0%	0%	$ -	0%	$ -	
b.	**INTERIOR WALLS**										
i.	7/8" FURRING CHANNEL	948	SF	$ 23.60	$ 22,372.80	0%	0%	$ -	0%	$ -	
ii.	3 5/8" x 20 GA. FURRING METAL STUD	94	SF	$ 23.60	$ 2,218.40	0%	0%	$ -	0%	$ -	
iii.	3 5/8" x 20 GA. METAL STUD - LOW WALL	98	SF	$ 23.60	$ 2,312.80	0%	0%	$ -	0%	$ -	
iv.	3 5/8" x 20 GA. METAL STUD WALL	2,296	SF	$ 23.60	$ 52,769.60	0%	0%	$ -	0%	$ -	
v.	6" x 20 GA. METAL STUD WALL	2,608	SF	$ 23.60	$ 61,548.80	0%	0%	$ -	0%	$ -	
vi.	8" x 20 GA. METAL STUD WALL	416	SF	$ 23.60	$ 9,817.60	0%	0%	$ -	0%	$ -	
viii.	(2) - 6" x 20 GA. METAL STUD WALL	890	SF	$ 23.60	$ 21,004.00	0%	0%	$ -	0%	$ -	
ix.	6" C-H STUD	368	SF	$ 23.60	$ 8,684.80	0%	0%	$ -	0%	$ -	
x.	6" C-H STUD + 6" x 20 GA. METAL STUD	120	SF	$ 23.60	$ 2,832.00	0%	0%	$ -	0%	$ -	
xi.	5/8" GWB + PAINT	12,244	SF	$ 14.16	$ 173,375.04	0%	0%	$ -	0%	$ -	
xii.	1" GWB LINER	488	SF	$ 11.80	$ 5,758.40	0%	0%	$ -	0%	$ -	
xiii.	BATT INSULATION	7,822	SF	$ 1.18	$ 8,993.96	0%	0%	$ -	0%	$ -	
xiv.	WALL TILE + CEMENT BOARD	1,782	SF	$ 47.20	$ 84,110.40	0%	0%	$ -	0%	$ -	
xv.	9'H WOOD WALL PANEL	495	SF	$ 59.00	$ 29,205.00	0%	0%	$ -	0%	$ -	

xvi.	PAINT TO CONCRETE COLUMNS	287	SF	$ 5.90	$ 1,693.30	0%	0%	$ -	0%	$ -
xvii.	PAINT TO CMU WALLS	623	SF	$ 4.72	$ 2,940.56	0%	0%	$ -	0%	$ -
xviii.	PAINT TO EXPOSED STEEL COLUMN/BRACE	120	LF	$ 23.60	$ 2,832.00	0%	0%	$ -	0%	$ -
c.	**FLOOR FINISHES**									
i.	SANDED & SEALED CONCRETE FLOOR, LEVEL 1 FLAT	1,188	SF	$ 29.50	$ 35,046.00	0%	0%	$ -	0%	$ -
ii.	SANDED & SEALED CONCRETE FLOOR, LEVEL 3 GRIND, SEMI-POLISHED	3,148	SF	$ 29.50	$ 92,866.00	0%	0%	$ -	0%	$ -
iii.	SANDED CONCRETE FLOOR W/ POLYASPARTIC SEALER	1,398	SF	$ 29.50	$ 41,241.00	0%	0%	$ -	0%	$ -
iv.	CARPET TILE	988	SF	$ 8.26	$ 8,243.48	0%	0%	$ -	0%	$ -
v.	LINOLEUM FLOORING, PATTERNED	226	SF	$ 14.18	$ 3,205.49	0%	0%	$ -	0%	$ -
vi.	WOOD FLOORING + SUBSTRATE	1,002	SF	$ 28.32	$ 28,376.64	0%	0%	$ -	0%	$ -
viii.	WALL BASE - @ VINYL/CARPET FLOOR	250	LF	$ 3.81	$ 952.85	0%	0%	$ -	0%	$ -
ix.	WALL BASE - @ SEALED CONCRETE FLOOR	702	LF	$ 5.90	$ 4,141.80	0%	0%	$ -	0%	$ -
x.	WALL BASE - @ WOOD FLOORING	140	LF	$ 5.90	$ 826.00	0%	0%	$ -	0%	$ -
xi.	TILE BASE	198	LF	$ 47.20	$ 9,345.60	0%	0%	$ -	0%	$ -
d.	**CEILING FINISHES**									
i.	2' x 2' ACT T-BAR CEILING	1,170	SF	$ 11.10	$ 12,991.45	0%	0%	$ -	0%	$ -
ii.	2' x 4' ACT T-BAR CEILING	1,224	SF	$ 10.94	$ 13,388.85	0%	0%	$ -	0%	$ -
iii.	48"W ACOUSTIC PANEL ATTACHED TO U/S SLAB	688	SF	$ 19.21	$ 13,216.76	0%	0%	$ -	0%	$ -
iv.	WOOD GRILLE CEILING SYSTEM	124	SF	$ 82.69	$ 10,254.11	0%	0%	$ -	0%	$ -
v.	GWB CEILING + METAL STUD FRAMES + BATT	1,094	SF	$ 36.58	$ 40,018.52	0%	0%	$ -	0%	$ -
vi.	GWB CEILING + 12" METAL STUD FRAMES + BATT - UNDERSIDE NORTHWEST STAIR (DEVELOPED AREA)	188	SF	$ 47.20	$ 8,873.60	0%	0%	$ -	0%	$ -
viii.	PAINT TO GWB CEILING	1,282	SF	$ 2.95	$ 3,781.90	0%	0%	$ -	0%	$ -
ix.	PAINT TO EXPOSED SLAB DECK	40	SF	$ 11.80	$ 472.00	0%	0%	$ -	0%	$ -
x.	PAINT TO EXPOSED CEILING STRUCTURE/TECTUM DECK	3,826	SF	$ 1.18	$ 4,514.68	0%	0%	$ -	0%	$ -
e.	**VERTICAL SOFFITS**									
i.	6" x 20 GA. METAL STUD	1,663	SF	$ 47.20	$ 78,493.60	0%	0%	$ -	0%	$ -
ii.	5/8" GWB + PAINT	1,448	SF	$ 14.16	$ 20,503.68	0%	0%	$ -	0%	$ -
f.	**EXTERIOR SOFFIT/FASCIA**									
i.	CEMENT PLASTER SOFFIT + STUD FRAMES	78	SF	$ 70.80	$ 5,522.40	0%	0%	$ -	0%	$ -
ii.	12"H CEMENT PLASTER FASCIA	484	LF	$ 118.00	$ 57,112.00	0%	0%	$ -	0%	$ -
iii.	PAINT TO CEMENT PLASTER	562	SF	$ 4.13	$ 2,321.06	0%	0%	$ -	0%	$ -
iv.	PAINT TO U/S 2ND FLOOR SLAB DECK	2,905	SF	$ 1.18	$ 2,955.90	0%	0%	$ -	0%	$ -
v.	PAINT TO 14"H 2ND FLOOR SLAB FASCIA	202	LF	$ 4.72	$ 953.44	0%	0%	$ -	0%	$ -
SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**RESTROOM SPECIALTIES**									
i.	TOILET PARTITION, ADA	2	EA	$ 4,852.16	$ 9,704.32	0%	0%	$ -	0%	$ -
ii.	TOILET PARTITION, REG.	10	EA	$ 4,852.16	$ 48,521.60	0%	41%	$ 20,000.00	41%	$ 20,000.00
iii.	URINAL SCREEN	1	EA	$ 1,097.40	$ 1,097.40	0%	0%	$ -	0%	$ -
iv.	ADA L-SHAPED GRAB BAR	3	EA	$ 293.03	$ 879.09	0%	0%	$ -	0%	$ -
v.	COMBINATION RECESSED TOILET SEAT COVER	5	EA	$ 613.60	$ 3,068.00	0%	0%	$ -	0%	$ -
vi.	DISPENSER, WASTE DISPOSAL, & TOILET TISSUE DISPENSER/COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER	2	EA	$ 613.60	$ 1,227.20	0%	0%	$ -	0%	$ -
vii.	COMBINATION SURFACE TOILET SEAT COVER & TOILET TISSUE DISPENSER PLUS NAPKIN DISPOSAL UNIT	6	EA	$ 613.60	$ 3,681.60	0%	0%	$ -	0%	$ -
viii.	AUTOMATIC WALL-MOUNTED SOAP DISPENSER	7	EA	$ 252.87	$ 1,770.12	0%	0%	$ -	0%	$ -
ix.	AUTOMATIC WARM AIR HAND DRYER, RECESSED	3	EA	$ 1,516.30	$ 4,548.90	0%	0%	$ -	0%	$ -
x.	BEVELED EDGE MIRROR, ROUND TOP, 1.33'W x 4.17'H	8	EA	$ 1,019.52	$ 8,156.16	0%	0%	$ -	0%	$ -
xi.	BABY CHANGING STATION	3	EA	$ 1,590.64	$ 4,771.92	0%	0%	$ -	0%	$ -
b.	**MISC. SPECIALTIES**									
i.	COUNTER SINK ACCESSORIES, PER FIXTURE	6	EA	$ 590.00	$ 3,540.00	0%	0%	$ -	0%	$ -
ii.	FIRE EXTINGUISHER + RECESSED CABINET	5	EA	$ 1,180.00	$ 5,900.00	0%	0%	$ -	0%	$ -
iii.	SIGNAGE - INT./EXT.	8,564	GSF	$ 2.48	$ 21,221.59	0%	0%	$ -	0%	$ -
iv.	EXTRA FOR EXTERIOR SIGNAGE - 30"H ILLUMINATED LETTERS TO READ "HAWTHORNE"	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
v.	MISC. SPECIALTIES ALLOWANCE	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**EQUIPMENT**									
i.	ALL EQUIPMENT - N.I.C.			$ -		0%	0%	$ -	0%	$ -
FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**WINDOW SHADES**									
i.	WINDOW SHADES, MOTORIZED - ALLOWANCE	4,521	SF	$ -		0%	0%	$ -	0%	$ -
b.	**FURNISHINGS**									
i.	ALL FF & E - N.I.C.			$ -		0%	0%	$ -	0%	$ -
SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**OUTDOOR DECK PEDESTAL SYSTEM**									
i.	PAVERS ON PEDESTAL SYSTEM, COMPLETE	2,385	SF	$ 79.12	$ 188,698.82	1%	0%	$ -	1%	$ 2,500.00
b.	**OUTDOOR GREEN DECK**									
i.	FIBERGLASS POTS + SOIL + PLANTING	44	EA	$ 2,478.00	$ 109,032.00	2%	0%	$ -	2%	$ 2,500.00
CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**PASSENGER ELEVATOR**									
i.	ELEVATOR CAB, 2-STOP	1	EA	$ 160,480.00	$ 160,480.00	56%	0%	$ -	56%	$ 90,000.00
FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FIRE SPRINKLER SYSTEM**									
i.	FIRE SPRINKLER WET SYSTEM + RISER COMPLETE	8,564	GSF	$ 14.42	$ 123,489.45	15%	15%	$ 18,750.00	30%	$ 37,500.00
PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**PLUMBING EQUIPMENT**									
i.	GAS-FIRED WATER HEATER , 80 GAL, 120000 BTUH + SEISMIC ANCHORAGE + FLUE THRU ROOF	1	EA	$ 11,800.00	$ 11,800.00	0%	0%	$ -	0%	$ -
ii.	CIRCULATING PUMP, 12 GPM	1	EA	$ 2,360.00	$ 2,360.00	0%	0%	$ -	0%	$ -
iii.	EXPANSION TANK	1	EA	$ 1,770.00	$ 1,770.00	0%	0%	$ -	0%	$ -
iv.	ROUGH-INS AT	3	EA	$ 590.00	$ 1,770.00	0%	0%	$ -	0%	$ -
v.	EXTRA FOR ROOFTOP EQUIPMENT PLATFORM TO EXISTING MECHANICAL WELL	5	EA	$ 590.00	$ 2,950.00	0%	0%	$ -	0%	$ -
b.	**PLUMBING FIXTURES**									
i.	WATER CLOSET, WALL HUNG	13	EA	$ 1,770.00	$ 23,010.00	3%	0%	$ -	3%	$ 750.00
ii.	URINAL	2	EA	$ 1,180.00	$ 2,360.00	6%	0%	$ -	6%	$ 150.00
iii.	LAVATORY SINK, WALL	8	EA	$ 1,180.00	$ 9,440.00	6%	0%	$ -	6%	$ 550.00
iv.	COUNTER SINK	6	EA	$ 1,180.00	$ 7,080.00	7%	0%	$ -	7%	$ 500.00
v.	ROUGH-INS AT	29	EA	$ 590.00	$ 17,110.00	3%	0%	$ -	3%	$ 550.00
c.	**COLD WATER**									
i.	1/2" CW PIPE	184	LF	$ 47.20	$ 8,684.80	38%	38%	$ 3,340.91	77%	$ 6,681.82
ii.	3/4" CW PIPE	218	LF	$ 59.00	$ 12,862.00	38%	38%	$ 4,840.91	75%	$ 9,681.82
iii.	1" CW PIPE	10	LF	$ 70.80	$ 708.00	35%	35%	$ 250.00	71%	$ 500.00
iv.	1 1/2" CW PIPE	270	LF	$ 94.40	$ 25,488.00	21%	21%	$ 5,431.82	43%	$ 10,863.64
v.	2" CW PIPE	28	LF	$ 118.00	$ 3,304.00	48%	48%	$ 1,590.91	96%	$ 3,181.82
vi.	2 1/2" CW PIPE	32	LF	$ 147.50	$ 4,720.00	34%	34%	$ 1,590.91	67%	$ 3,181.82
viii.	3" CW PIPE	52	LF	$ 177.00	$ 9,204.00	31%	31%	$ 2,886.36	63%	$ 5,772.72
viii.	3" CW PIPE - BELOW GRADE	5	LF	$ 177.00	$ 885.00	33%	33%	$ 295.45	67%	$ 590.90
ix.	WATER HAMMER ARRESTOR, 3/4"	2	EA	$ 590.00	$ 1,180.00	50%	50%	$ 590.91	100%	$ 1,181.82
x.	TRAP PRIMER	2	EA	$ 590.00	$ 1,180.00	50%	50%	$ 590.91	100%	$ 1,181.82
xi.	WALL ACCESS PANEL	4	EA	$ 590.00	$ 2,360.00	46%	46%	$ 1,090.91	92%	$ 2,181.82
d.	**HOT WATER**									
i.	1/2" HW PIPE	140	LF	$ 47.20	$ 6,608.00	45%	55%	$ 3,608.00	100%	$ 6,608.00
ii.	3/4" HW/HWR PIPE	440	LF	$ 59.00	$ 25,960.00	31%	32%	$ 8,392.00	63%	$ 5,000.00
iii.	PIPE INSULATION, 1/2" PIPE	140	LF	$ 5.90	$ 826.00	0%	0%	$ -	0%	$ -
iv.	PIPE INSULATION, 3/4" PIPE	440	LF	$ 7.08	$ 3,115.20	32%	0%	$ -	32%	$ 1,000.00
e.	**SANITARY SEWER & VENT**									
i.	1 1/2" VENT PIPE - WALL/CEILING	428	LF	$ 59.00	$ 25,252.00	77%	20%	$ 5,000.00	97%	$ 24,437.50
ii.	2" VENT PIPE - WALL/CEILING	240	LF	$ 70.80	$ 16,992.00	74%	15%	$ 2,500.00	89%	$ 15,062.50
iii.	3" VENT PIPE - WALL/CEILING	20	LF	$ 82.69	$ 1,652.00	34%	0%	$ -	34%	$ 562.50

iv.	2" WASTE PIPE - WALL/CEILING	158	LF	$ 82.60	$ 13,050.80	100%	0%	$ -	100%	$ 13,000.00
v.	3" WASTE PIPE - WALL/CEILING	12	LF	$ 118.00	$ 1,416.00	40%	0%	$ -	40%	$ 562.50
vi.	4" WASTE PIPE - WALL/CEILING	180	LF	$ 118.00	$ 21,240.00	79%	12%	$ 2,500.00	91%	$ 19,250.00
vii.	2" WASTE PIPE - BELOW SLAB	8	LF	$ 88.50	$ 708.00	44%	0%	$ -	44%	$ 312.50
viii.	4" WASTE PIPE - BELOW SLAB	56	LF	$ 118.00	$ 6,608.00	39%	0%	$ -	39%	$ 2,562.50
ix.	FLOOR DRAIN	2	EA	$ 1,180.00	$ 2,360.00	66%	0%	$ -	66%	$ 1,562.50
x.	4" WCO	2	EA	$ 590.00	$ 1,180.00	48%	0%	$ -	48%	$ 562.50
xi.	3" FCO - ON SUSP. SLAB	1	EA	$ 590.00	$ 590.00	53%	0%	$ -	53%	$ 312.50
xii.	4" FCO - ON SUSP. SLAB	1	EA	$ 590.00	$ 590.00	53%	0%	$ -	53%	$ 312.50
xiii.	4" FCO - ON GRADE	1	EA	$ 590.00	$ 590.00	53%	0%	$ -	53%	$ 312.50
xiv.	1 1/2" VTR + FLASHING	2	EA	$ 295.00	$ 590.00	64%	0%	$ -	64%	$ 375.00
xv.	3" VTR + FLASHING	4	EA	$ 295.00	$ 1,180.00	48%	0%	$ -	48%	$ 562.50
xvi.	CUT & PATCH (E) SITE PAVING	5	LF	$ 118.00	$ 590.00	42%	0%	$ -	42%	$ 250.00
f.	**CONDENSATE DRAINS**									
i.	3/4" CD PIPE	300	LF	$ 59.00	$ 17,700.00	0%	0%	$ -	0%	$ -
ii.	PIPE INSULATION, 3/4" PIPE 300 LF	300	LF	$ 5.90	$ 1,770.00	0%	0%	$ -	0%	$ -
iii.	POC TO SINK TAILPIECE	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	0%	$ -
iv.	POC TO HVAC UNIT W/ TRAP & VENT			$ -	$ -	0%	0%	$ -	0%	$ -
g.	**ROOF DRAINS**									
i.	SEE DIVISION 7 FOR GUTTER & DOWNSPOUT			$ -	0	0%	0%	$ -	0%	$ -
ii.	OUTDOOR DECK DRAIN SYSTEM NATURAL GAS	2,955	SF	$ -	$ -	0%	0%	$ -	0%	$ -
iii.	GAS CONNECTION TO NEW WATER HEATER, COMPLETE	30	LF	$ 88.50	$ 2,655.00	68%	0%	$ -	68%	$ 1,809.45
h.	**MISCELLANEOUS**									
i.	VALVES & SPECIALTIES	1	LS	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
ii.	MISC. PLUMBING SYSTEM	8,564	GSF	$ 0.12	$ 1,010.55	100%	0%	$ -	100%	$ 1,010.55
iii.	TESTING	1	LS	$ 590.00	$ 590.00	100%	0%	$ -	100%	$ 590.00
iv.	ALLOWANCE FOR PLUMBING DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**VRF SPLIT SYSTEM**									
i.	CU1 - 168 KBTUH COOLING, 189 KBTUH HEATING, (2) CONDENSER FANS, (2) COMPRESSORS, (1) MODULE	1	EA	$ 11,800.00	$ 11,800.00	3%	97%	$ 11,400.00	100%	$ 11,800.00
ii.	CU2 - 312 KBTUH COOLING, 351 KBTUH HEATING, (4) CONDENSER FANS, (3) COMPRESSORS, (2) MODULES	1	EA	$ 23,600.00	$ 23,600.00	3%	97%	$ 22,800.00	100%	$ 23,600.00
iii.	FC1 - 5.0 TON, CEILING MOUNT	1	EA	$ 4,130.00	$ 4,130.00	10%	90%	$ 3,730.00	100%	$ 4,130.00
iv.	FC2 - 3.0 TON, CEILING MOUNT	2	EA	$ 2,950.00	$ 5,900.00	7%	93%	$ 5,500.00	100%	$ 5,900.00
v.	FC3 - 2.0 TON, CEILING MOUNT	3	EA	$ 2,360.00	$ 7,080.00	6%	94%	$ 6,680.00	100%	$ 7,080.00
vi.	FC4 - 1.5 TON, CEILING MOUNT	1	EA	$ 1,770.00	$ 1,770.00	23%	77%	$ 1,370.00	100%	$ 1,770.00
vii.	FC5 - CEILING CASSETTE, 2.0 TON	1	EA	$ 2,360.00	$ 2,360.00	17%	83%	$ 1,960.00	100%	$ 2,360.00
viii.	FC6 - CEILING CASSETTE, 1.5 TON	2	EA	$ 1,770.00	$ 3,540.00	11%	89%	$ 3,140.00	100%	$ 3,540.00
ix.	FC10 - 2.0 TON, CEILING MOUNT	1	EA	$ 2,360.00	$ 2,360.00	17%	83%	$ 1,960.00	100%	$ 2,360.00
x.	FC/OSA DUCTWORK	1,960	LBS	$ 41.30	$ 64,428.00	2%	64%	$ 41,460.00	67%	$ 43,060.00
xi.	DUCT INSULATION	1,320	SF	$ 4.72	$ 6,230.40	6%	0%	$ -	6%	$ 400.00
xii.	CEILING DIFFUSER + FLEX CONNECTOR	5	EA	$ 59.00	$ 295.00	0%	0%	$ -	0%	$ -
xiii.	CEILING DIFFUSER	4	EA	$ 59.00	$ 236.00	0%	0%	$ -	0%	$ -
xiv.	SUPPLY REGISTER, SIDEWALL	21	EA	$ 106.20	$ 2,230.20	18%	0%	$ -	18%	$ 400.00
xv.	RETURN AIR GRILLE, SIDEWALL	1	EA	$ 94.40	$ 94.40	0%	0%	$ -	0%	$ -
xvi.	RETURN AIR GRILLE, CEILING	3	EA	$ 118.00	$ 354.00	0%	0%	$ -	0%	$ -
xvii.	MVD 31 EA	31	EA	$ 59.00	$ 1,829.00	22%	0%	$ -	22%	$ 400.00
xviii.	12" WALL JACK + CAP	1	EA	$ 64.00	$ 64.00	0%	0%	$ -	0%	$ -
xix.	14" ROOF JACK + CAP 1 EA	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	0%	$ -
xx.	10" ROOF JACK + CAP	1	EA	$ 64.90	$ 64.90	0%	0%	$ -	0%	$ -
xxi.	6" ROOF JACK + CAP	5	EA	$ 64.90	$ 324.50	0%	0%	$ -	0%	$ -
xxii.	REFRIGERANT PIPING - 1/2" + 7/8" + 1 1/8" + INSULATION	20	LF	$ 177.00	$ 3,540.00	11%	0%	$ -	11%	$ 400.00
xxiii.	REFRIGERANT PIPING - (3) PIPES + INSULATION	60	LF	$ 177.00	$ 10,620.00	4%	0%	$ -	4%	$ 400.00
xxiv.	REFRIGERANT PIPING - (2) PIPES + INSULATION	420	LF	$ 177.00	$ 74,340.00	3%	0%	$ -	3%	$ 2,000.00
xxv	BRANCH SELECTOR BOX	4	EA	$ 1,180.00	$ 4,720.00	8%	0%	$ -	8%	$ 400.00
b.	**MINI SPLIT SYSTEM**									
i.	CU5 - 13.78 KBTUH COOLING, 13.78 KBTUH HEATING, (1) CONDENSER FAN, (1) COMPRESSOR, (1) MODULE	1	EA	$ 4,720.00	$ 4,720.00	11%	0%	$ -	11%	$ 500.00
ii.	FC13, 1.0 TON, WALL MOUNT	1	EA	$ 1,180.00	$ 1,180.00	0%	81%	$ 960.00	81%	$ 960.00
iii.	REFRIGERANT PIPING - (2) PIPES + INSULATION	30	LF	$ 118.00	$ 3,540.00	0%	100%	$ 3,540.00	100%	$ 3,540.00
c.	**EXHAUST FAN**									
i.	ROOF EXHAUST FAN, 1000 CFM + BDD + ROOF CURB	1	EA	$ 590.00	$ 590.00	10%	90%	$ 531.00	100%	$ 590.00
ii.	EXHAUST DUCTWORK	185	LBS	$ 41.30	$ 7,640.50	1%	96%	$ 7,348.00	97%	$ 7,393.38
iii.	DUCT INSULATION	170	SF	$ 4.72	$ 802.40	0%	100%	$ 802.40	100%	$ 802.40
iv.	CEILING GRILLE	3	EA	$ 118.00	$ 354.00	10%	90%	$ 318.60	100%	$ 354.00
d.	**CONTROLS**									
i.	VRF SYSTEM (11 FANCOILS)	1	LS	$ 2,360.00	$ 2,360.00	10%	0%	$ -	10%	$ 236.00
ii.	CONTROLS - MINI SPLIT	1	PR	$ 590.00	$ 590.00	10%	0%	$ -	10%	$ 59.00
iii.	ROOF EXHAUST FAN	1	EA	$ 590.00	$ 590.00	10%	0%	$ -	10%	$ 59.00
iv.	EXTRA FOR THERMOSTAT	13	EA	$ 389.40	$ 5,062.20	10%	0%	$ -	10%	$ 506.22
v.	EMS SYSTEM	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
e.	**MISCELLANEOUS**									
i.	MISC. HVAC SYSTEM	8,564	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iii.	ALLOWANCE FOR HVAC DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**ELECTRICAL EQUIPMENT**									
i.	MAIN SWITCHBOARD "MSB", 800A-277/480V-3PH-4W, NEMA-1 W/ U/G SECTION, METER/MAIN SECTION, & (6) OUTGOING BREAKER SECTIONS	1	EA	$ 11,800.00	$ 11,800.00	55%	0%	$ -	55%	$ 6,500.00
ii.	TRANSFORMER, 75 KVA	1	EA	$ 11,800.00	$ 11,800.00	55%	0%	$ -	55%	$ 6,500.00
iii.	ELEVATOR DISCONNECT, 100A/3P, LOCKABLE	1	EA	$ 885.00	$ 885.00	0%	0%	$ -	0%	$ -
iv.	EQUIPMENT GROUNDING	2	EA	$ 590.00	$ 1,180.00	0%	0%	$ -	0%	$ -
b.	**PANEL BOARD**									
i.	PANEL BOARD, MLO-225A BUS-277/480V-3PH-4W, 42 CKT.BREAKER SPACES	2	EA	$ 2,360.00	$ 4,720.00	44%	0%	$ -	44%	$ 2,100.00
ii.	PANEL BOARD, MLO-225A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 2,360.00	$ 2,360.00	51%	0%	$ -	51%	$ 1,200.00
iii.	PANEL BOARD, MLO-100A BUS-120/208V-3PH-4W, 42 CKT.BREAKER SPACES	1	EA	$ 1,770.00	$ 1,770.00	51%	0%	$ -	51%	$ 900.00
iv.	LIGHTING INVERTER	2	EA	$ 1,770.00	$ 3,540.00	51%	0%	$ -	51%	$ 1,800.00
c.	**SECONDARY FEEDER**									
i.	1 1/4" EMT CONDUIT W/ 3 #2 + 1 #8 GND	200	LF	$ 76.70	$ 15,340.00	100%	0%	$ -	100%	$ 15,340.00
ii.	1 1/2" EMT CONDUIT W/ 4 #2 + 1 #8 GND	140	LF	$ 88.50	$ 12,390.00	100%	0%	$ -	100%	$ 12,390.00
iii.	2" EMT CONDUIT W/ 4 #3/0 + 1 #6 GND	210	LF	$ 106.20	$ 22,302.00	100%	0%	$ -	100%	$ 22,302.00
iv.	1 1/2" EMT CONDUIT W/ PULLSTRING	50	LF	$ 66.08	$ 3,304.00	100%	0%	$ -	100%	$ 3,304.00
d.	**BRANCH POWER**									
i.	DUPLEX RECEPTACLE	50	EA	$ 128.62	$ 6,431.00	31%	0%	$ -	31%	$ 2,000.00
ii.	DUPLEX RECEPTACLE, FLUSH FLOOR, POKE-THRU	14	EA	$ 472.00	$ 6,608.00	61%	0%	$ -	61%	$ 4,000.00
iii.	DOUBLE DUPLEX RECEPTACLE	10	EA	$ 175.82	$ 1,758.20	57%	0%	$ -	57%	$ 1,000.00
iv.	DUPLEX RECEPTACLE, GFI	13	EA	$ 194.70	$ 2,531.10	40%	0%	$ -	40%	$ 1,000.00
v.	DUPLEX RECEPTACLE, GFI, WP	3	EA	$ 206.50	$ 619.50	65%	0%	$ -	65%	$ 400.00
vi.	BRANCH POWER CIRCUIT, EMT CONDUIT/CU WIRES	1,800	LF	$ 15.30	$ 27,548.28	49%	40%	$ 11,000.00	89%	$ 24,600.00
e.	**HVAC/PLUMBING EQUIPMENT POWER**									
i.	DISC., SWITCH - ASSUME 100A/3P, WP FOR CU2	1	EA	$ 985.30	$ 985.30	0%	100%	$ 985.30	100%	$ 985.30
ii.	DISC., SWITCH - ASSUME 60A/3P, WP FOR CU1	1	EA	$ 649.00	$ 649.00	0%	100%	$ 649.00	100%	$ 649.00
iii.	DISC., SWITCH - 60A/2P, WP FOR WH	1	EA	$ 578.00	$ 578.00	0%	100%	$ 578.00	100%	$ 578.00
iv.	DISC. SWITCH - ASSUME 30A/2P, WP FOR CU5	1	EA	$ 395.30	$ 395.30	0%	100%	$ 395.30	100%	$ 395.30
v.	DISC. SWITCH - ASSUME 30A/3P FOR FC1 & FC2	3	EA	$ 253.70	$ 761.10	0%	100%	$ 761.10	100%	$ 761.10
vi.	MOTOR SWITCH - INDOOR FANCOILS	9	EA	$ 147.50	$ 1,327.50	0%	100%	$ 1,327.50	100%	$ 1,327.50

viii.	100A/3P POWER CIRCUIT	70	LF	$ 76.70	$ 5,369.00	0%	100%	$ 5,369.00	100%	$ 5,369.00
viii.	60A/3P POWER CIRCUIT	50	LF	$ 63.72	$ 3,186.00	0%	100%	$ 3,186.00	100%	$ 3,186.00
ix.	60A/2P POWER CIRCUIT	70	LF	$ 55.62	$ 3,893.76	0%	22%	$ 840.92	22%	$ 840.92
x.	30A/3P POWER CIRCUIT	200	LF	$ 46.02	$ 9,204.00	0%	0%	$ -	0%	$ -
xi.	30A/2P POWER CIRCUIT	50	LF	$ 42.48	$ 2,124.00	0%	0%	$ -	0%	$ -
xii.	20A/1P POWER CIRCUIT	360	LF	$ 35.68	$ 12,845.95	0%	0%	$ -	0%	$ -
xiii.	ROOF EXHAUST FAN POWER	1	EA	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
xiv.	CIRCULATING PUMP POWER	1	EA	$ 295.00	$ 295.00	0%	0%	$ -	0%	$ -
xv.	ELECTRIC HAND DRYER POWER	4	EA	$ 295.00	$ 1,180.00	0%	0%	$ -	0%	$ -
xvi.	EXT. WALL PENETRATION - 1 1/2" CONDUIT	1	EA	$ 118.00	$ 118.00	0%	0%	$ -	0%	$ -
xvii.	ROOF PENETRATION - 3/4" CONDUIT			$ -		0%	0%	$ -	0%	$ -
f.	**LIGHTING**									
i.	L1 - 2x2 LAY-IN LED FIXTURE, 40W	25	EA	$ 708.00	$ 17,700.00	7%	93%	$ 16,480.49	100%	$ 17,700.00
ii.	L3 - 13'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
iii.	L3 - 15'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
iv.	L3 - 20'L PENDANT DIRECT/INDIRECT LED, 18W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
v.	L4 - 20'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
vi.	L4 - 26'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
vii.	L4 - 40'L SURFACE WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
viii.	L4A - 7.5'L SUSPENDED WALL WASHER, 10W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
ix.	L5 - 4'L PENDANT INDIRECT LED, 20W/FT	13	EA	$ 708.00	$ 9,204.00	7%	93%	$ 8,519.51	99%	$ 9,129.27
x.	L5 - 6'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$ 2,124.00
xi.	L5 - 10'L PENDANT INDIRECT LED, 20W/FT	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
xii.	L5 - 15'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$ 2,124.00
xiii.	L5 - 24'L PENDANT INDIRECT LED, 20W/FT	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$ 2,124.00
xiv.	L7 - RECESSED DOWNLIGHT, 17W	7	EA	$ 708.00	$ 4,956.00	100%	0%	$ -	100%	$ 4,956.00
xv.	L9 - SURFACE ROUND LED FIXTURE, 12W	14	EA	$ 708.00	$ 9,912.00	6%	0%	$ -	6%	$ 609.76
xvi.	L12 - 14" dia PENDANT GLOBE FIXTURE, 18W	10	EA	$ 708.00	$ 7,080.00	9%	0%	$ -	9%	$ 609.76
xvii.	L13 - PENDANT LED CYLINDER, 15W	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
xviii.	L14 - 7.75'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xix.	L14 - 18.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xx.	L14 - 31'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxi.	L14A - 5.33'L RECESSED LED LINEAR SLOT, 8W/FT	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
xxii.	L14A - 7'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxiii.	L14A - 10.33'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxiv.	L14A - 14.5'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxv.	L14A - 20.67'L RECESSED LED LINEAR SLOT, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxvi.	L14B - 9'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxvii.	L14B - 19'L RECESSED LINEAR W/ NARROW BEAM, 8W/FT	1	EA	$ 708.00	$ 708.00	100%	0%	$ -	100%	$ 708.00
xxviii.	L16 - MUSHROOM BOLLARD FIXTURE W/ BASE, 8W, WP	14	EA	$ 708.00	$ 9,912.00	6%	0%	$ -	6%	$ 609.76
xxix.	L18 - EXTERIOR UP/DOWN WALL LIGHT, 25W	3	EA	$ 708.00	$ 2,124.00	100%	0%	$ -	100%	$ 2,124.00
xxx.	L20 - WALL SURFACE TOPO SCONCE, 8W	7	EA	$ 708.00	$ 4,956.00	85%	0%	$ -	85%	$ 4,227.30
xxxi.	LED EXIT FIXTURE - ALLOWANCE	8	EA	$ 708.00	$ 5,664.00	11%	0%	$ -	11%	$ 609.76
xxxii.	LIGHTING FIXTURE TO STORAGE ROOM 120	2	EA	$ 708.00	$ 1,416.00	100%	0%	$ -	100%	$ 1,416.00
xxxiii.	JUNCTION BOX/PULL BOX	35	EA	$ 65.61	$ 2,296.28	100%	0%	$ -	100%	$ 2,296.28
xxxiv.	SWITCH, SINGLE	2	EA	$ 118.00	$ 236.00	100%	0%	$ -	100%	$ 236.00
xxxv.	DIMMER SWITCH, 2-GANG	5	EA	$ 389.40	$ 1,947.00	100%	0%	$ -	100%	$ 1,947.00
xxxvi.	DIMMER SWITCH, 3-GANG	2	EA	$ 584.10	$ 1,168.20	100%	0%	$ -	100%	$ 1,168.20
xxxvii.	VACANCY SENSOR - WALL	11	EA	$ 175.82	$ 1,934.02	100%	0%	$ -	100%	$ 1,934.02
xxxviii.	VACANCY SENSOR - CEILING	11	EA	$ 549.88	$ 6,048.68	10%	0%	$ -	10%	$ 609.76
xxxix.	SWITCHPACK - CEILING	11	EA	$ 704.46	$ 7,749.06	8%	0%	$ -	8%	$ 609.76
xxxx.	INTERIOR PHOTOCEL - CEILING	3	EA	$ 549.88	$ 1,649.64	100%	0%	$ -	100%	$ 1,649.64
xxxxi.	BRANCH LIGHTING CIRCUIT, EMT CONDUIT/CU WIRES	3,210	LF	$ 26.18	$ 84,051.28	1%	0%	$ -	1%	$ 609.76
g.	**MISCELLANEOUS**									
i.	MISC. ELECTRICAL SYSTEM	8,964	GSF	$ -	$ -	0%	0%	$ -	0%	$ -
ii.	TESTING	1	LS	$ 1,180.00	$ 1,180.00	0%	0%	$ -	0%	$ -
iii.	ALLOWANCE FOR ELECTRICAL DESIGN COORDINATION FROM SCHEMATIC DESIGN DRAWINGS	1	LS	$ -	$ -	0%	0%	$ -	0%	$ -
COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**SIGNAL SYSTEM**									
i.	TELEPHONE/DATA W/ (2) IDF ROOMS	8,964	GSF	$ 7.67	$ 65,685.88	4%	0%	$ -	4%	$ 2,500.00
ii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF1	240	LF	$ 41.30	$ 9,912.00	0%	0%	$ -	0%	$ -
iii.	EXTRA FOR MAIN PATHWAY - MDF TO IDF2	120	LF	$ 76.70	$ 9,204.00	0%	0%	$ -	0%	$ -
iv.	PUBLIC ADDRESS/CC/CLOCK	8,964	GSF	$ 1.18	$ 10,105.52	0%	0%	$ -	0%	$ -
v.	AUDIO-VISUAL SYSTEM	8,964	GSF	$ 3.54	$ 30,316.56	0%	41%	$ 12,500.00	41%	$ 12,500.00
vi.	CCTV	8,964	GSF	$ 3.54	$ 30,316.56	0%	41%	$ 12,500.00	41%	$ 12,500.00
vii.	MISC./TESTING	1	LS	$ 206.50	$ 206.50	0%	0%	$ -	0%	$ -
ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)										
a.	**FIRE ALARM**									
i.	FIRE ALARM SYSTEM W/ VOICE AMPLIFIER & REMOTE POWER SUPPLY, COMPLETE	8,964	GSF	$ 11.80	$ 101,055.20	30%	15%	$ 15,000.00	45%	$ 45,000.00
b.	**SECURITY**									
i.	SECURITY SYSTEM, COMPLETE	8,964	GSF	$ 14.16	$ 121,266.24	0%	20%	$ 24,000.00	20%	$ 24,000.00
APPROVED CHANGE ORDERS										
CHANGE ORDER 001	Asbestos Abatement According to PS Report	1	LS	$ 137,865.00	$ 137,865.00	100%	0%	$ -	100%	$ 137,865.00
CHANGE ORDER 002	proper removal of existing cabinetry, exploratory demolition and investigation to determine source of water intrusion into existing bldg, proper removal and disposal of 2 subpanels, addition concrete slab, ceiling, floor finishes, and wall bases	1	LS	$ 82,063.17	$ 82,063.17	100%	0%	$ -	100%	$ 82,063.17
CHANGE ORDER 003	electrical Foor Boxes (4) installation/connection tp Panel E including cutting & patching concrete slab-on-grade. Existing Storm Drain Line additional line and connections (10)/Rubbler at the end of line.	1	LS	$ 47,788.54	$ 47,788.54	100%	0%	$ -	100%	$ 47,788.54
CHANGE ORDER 004	Added demo & grading (South of Existing bldg), roof demo, additional walkway/pathway demo&grading, additional roof insulation, relocation of kitchen wall	1	LS	$ 78,958.29	$ 78,958.29	100%	0%	$ -	100%	$ 78,958.29
CHANGE ORDER 005	Added structumral columns, addition mechanical equipment, additional demo (stucco, walls, enstrcure), extending elevator pit footing and rebars, additional lighting equipment, additional door opening, extending structure footing, and repairing water damage uncovered.	1	LS	$ 73,946.75	$ 73,946.75	100%	0%	$ -	100%	$ 73,946.75
CHANGE ORDER 006	See Change Order 007 for detail, See contractor COs submittal for break down	1	LS	$ 73,375.78	$ 73,375.78	100%	0%	$ -	100%	$ 73,375.78
CHANGE ORDER 007	Added demo & grading (South of Existing bldg), landscaping & irrigation changes, gas sensuring for water heaters or AC, unit on the roof, mechanical changes, concrete reinforcing, additional lights fixtures, relocation of catch basin, added beam & posts for E roof, E door opening adjustment, relocation of existing curb footing, stem wall adjustment	1	LS	$ 115,752.91	$ 115,752.91	0%	100%	$ 115,752.91	100%	$ 115,752.91
TOTAL CONTRACT PRICE				$ 609,750.44	$ 14,943,997.53			$ 1,715,315.03		
				TOTAL				$ 1,715,315.03		$ 7,706,196.39
							LESS RETENTION	$ 85,765.75		$ 385,309.82
							LESS PREVIOUSLY PAID	$ -		$ 5,691,337.29
							TOTAL AMOUNT DATE	$ 1,629,549.28		$ 1,629,549.28

TOTAL AMOUNT DUE FOR THIS 10th PROGRESS PAYMENT:

ACCOUNT #:

PO#2946 1,629,549.28

German Franco

German Franco
Project Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **City of Hawthorne**
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT: **City of Hawthrone New Senior Center**

APPLICATION NO: **10**
PERIOD FROM: **11/1/2025**
PERIOD TO: **12/31/2025**

Distribution to:
- ☐ OWNER
- ☐ CM
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐ ENGINEER

FROM CONTRACTOR: **PCN3, INC.**
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PROJECT NOS: **24-03**
CONTRACT NO: **24-03**
CONTRACT DATE: **8/28/2024**

CONTRACT FOR: 24-03

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		14,445,000.00
2. Net change by Change Orders		573,744.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		15,018,744.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,706,196.39
5. RETAINAGE:		
a. 5 % of Work Completed (Column D + E on G703)	$ 385,309.82	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		385,309.82
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		7,320,886.57
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		5,691,337.29
8. CURRENT PAYMENT DUE		1,629,549.28
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		7,697,857.43

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 573,744	$ -
Total approved this Month	$0.00	$ -
TOTALS	$ 573,744	$ -
NET CHANGES by Change Order	$ 573,744	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **PCN3, INC.**

By: _____ Date: _____

State of: California County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

PM'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ 1,629,549

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
Project Manager:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONSTRUCTION MANAGER:

By: _____

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthrone New Senior Center
CITY OF Hawthrone

Schedule of Values

APPLICATION NUMBER: 10
APPLICATION DATE: 12/31/2025

PERIOD TO: 12/31/2025

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
1.00	EXISTING CONDITIONS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1.a	DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)	38,406.64	38,406.64	0.00	0.00	0.00	$0.00	$38,406.64	100%	$0.00	$1,920.33
1.b	DEMO @ EAST PARKING LOT (HAULING INCLUDED)	47,072.56	47,072.56	0.00	0.00	0.00	$0.00	$47,072.56	100%	$0.00	$2,353.63
1.c	DEMO @ NORTH PARKING LOT (HAULING INCLUDED)	32,013.40	32,013.40	0.00	0.00	0.00	$0.00	$32,013.40	100%	$0.00	$1,600.67
1.d	MISC. SITE DEMO	8,260.00	8,260.00	0.00	0.00	0.00	$0.00	$8,260.00	100%	$0.00	$413.00
2.00	EARTHWORK: SITE PREPARATION (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
2.a	SITE CLEARING	20,731.42	20,731.42	0.00	0.00	0.00	$0.00	$20,731.42	100%	$0.00	$1,036.57
2.b	ROUGH GRADING	41,462.84	41,462.84	0.00	0.00	0.00	$0.00	$41,462.84	100%	$0.00	$2,073.14
2.c	RAW CUT - PER C.E. QUANTITY	2,147.60	2,147.60	0.00	0.00	0.00	$0.00	$2,147.60	100%	$0.00	$107.38
2.d	FINE GRADING	52,204.38	25,000.00	20,000.00	0.00	0.00	$0.00	$45,000.00	86%	$7,204.38	$2,250.00
2.e	BUILDING PAD OVEREXCAVATION - WEST ADDITION	66,599.20	66,599.20	0.00	0.00	0.00	$0.00	$66,599.20	100%	$0.00	$3,329.96
2.f	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	10,431.20	10,431.20	0.00	0.00	0.00	$0.00	$10,431.20	100%	$0.00	$521.56
2.g	SCARIFY & COMPACT U/S PAVING	11,756.34	11,756.34	0.00	0.00	0.00	$0.00	$11,756.34	100%	$0.00	$587.82
2.h	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	16,726.50	16,726.50	0.00	0.00	0.00	$0.00	$16,726.50	100%	$0.00	$836.33
2.i	EROSION CONTROL	31,097.13	31,097.13	0.00	0.00	0.00	$0.00	$31,097.13	100%	$0.00	$1,554.86
3.00	EXTERIOR IMPROVEMENTS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
3.a.I	SENIOR CENTER SITE - HARDSCAPE	139,670.70	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$139,670.70	$0.00
3.a.II	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$118,697.80	$125.00
3.a.III	SENIOR CENTER SITE - LANDSCAPE	197,109.89	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$197,109.89	$0.00
3.a.IV	SENIOR CENTER SITE - SITE WALLS	43,660.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$43,660.00	$0.00
3.a.V	SENIOR CENTER SITE - ORNAMENTAL STEEL FENCING & GATES	106,412.40	0.00	30,000.00	0.00	0.00	$0.00	$30,000.00	28%	$76,412.40	$1,500.00
3.b	EAST PARKING LOT	109,801.36	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$109,801.36	$0.00
3.C	NORTH PARKING LOT	69,844.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$69,844.20	$0.00
3.d	SIGNAGE	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
4.00	UTILITIES (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4.a	STORM DRAINS	135,924.20	135,924.20	0.00	0.00	0.00	$0.00	$135,924.20	100%	$0.00	$6,796.21
4.b	FIRE WATER	203,904.00	203,904.00	0.00	0.00	0.00	$0.00	$203,904.00	100%	$0.00	$10,195.20
4.c	SANITARY SEWER	37,288.00	37,288.00	0.00	0.00	0.00	$0.00	$37,288.00	100%	$0.00	$1,864.40
4.d	NATURAL GAS	5,900.00	5,900.00	0.00	0.00	0.00	$0.00	$5,900.00	100%	$0.00	$295.00
4.e	PRIMARY/SECONDARY POWER SERVICE	102,424.00	50,000.00	15,000.00	0.00	0.00	$0.00	$65,000.00	63%	$37,424.00	$3,250.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	10,000.00	10,000.00	0.00	0.00	$0.00	$20,000.00	46%	$23,365.00	$1,000.00
4.g	SITE LIGHTING	47,200.00	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	21%	$37,200.00	$500.00
4.h	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
5.00	EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5.a	SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)	292,287.18	292,287.18	0.00	0.00	0.00	$0.00	$292,287.18	100%	$0.00	$14,614.36
5.b	PLUMBING DEMOLITION	4,814.40	4,814.40	0.00	0.00	0.00	$0.00	$4,814.40	100%	$0.00	$240.72
5.c	HVAC DEMOLITION	9,086.00	9,086.00	0.00	0.00	0.00	$0.00	$9,086.00	100%	$0.00	$454.30
5.d	ELECTRICAL DEMOLITION	48,757.60	48,757.60	0.00	0.00	0.00	$0.00	$48,757.60	100%	$0.00	$2,437.88
6.00	CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
6.a	FOUNDATION - INCLUDED PER SEPARATE ADDITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
6.b	ELEVATOR	208,904.34	208,904.34	0.00	0.00	0.00	$0.00	$208,904.34	100%	$0.00	$10,445.22

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
6.c	SLAB-ON-GRADE/CURBS	99,426.80	99,426.80	0.00	0.00	0.00	$0.00	$99,426.80	100%	$0.00	$4,971.34
7.00	MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7.a	EXTERIOR CMU WALL	40,419.72	40,419.72	0.00	0.00	0.00	$0.00	$40,419.72	100%	$0.00	$2,020.99
7.b	INTERIOR CMU WALL	154,374.68	154,374.68	0.00	0.00	0.00	$0.00	$154,374.68	100%	$0.00	$7,718.73
8.00	METALS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
8.a	PERFORATED METAL PANEL SYSTEM	186,381.00	111,000.00	29,000.00	0.00	0.00	$0.00	$140,000.00	75%	$46,381.00	$7,000.00
8.b	MISC. METALS	11,800.00	1,180.00	4,720.00	0.00	0.00	$0.00	$5,900.00	50%	$5,900.00	$295.00
9	CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
9.a	FINISH CARPENTRY	166,675.00	5,000.00	0.00	0.00	0.00	$0.00	$5,000.00	3%	$161,675.00	$250.00
9.b	ROUGH CARPENTRY	228,092.23	170,000.00	35,000.00	0.00	0.00	$0.00	$205,000.00	90%	$23,092.23	$10,250.00
10	THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
10.a	ROOFING	186,857.25	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	5%	$176,857.25	$500.00
10.b	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11	OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11.a	EXTERIOR DOORS + H.W.	49,678.00	34,750.00	0.00	0.00	0.00	$0.00	$34,750.00	70%	$14,928.00	$1,737.50
11.b	WINDOWS	227,364.76	17,500.00	57,500.00	0.00	0.00	$0.00	$75,000.00	33%	$152,364.76	$3,750.00
11.c	DOORS + H.W.	100,250.44	70,000.00	10,000.00	0.00	0.00	$0.00	$80,000.00	80%	$20,250.44	$4,000.00
11.d	WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
12.00	FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12.a	EXTERIOR WALLS	167,562.36	0.00	80,000.00	0.00	0.00	$0.00	$80,000.00	48%	$87,562.36	$4,000.00
12.b	INTERIOR WALLS	343,807.16	0.00	175,000.00	0.00	0.00	$0.00	$175,000.00	51%	$168,807.16	$8,750.00
12.c	FLOOR FINISHES	150,590.42	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$150,590.42	$0.00
12.d	CEILING FINISHES	203,943.81	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$203,943.81	$0.00
12.e	VERTICAL SOFFITS	53,764.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$53,764.20	$0.00
12.f	EXTERIOR SOFFIT	738.68	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$738.68	$0.00
13	SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13.a	RESTROOM SPECIALTIES	33,722.04	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$33,722.04	$0.00
13.b	MISC. SPECIALTIES	24,965.02	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$24,965.02	$0.00
14	ALL EQUIPMENT - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15	FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15.a	WINDOW SHADES	23,564.60	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$23,564.60	$0.00
15.b	FURNISHINGS - ALL FF & E - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION) - THIS SECTION NOT APPLICABLE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
17	CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
18	FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)	121,240.00	12,000.00	36,000.00	0.00	0.00	$0.00	$48,000.00	40%	$73,240.00	$2,400.00
19	PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.a	PLUMBING EQUIPMENT - INCLUDED PER SEPARATE ADDITION ESTIMATE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.b	PLUMBING FIXTURES	34,220.00	3,500.00	12,500.00	0.00	0.00	$0.00	$16,000.00	47%	$18,220.00	$800.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19.c	COLD WATER	37,771.80	16,000.00	8,000.00	0.00	0.00	$0.00	$24,000.00	64%	$13,771.80	$1,200.00
19.d	HOT WATER	21,428.80	6,000.00	10,000.00	0.00	0.00	$0.00	$16,000.00	75%	$5,428.80	$800.00
19.e	SANITARY SEWER & VENT	62,315.80	48,000.00	10,000.00	0.00	0.00	$0.00	$58,000.00	93%	$4,315.80	$2,900.00
19.f	CONDENSATE DRAINS	22,007.00	1,000.00	0.00	0.00	0.00	$0.00	$1,000.00	5%	$21,007.00	$50.00
19.g	ROOF DRAINS - SEE DIVISION 7 FOR GUTTER & DOWNSPOUT	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.h	NATURAL GAS	3,352.14	1,500.00	0.00	0.00	0.00	$0.00	$1,500.00	45%	$1,852.14	$75.00
20	HVAC (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
20.a	ROOFTOP AC UNIT	115,223.46	74,500.00	0.00	0.00	0.00	$0.00	$74,500.00	65%	$40,723.46	$3,725.00
20.b	VRF SPLIT SYSTEM	92,712.60	60,500.00	0.00	0.00	0.00	$0.00	$60,500.00	65%	$32,212.60	$3,025.00
20.c	MINI SPLIT SYSTEM	30,326.00	18,250.00	0.00	0.00	0.00	$0.00	$18,250.00	60%	$12,076.00	$912.50
20.d	EXHAUST FAN	2,861.50	1,300.00	0.00	0.00	0.00	$0.00	$1,300.00	45%	$1,561.50	$65.00
20.e	CONTROLS	11,363.40	1,000.00	5,000.00	0.00	0.00	$0.00	$6,000.00	53%	$5,363.40	$300.00
20.f	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
21	ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
21.a	ELECTRICAL EQUIPMENT & PANELS	42,480.00	32,000.00	0.00	0.00	0.00	$0.00	$32,000.00	75%	$10,480.00	$1,600.00
21.b	PANEL "K" FEEDER	16,862.20	13,500.00	0.00	0.00	0.00	$0.00	$13,500.00	80%	$3,362.20	$675.00
21.c	BRANCH POWER	32,579.56	25,000.00	0.00	0.00	0.00	$0.00	$25,000.00	77%	$7,579.56	$1,250.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	20,000.00	30,000.00	0.00	0.00	$0.00	$50,000.00	56%	$39,028.99	$2,500.00
21.e	LIGHTING	111,156.00	60,000.00	20,000.00	0.00	0.00	$0.00	$80,000.00	72%	$31,156.00	$4,000.00
21.f	EXT	305,717.82	120,000.00	30,000.00	0.00	0.00	$0.00	$150,000.00	49%	$155,717.82	$7,500.00
21.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
22	COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
22.a	SIGNAL SYSTEM	139,118.66	2,500.00	25,000.00	0.00	0.00	$0.00	$27,500.00	20%	$111,618.66	$1,375.00
23	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23.a	FIRE ALARM	99,214.40	20,000.00	20,000.00	0.00	0.00	$0.00	$40,000.00	40%	$59,214.40	$2,000.00
23.b	SECURITY	119,057.28	0.00	30,000.00	0.00	0.00	$0.00	$30,000.00	25%	$89,057.28	$1,500.00
24.00	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24.a	EAST COURT	25,315.72	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$25,315.72	$0.00
25	EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - SEE SEPARATE SITEWORK FOR SITE DEMOLITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26	CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26.a	FOUNDATION	186,440.00	186,440.00	0.00	0.00	0.00	$0.00	$186,440.00	100%	$0.00	$9,322.00
26.b	SLAB-ON-GRADE/CURBS	97,168.28	97,168.28	0.00	0.00	0.00	$0.00	$97,168.28	100%	$0.00	$4,858.41
26.c	CONCRETE COLUMN	246,030.00	246,030.00	0.00	0.00	0.00	$0.00	$246,030.00	100%	$0.00	$12,301.50
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	770,999.02	0.00	0.00	0.00	$0.00	$770,999.02	100%	$0.00	$38,549.95
26.e	MISC. CONCRETE	7,021.00	7,021.00	0.00	0.00	0.00	$0.00	$7,021.00	100%	$0.00	$351.05
27	MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27.a	EXTERIOR CMU WALL	311,367.78	311,367.78	0.00	0.00	0.00	$0.00	$311,367.78	100%	$0.00	$15,568.39
28	METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
28.a	STRUCTURAL STEEL	358,039.14	180,000.00	140,000.00	0.00	0.00	$0.00	$320,000.00	89%	$38,039.14	$16,000.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
28.b	EXTERIOR METAL STAIR	108,896.30	16,000.00	44,000.00	0.00	0.00	$0.00	$60,000.00	55%	$48,896.30	$3,000.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	15,000.00	85,000.00	0.00	0.00	$0.00	$100,000.00	49%	$106,183.76	$5,000.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	420,000.00	100,000.00	0.00	0.00	$0.00	$520,000.00	51%	$500,169.00	$26,000.00
28.e	MISC. METALS	187,195.20	36,000.00	72,000.00	0.00	0.00	$0.00	$108,000.00	58%	$79,195.20	$5,400.00
29.00	CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29.a	FINISH CARPENTRY	149,270.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$146,770.00	$125.00
29.b	ROUGH CARPENTRY	232,353.80	57,500.00	120,000.00	0.00	0.00	$0.00	$177,500.00	76%	$54,853.80	$8,875.00
30.00	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30.a	ROOFING	135,812.34	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$133,312.34	$125.00
30.b	WATERPROOFING	97,783.59	1,500.00	20,000.00	0.00	0.00	$0.00	$21,500.00	22%	$76,283.59	$1,075.00
30.c	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31.a	EXTERIOR DOORS + H.W.	44,958.00	25,000.00	5,000.00	0.00	0.00	$0.00	$30,000.00	67%	$14,958.00	$1,500.00
31.b	EXTERIOR WINDOWS	149,067.13	22,500.00	0.00	0.00	0.00	$0.00	$22,500.00	15%	$126,567.13	$1,125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	60,000.00		0.00	0.00	$0.00	$60,000.00	60%	$40,250.44	$3,000.00
31.d	INTERIOR WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
32	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32.a	EXTERIOR WALLS	669,247.62	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$669,247.62	$0.00
32.b	INTERIOR WALLS	492,469.46	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$492,469.46	$0.00
32.c	FLOOR FINISHES	224,244.86	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$224,244.86	$0.00
32.d	CEILING FINISHES	107,511.85	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$107,511.85	$0.00
32.e	VERTICAL SOFFITS	98,997.28	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$98,997.28	$0.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$68,864.80	$0.00
33	SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
33.a	RESTROOM SPECIALTIES	87,426.31	0.00	20,000.00	0.00	0.00	$0.00	$20,000.00	23%	$67,426.31	$1,000.00
33.b	MISC. SPECIALTIES	42,461.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$42,461.59	$0.00
34	EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - N.I.C	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.00	FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.a	WINDOW SHADES, MOTORIZED - ALLOWANCE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.b	FURNISHINGS - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36	SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36.a	OUTDOOR DECK PEDESTAL SYSTEM	188,698.82	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	1%	$186,198.82	$125.00
36.b	OUTDOOR GREEN DECK	109,032.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$106,532.00	$125.00
37.00	CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
37.a	PASSENGER ELEVATOR	160,480.00	90,000.00	0.00	0.00	0.00	$0.00	$90,000.00	56%	$70,480.00	$4,500.00
38.00	FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38.a	FIRE SPRINKLER SYSTEM	123,489.45	18,750.00	18,750.00	0.00	0.00	$0.00	$37,500.00	30%	$85,989.45	$1,875.00
39	PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
39.a	PLUMBING EQUIPMENT	20,650.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$20,650.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
39.b	PLUMBING FIXTURES	59,000.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	4%	$56,500.00	$125.00
39.c	COLD WATER	70,575.80	22,500.00	22,500.00	0.00	0.00	$0.00	$45,000.00	64%	$25,575.80	$2,250.00
39.d	HOT WATER	36,509.20	12,000.00	12,000.00	0.00	0.00	$0.00	$24,000.00	66%	$12,509.20	$1,200.00
39.e	SANITARY SEWER & VENT	94,588.80	70,000.00	10,000.00	0.00	0.00	$0.00	$80,000.00	85%	$14,588.80	$4,000.00
39.f	CONDENSATE DRAINS	19,765.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$19,765.00	$0.00
39.g	ROOF DRAINS	4,845.55	4,000.00	0.00	0.00	0.00	$0.00	$4,000.00	83%	$845.55	$200.00
40.00	HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
40.a	VRF SPLIT SYSTEM	232,029.30	10,000.00	100,000.00	0.00	0.00	$0.00	$110,000.00	47%	$122,029.30	$5,500.00
40.b	MINI SPLIT SYSTEM	9,440.00	500.00	4,500.00	0.00	0.00	$0.00	$5,000.00	53%	$4,440.00	$250.00
40.c	EXHAUST FAN	19,169.10	1,000.00	9,000.00	0.00	0.00	$0.00	$10,000.00	52%	$9,169.10	$500.00
41	ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
41.a	ELECTRICAL EQUIPMENT	25,665.00	13,000.00	0.00	0.00	0.00	$0.00	$13,000.00	51%	$12,665.00	$650.00
41.b	PANEL BOARD	12,390.00	6,000.00	0.00	0.00	0.00	$0.00	$6,000.00	48%	$6,390.00	$300.00
41.c	SECONDARY FEEDER	53,336.00	53,336.00	0.00	0.00	0.00	$0.00	$53,336.00	100%	$0.00	$2,666.80
41.d	BRANCH POWER	45,496.08	22,000.00	11,000.00	0.00	0.00	$0.00	$33,000.00	73%	$12,496.08	$1,650.00
41.e	HVAC/PLUMBING EQUIPMENT POWER	44,092.12	0.00	14,092.12	0.00	0.00	$0.00	$14,092.12	32%	$30,000.00	$704.61
41.f	LIGHTING	201,952.16	50,000.00	25,000.00	0.00	0.00	$0.00	$75,000.00	37%	$126,952.16	$3,750.00
41.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
42	COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42.a	SIGNAL SYSTEM	155,747.02	2,500.00	25,000.00	0.00	0.00	$0.00	$27,500.00	18%	$128,247.02	$1,375.00
43.00	ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)		0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
43.a	FIRE ALARM	101,055.20	30,000.00	15,000.00	0.00	0.00	$0.00	$45,000.00	45%	$56,055.20	$2,250.00
43.b	SECURITY	121,266.24	0.00	24,000.00	0.00	0.00	$0.00	$24,000.00	20%	$97,266.24	$1,200.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
	Change orders	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1	Change order #1 - Abatement	137,865.00	137,865.00	0.00	0.00	0.00	$0.00	$137,865.00	100%	$0.00	$6,893.25
2	Change order #2 - Extra interior demo	74,270.00	74,270.00	0.00	0.00	0.00	$0.00	$74,270.00	100%	$0.00	$3,713.50
3		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5	Change order #5 - removal and disposal of 2 subpanels	4,121.65	4,121.65	0.00	0.00	0.00	$0.00	$4,121.65	100%	$0.00	$206.08
6		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7	Change Order # 7 - Structural Columns Clarification	37,075.78	37,075.78	0.00	0.00	0.00	$0.00	$37,075.78	100%	$0.00	$1,853.79
8	Change order # 8 - exploratory work for water intrusion	1,671.86	1,671.86	0.00	0.00	0.00	$0.00	$1,671.86	100%	$0.00	$83.59
9	Change Order #9 - Voltage Reading	8,399.33	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$8,399.33	$0.00
10	Change order #10 - Removal of cabinetry	1,999.66	1,999.66	0.00	0.00	0.00	$0.00	$1,999.66	100%	$0.00	$99.98
11		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13	Change Order #13 - Added Demolition & Grading - South Of Existing Building	62,452.85	32,452.85	30,000.00	0.00	0.00	$0.00	$62,452.85	100%	$0.00	$3,122.64
14		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	Change order #16 - Storm drain	27,060.80	27,060.80	0.00	0.00	0.00	$0.00	$27,060.80	100%	$0.00	$1,353.04
17	Change Order #17 - Addendum 1 - Landscaping and Irrigation Changes	19,789.86	0.00	10,000.00	0.00	0.00	$0.00	$10,000.00	51%	$9,789.86	$500.00
18		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19	Change Order #19 - Hose Bibb Clarification	1,081.73	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,081.73	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
20	Change order #20 - Electrical Floor Boxes	20,727.74	20,727.74	0.00	0.00	0.00	$0.00	$20,727.74	100%	$0.00	$1,036.39
21	Change Order #21 - Gas Routing to Water Heater or AC Unit on the Roof	4,055.57	0.00	2,000.00	0.00	0.00	$0.00	$2,000.00	49%	$2,055.57	$100.00
22		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
25		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27	Change Order #27 - Post Bid Addendum 1 - Mechanical Changes	25,413.19	12,650.00	12,650.00	0.00	0.00	$0.00	$25,300.00	100%	$113.19	$1,265.00
28		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30	Change Order #30 - Existing Communications Conduit	2,177.74	2,177.74	0.00	0.00	0.00	$0.00	$2,177.74	100%	$0.00	$108.89
31		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32	Change Order #32 - ASI 014 Roof Demolition Scope Clarification	25,355.20	25,355.20	0.00	0.00	0.00	$0.00	$25,355.20	100%	$0.00	$1,267.76
33	Change Order #33 - Clarification of Demolition Scope in between Senior Center and Memorial Center	7,682.43	7,682.43	0.00		0.00	$0.00	$7,682.43	100%	$0.00	$384.12
34		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35	Change Order #35 - Stucco Barrier Behind Existing Wall	1,591.35	1,591.35	0.00	0.00	0.00	$0.00	$1,591.35	100%	$0.00	$79.57
36	Change Order #36 - Removal of (E) Roof Insulation where New 2nd Floor Called out Above	1,185.70	1,185.70	0.00		0.00	$0.00	$1,185.70	100%	$0.00	$59.29
37		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38	Change Order #38 - Elevator Pit Clarifications	4,224.54	4,224.54	0.00	0.00	0.00	$0.00	$4,224.54	100%	$0.00	$211.23
39	Change Order #39 - Post-Bid Addendum 1 - Concrete Reinforcing Changes	18,982.99	0.00	18,982.99	0.00	0.00	$0.00	$18,982.99	100%	$0.00	$949.15
40	Change Order #40 - Relocation of Existing Kitchen Wall	12,282.11	12,282.11	0.00		0.00	$0.00	$12,282.11	100%	$0.00	$614.11
41		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42	Change Order #42 - Post Bid Addendum 1 - Changes to Light Fixtures	80,078.32	60,000.00	20,078.32	0.00	0.00	$0.00	$80,078.32	100%	$0.00	$4,003.92
43		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
44	Change Order #44 - Added Tile in WC-108	2,476.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$2,476.59	$0.00
45	Change Order #45 - Existing Foundation Extended Beyond Bid Set Drawings	18,999.99	18,999.99	0.00	0.00	0.00	$0.00	$18,999.99	100%	$0.00	$950.00
46	Change Order #46 - Existing Trees in front of N Storefront Door	875.73	875.73	0.00	0.00	0.00	$0.00	$875.73	100%	$0.00	$43.79
47	Change Order #47 - Existing Catch Basin Clash with New Foundation	3,301.27	$0.00	$3,301.27				$3,301.27	100%	$0.00	$165.06
48	Change Order #48 - Plywood Water Damage at (E) East Elevation	5,895.53	5,895.53	0.00	0.00	0.00	$0.00	$5,895.53	100%	$0.00	$294.78
49			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
50			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
51			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
52			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
53			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
54			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
55			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
56			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
57			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
58	Change Order #58 - (E) Overflow Drain on East Wall	1,417.07	1,417.07	0.00	0.00	0.00	$0.00	$1,417.07	100%	$0.00	$70.85

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
59	Change Order #59 - ASI-27 - Added Beam and Posts for E Roofing Situation	11,241.71	0.00	11,241.71	0.00	0.00	$0.00	$11,241.71	100%	$0.00	$562.09
60	Change Order #60 - Wall Type for (E) Door Opening Missing	1,646.08	0.00	1,646.08	0.00	0.00	$0.00	$1,646.08	100%	$0.00	$82.30
61			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
62	Change Order #62 - Level 1 Bathroom Demolition and Wall Finishing	2,414.80	2,414.80	0.00	0.00	0.00	$0.00	$2,414.80	100%	$0.00	$120.74
63			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
64			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
65			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
66			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
67			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
68			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
69			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
70	Change Order #70 - Existing Footing with Curb in the Way of Steel Column Baseplate Installation	852.54	0.00	852.54	0.00	0.00	$0.00	$852.54	100%	$0.00	$42.63
71	Change Order #71 - Existing Stem Wall on Gridline 3 and Smooth Floor Transition Required	7,427.23	0.00	5,000.00		0.00	$0.00	$5,000.00	67%	$2,427.23	$250.00
72			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
73			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
74			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
75			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
76			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
77			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
78								$0.00	#DIV/0!	$0.00	$0.00
	TOTALS	15,081,093.94	5,990,881.36	1,715,315.03	0.00	0.00	0.00	7,706,196.39	51.10%	7,372,470.32	383,721.37

AGENDA ITEM NO. 28.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #2 and Final Acceptance in the amount of $50,266.45 due to American Wholesale Lighting of Livermore, CA for the Police Department Lighting Project.

RECOMMENDED MOTION:
Approve this Progress Payment #2, Change order #2 and #3, release of retention, and final acceptance to American Wholesale Lighting of Livermore, CA.

DISCUSSION:
The City of Hawthorne's Public Works Staff solicited proposals for lighting upgrades at the Hawthorne Police Department. The facility, built in 2002, spans approximately 89,424 square feet and currently utilizes a combination of tube fluorescent, compact fluorescent, and high-intensity discharge lighting. To improve energy efficiency, visibility, and operational control, this project is designed to furnish and install new LED lighting and advanced lighting controls. These controls include manual switches, occupancy sensors, dimmer switches, and lighting panel circuit breakers to optimize functionality and energy savings. This final payment includes adding 54 sensors and 45 power packs, extra panel fixtures, and cabling needed to complete the work.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project at the Police Department emphasizes sustainable practices that align with the City's environmental and sustainability objectives. By prioritizing sustainable approaches, the city can contribute to a cleaner and greener environment while fostering economic growth.

FISCAL IMPACT:
None. The $50,266.45 and retention funds are available in the adopted fiscal year's budget and will be funded by the Metered Savings Program and Bond Funds, which are available in the adopted Fiscal Year 2025-26 budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENTS
Progress Payment 2 and Final Acceptance

9-Dec-25
Council Date

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

RE: PROGRESS PAYMENT NO. 2 and Final Acceptance for : **Police Department Lighting Project**

The following is a detailed breakdown of **Progress Payment No.2 and final** Acceptance due to American Wholesale Lighting, 1725 Rutan Dr. Livermore, CA 94551 for work done on the subject project through September, 2025.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1	Procure and install (1,636) light fixtures and 83 occupancy sensors at the Hawthorne Police Department, plus all other lump sum aspects of the Project as specified including hardware, disposal of existing equipment, warranty, permits etc.	1	LS	$315,898.52	$315,898.52	0.99	0.01	$ 3,158.99	1.00	$ 315,898.52
CO1	Additional lighting and fixtures in the basement and consistent with the original design.	1	LS	$60,851.27			0.01	$ 608.51	0.01	$ 608.51
CO2	Adding 54 Sensors and 45 power packs	1	LS	$31,064.20			1.00	$ 31,064.20	1.00	$ 31,064.20
CO3	Adding 28 additional 2x2 Flat Panel Fixtures, -300' of MC Cable, and Permit Plan Set Revisions	1	LS	$18,080.35			1.00	$ 18,080.35	1.00	$ 18,080.35
Total Contract Price				$376,749.79	$315,898.52					
						TOTAL		$ 52,912.05		$ 365,651.58
						LESS RETENTION		$ 2,645.60		$ 18,282.58
						LESS PREVIOUSLY PAID		$0.00		$0.00
						TOTAL AMOUNT DUE		**$ 50,266.45**		**$ 347,369.00**

TOTAL AMOUNT DUE THIS 2nd and Final Acceptance PROGRESS PAYMENT for your review and approval. The five percent (5%) retention amount of $18,282.58 will be paid from the account 500-4101-506-0-0-40514, thirty-five (35) days following the Final Acceptance of the Contract:

Account # 500-4101-506-0-0-40514 $ 50,266.45

Selena Acuna
Project Engineer

AMERICAN WHOLESALE LIGHTING

Invoice

Date	Invoice #:	Customer ID
11/20/2025	412271.1	20615:1-1

Bill To:	Ship To:
CITY OF HAWTHORNE (ENGINEERING DIVISION) 4455 W. 126TH Street Hawthorne, CA 90250	**Hawthorne Police Department** 12501 Hawthorne Blvd Hawthorne, CA 90250

Salesperson	Project	Project #	Shipping Terms	Delivery Date	Payment Terms	Due Date
MJENSEN	Police Department Lighting Project	(#25-05)	-	11/20/25	NET30	12/20/25

Qty	Item #	Manufacturer	Description	Unit Price	Line Total
0.01	LOT	AWLIGHTING	LOT PRICE	$ 376,749.79	$ 3,767.50

Material	$	-
Sales Tax	$	-
Labor	$	3,767.50
Total	$	3,767.50

1725 Rutan Dr.
Livermore, CA 94551
P: 510.252.1088 - F: 925.371.0491 - www.awlighting.com

AMERICAN WHOLESALE LIGHTING

Invoice

Date	Invoice #:	Customer ID
11/20/2025	413786	20615:1-1

Bill To:	Ship To:
CITY OF HAWTHORNE (ENGINEERING DIVISION) 4455 W. 126TH Street Hawthorne, CA 90250	**Hawthorne Police Department** 12501 Hawthorne Blvd Hawthorne, CA 90250

Salesperson	Project	Project #	Shipping Terms	Delivery Date	Payment Terms	Due Date
MJENSEN	Police Department Lighting Project	(#25-05)	-	11/20/25	NET30	12/20/25

Qty	Item #	Manufacturer	Description	Unit Price	Line Total
1.00	LOT	AWLIGHTING	LOT PRICE - CHANGE ORDER 002	$ 31,064.20	$ 31,064.20

Material	$ 8,655.00
Sales Tax	$ 887.14
Labor	$ 21,522.06
Total	$ 31,064.20

1725 Rutan Dr.
Livermore, CA 94551
P: 510.252.1088 - F: 925.371.0491 - www.awlighting.com

AMERICAN WHOLESALE LIGHTING

Invoice

Date	Invoice #:	Customer ID
11/20/2025	413793	20615:1-1

Bill To:	Ship To:
CITY OF HAWTHORNE (ENGINEERING DIVISION) 4455 W. 126TH Street Hawthorne, CA 90250	**Hawthorne Police Department** 12501 Hawthorne Blvd Hawthorne, CA 90250

Salesperson	Project	Project #	Shipping Terms	Delivery Date	Payment Terms	Due Date
MJENSEN	Police Department Lighting Project	(#25-05)	-	11/20/25	NET30	12/20/25

Qty	Item #	Manufacturer	Description	Unit Price	Line Total
1.00	LOT	AWLIGHTING	LOT PRICE - CHANGE ORDER 003	$ 18,080.35	$ 18,080.35

Material	$	5,110.00
Sales Tax	$	523.78
Labor	$	12,446.58
Total	$	18,080.35

1725 Rutan Dr.
Livermore, CA 94551
P: 510.252.1088 - F: 925.371.0491 - www.awlighting.com

AGENDA ITEM NO. 29.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:
Claims for personal injury by Ladesha Tucker and Ervin Tucker, Jr.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claims made by Ladesha Tucker and Ervin Tucker, Jr.

DISCUSSION:
Claiments allege that members of the Hawthorne Police Department used excessive force on them.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

AGENDA ITEM NO. 30.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Manager

SUBJECT:
Events qualifying for city financial assistance (Reso No. 8566) - K. Manning

Attachments

von

EXHIBIT A to Reso No. 8566

1. Movies in the Park – Sponsored by Hawthorne Police Department (HPD)
2. Hawthorne President's Council Holiday Assistance Dinner
3. Hawthorne Education Foundation (HEG) Golf Tournament
4. Service Provider Fair/Earth Day/Bunny Extravaganza
5. Hawthorne Parks & Recreation Foundation Gold Tournament
6. National Night Out (HPD)
7. Ramona Neighborhood Picnic (Ramona Homeowner's Association)
8. American Cancer Society Relay for Life
9. Hawthorne President's Council Volunteer Appreciation Day
10. Hawthorne President's Council K-9 BBQ Dinner
11. Wounded Heroes of America Golf Tournament
12. Sociedad Jose Marti Cuban Festival
13. Hawthorne Historical Society Good Neighbor's Day
14. Hawthorne Historical Society Holiday Celebration
15. St. Joseph's Fiesta
16. North Hawthorne Community Association Picnic/Egg Hunt
17. Hawthorne Police Dept. (HPD) Youth League Program/Basketball Clinic
18. Chamber of Commerce/Hope is Helping Events
    a. Thanksgiving Turkey Basket Donation
    b. Christmas Gift/Toy Basket Donation
    c. Golf Tournament
19. Holly Park HOA Pancake Breakfast
20. New Star Family Justice Center Domestic Violence Workshop
21. Senior Citizen Resource Fair
22. Hawthorne Business Expo
23. Hawthorne Imperial Lions Club Vision Screening Program
24. Hawthorne World Fest
25. Hawthorne Juneteenth Day Celebration
26. Hawthorne Mother's Day Celebration
27. Hawthorne Women's History Month Celebration
28. Women's Health Resources Fair
29. Feed The Street Cali Foundation
30. American Heart Association
31. Summer Concert Series
32. Annual Toy Giveaway
33. Annual Operation Gobble
34. Hawthorne Autism Awareness Walk
35. Education First
36. Langston Bar Association Legal Clinic
37. Hawthorne Community Car Show
38. Hawthorne/Lawndale Ministerial Association Thanksgiving Luncheon

AGENDA ITEM NO. 31.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 12/09/2025
Originating Department: City Manager

SUBJECT:
City Special Events - F. Johnson